

**Tulpehocken Township Planning Commission Meeting
January 8, 2009**

Present: Robert Sattazahn, John Zimmerman, Ray Boltz, Scott Hetrick, Gary Deck, Laverne Frey, Pete Eisenbrown, Bethany Emkey, Kathy Boltz, Heather Claman and other interested persons.

The Planning Commission meeting began at 7:30 p.m.

The minutes of the December 4, 2008 meeting were approved as written. The Board of Supervisors made a motion to correct the Planning Commission minutes of December 4 to state that USGS contours should be shown on residue lots for the Rossini Farm III Plan.

Reorganization for 2009: Gary Deck made a motion to nominate Robert Sattazahn for Chairman of the Tulpehocken Township Planning Commission Board. Motion second by John Zimmerman and Ray Daub motioned to close the nomination due to no other nominees. All members present were in favor, motion carried. Gary Deck made a motion to nominate John Zimmerman as Vice-Chairman. John Zimmerman made a motion to nominate Scott Hetrick. Ray Daub made a motion to close the nomination, and Gary Deck made the second motion. Planning Commission Secretary, Kathy Boltz counted the ballot votes; John Zimmerman had 5 votes to Scott Hetrick having 1 vote. Kathy Boltz declared John Zimmerman as Vice-Chairman of the Tulpehocken Township Planning Commission Board.

Robert Sattazahn welcomed Heather Claman as Planning Commission Secretary.

Public Comments: None.

Active Plans:

E & E Self-Storage: No Discussion.

Mountain Meadows: Applicant's engineer submitted a letter requesting an extension of time for review and approval for the Revised Final – Phase 1 Subdivision Plan of the Mountain Meadows project to April 24, 2009. *John Zimmerman made a motion to recommend, to the Board of Supervisors the time extension for review until April 24, 2009, motion second by Gary Deck. All in favor, motion carried.*

Rossini Farm III: Art McGonigle from Stackhouse Bensinger Inc. was present to discuss the preliminary plan. The Township Engineer made the following observations. The applicant will need to provide validation to Section 873 as Lot 5 exceeds the 1.5 acres maximum lot size. Also the Contours should be shown on the “residue” lots. A waiver request has been submitted on this section. There is a concern that the existing 36” diameter pipe at Residue B is deteriorating and would possibly need to be replaced in the future.

The Township Solicitor addressed Section 501.2.H.1. The grading easements must be provided on Residue A and the proposed grading for Lots 1 and 2 would impact the same. The Solicitor does recommend separate documents for the easements. These documents should contain grading easements intent, how long they will remain in effect, etc.

The Planning Commission discussed the wetlands being delineated for the portion of the site where the proposed development is taken place. *Scott Hetrick is recommending to the Board of Supervisors the waiver of Section 302.4f requiring delineation of the wetlands on Residue Lots A & B. Gary Deck second the motion. All in favor, motion carried.*

Ray Daub made a motion recommending to the Board of Supervisors conditional approval of the Preliminary Plan. The conditions being the outstanding items on the Ludgate Engineering review letter dated January 6, 2009. Motion second by Laverne Frey. All in favor, motion carried.

Gary Deck made a motion to recommend to the Board of Supervisors to grant a 90 day time extension for the Rossini Farm III Subdivision. John Zimmerman made the second motion. All in favor, motion carried.

Gettel Acres: The Township Engineer stated that Gettel Acres is moving along in a positive manner and the applicants Engineer will be attending the Board of Supervisors meeting on January 12, 2009 for discussion. Township Supervisor, John Kintzer, questioned the motion made at last months meeting concerning street widths and parking. The details were reviewed and the motion stands as stated.

Walk-In Discussions: Mr. Charles Fair Jr. whose property is located at 40 Summer Mountain Road attended the meeting. He was present to ask the Township to produce a letter to the state of Pennsylvania proving the existence of his dog kennel prior to any Ordinance the Township may have adopted pertaining to dog kennels. The Township Solicitor requested proof of documentation from the state, will review the Zoning Ordinance, and gave her contact information to Mr. Fair.

Laverne Frey made a motion to adjourn the meeting at 8:32 p.m., second by Ray Daub. All voted in favor. The meeting was adjourned.

Respectfully submitted,

Heather Claman, Planning Commission Secretary