

**Tulpehocken Township Planning Commission Meeting
August 6, 2009**

Present: Robert Sattazahn, John Zimmerman, Gary Deck, Laverne Frey, Peter Eisenbrown, Chris Hartman, Heather Claman and other interested persons.

The Planning Commission meeting began at 7:36 p.m.

The minutes from the July 2, 2009 meeting were reviewed and approved as written.

Public Comments: None.

Active Plans:

E & E Self Storage: No official action was taken with this plan. Light-Heigel & Associates have not responded to the Township Engineer's review letter dated July 13, 2009.

Gettel Acres: The Township Engineer made the following remarks in their review letter. There needs to be clarification of the status of Lot 17. The applicant's Engineer was present and stated that it will be a building lot. He also stated that E & S has been submitted to the Berks County Conservation District for approval. Street addresses are actively being worked on by the Township Secretary. Street lighting is being discussed with the Township Supervisors. John Zimmerman commented that LED lighting maybe worth looking into. The HOA agreement has been submitted to the Township Solicitor for review. The Township Engineer and the Applicant's Engineer will discuss location of group mailboxes within the development.

John Zimmerman made a motion to recommend to the Board of Supervisors to revise a sentence within note 17 to state: The contractor/property owner shall provide the township prior to issuance of the building permit for a particular lot documentation that the proposed well for such lot is capable of supplying potable water at the minimum rate of 600 gallons in a tow hour period once each day and at a rate of not less than five gallons per minute for two hours, either with or without the use of a storage system. Laverne Frey second the motion. All in favor, motion carried.

Laverne Frey made a motion to recommend to the Board of Supervisors to conditionally approve Phase 1 Final Plan. The plan will need to incorporate the Township Engineer review letter dated July 29, 2009. Gary Deck second the motion. All in favor, motion carried.

David R. Alspaugh: *John Zimmerman made a motion to recommend to the Board of Supervisors to conditionally request a written waiver for Section 501.2.A.6 Private Street. Gary Deck second the motion. All in favor, motion carried.* The applicant's Engineer will submit this to the Township Engineer for review and to be addressed at the Board of Supervisors meeting on August 10, 2009.

Gary Deck made a motion to recommend to the Board of Supervisors to accept waiver request for Section 501.2.C.1. Street width. Laverne Frey second the motion. All in favor, motion carried. The applicant would like to reduce the cart way from 28 feet to 12 feet.

John Zimmerman made a motion to recommend to the Board of Supervisors to accept a waiver request for Section 501.2.C.1.d. Cul de sac. Gary Deck second the motion. All in favor, motion carried. The applicant would not require a turn around area if request is granted.

Gary Deck made a motion to recommend to the Board of Supervisors to accept a waiver request for Section 501.2.D.4. Cross slope. John Zimmerman second the motion. All in favor, motion carried. If granted, the applicant would not be required to present a crowned section along the 12 foot wide stone section of the cartway.

Gary Deck made a motion to recommend to the Board of Supervisors to accept a waiver request for Section 602.9. Street Lights. Laverne Frey second the motion. All in favor, motion carried. The applicant would not have to provide street lighting for the proposed private street in which three houses will use.

Camp Calvary: *Laverne Frey made a motion to recommend to the Board of Supervisors to grant a 105 day time extension for this plan, which would extend to December 15, 2009. John Zimmerman second the motion. All in favor, motion carried.*

John Zimmerman made a motion to recommend to the Board of Supervisors to grant the waiver request for Section 302.3.I. with the condition that future development would need to show contour lines. Gary Deck second the motion. All in favor, motion carried.

Walk in discussions: John Zimmerman mentioned a concern that he has with tractor trailer trucks using West Market Street in Mt. Aetna from Route 501 to cut over to Route 645. The sight distance to pull out from Woeleber Road onto Route 645 is not good either North or South. *John Zimmerman made a motion to recommend to the Board of Supervisors to post West Market Street as being limited to local deliveries. Laverne Frey second the motion. All in favor, motion carried.*

Other Business:

Levi Zimmerman was present again this month along with his attorneys. This is for subdividing his property on Route 419. It has been determined that he should deal with the clean and green situation. This would be to annex a quarter of an acre to his son and daughter-in-law, Kenneth & Orpha Zimmerman. So that their property will qualify to be on clean and green. He should then come back to the Planning Commission with a Preliminary/final subdivision plan for a simple subdivision and annexation of land and then go before the Zoning Hearing Board.

Dennis Martin who owns property located at 17 West Market Street. This is a one acre lot that he would like to subdivide. Mr. Martin would like to make two new lots and build homes on them. It was recommended that he submit an official final subdivision plan to the Planning Commission.

Laverne Frey made a motion to adjourn the meeting a 9:33 p.m., second by Gary Deck. All voted in favor. The meeting was adjourned.

Respectfully submitted,

Heather Claman, Planning Commission Secretary