

**Tulpehocken Township Planning Commission Meeting
December 2, 2010**

Present: Robert Sattazahn, Ray Daub, John Zimmerman, Gary Deck, Laverne Frey, Scott Hetrick, Bethany Emkey, Peter Eisenbrown and other interested persons.

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

The minutes from the November 4, 2010 meeting were reviewed and approved as written.

The minutes from the November 11, 2010 meeting were reviewed and some corrections were noted by Bethany Emkey and presented in a revised version of the minutes. The minutes were approved as corrected.

Public Comments: None.

Active Plans:

Camp Calvary: Developer's engineer, Dave Mease, presented a revised Final Land Development Plan and requested recommendations for conditional plan approval and a time extension. The Planning Commission discussed the Ludgate engineering review letter dated December 2, 2010 and the terms of the Sewage Agreement with Mr. Mease. The Berks County Conservation District has provided its approval letter.

John Zimmerman made a motion to recommend to the Board of Supervisors conditional final plan approval subject to the following outstanding conditions of the Ludgate Engineering review letter dated December 2, 2010:

- 1. Certificate of Accuracy, SALDO § 303.1.L – seal and signature;*
- 2. Certificate of Ownership, SALDO § 303.1.M – requires notarized signature of the record owner;*
- 3. Developer's Improvements Agreement including improvements escrow or letter of credit;*
- 4. Sewage Agreement, per terms of Ludgate letter dated May 3, 2010, as discussed;*
- 5. Revisions to the Final Plan notes and alternate sewage disposal easement shown on plan subject to the Solicitor's approval; and*
- 6. Stormwater Agreement with inspection fund.*

Gary Deck seconded the motion. All in favor, motion carried.

Ray Daub made a motion to recommend to the Board of Supervisors to accept the offer of an 84-day time extension until March 8, 2011. Scott Hetrick seconded the motion. All in favor, motion carried.

Mountain Meadows Phase 2: *Laverne Frey made a motion to recommend to the Board of Supervisors to accept the offer of a 90-day time extension until March 28, 2011. Scott Hetrick seconded the motion. All in favor, motion carried.*

New Plans: None.

Walk-In Discussions: None.

Other Business:

The Planning Commission reviewed and discussed the Zoning Officer's letter, dated November 24, 2010, to the owner of 501 Grille and Tavern regarding compliance with the terms of the Zoning Hearing Board's decision of May 11, 2007. The decision was also reviewed. The Solicitor advised that as long as the property owner has taken advantage of the variances granted by the Zoning Hearing Board, they have an obligation to comply with the conditions within a reasonable time.

The Solicitor reported that upon further review of the Rebman and Reed Agriculture Security Area (ASA) Application, it does not currently fit the criteria for approval into the ASA due to the parcel size of 3.68 acres, less than the minimum 10 acres required. The Planning Commission collectively believed that the parcel was also being annexed to a larger adjoining parcel, which would meet the minimum parcel size requirement, but the Township has no record of the annexation. The Planning Commission requests that the Township Secretary or Planning Commission Secretary (whoever is available) contact the applicants to request evidence of the annexation.

Gary Deck made a motion to revise the Planning Commission's previous recommendation to the Board of Supervisors to approve the Rebman-Reed ASA Application conditioned upon evidence of a completed annexation to satisfy the ASA Law requirements as to minimum parcel size. Laverne Frey seconded the motion. All in favor, motion carried.

The Planning Commission also discussed the proposed Teen Challenge logistics warehouse land development, recent press coverage, traffic safety, and tax related issues. The Solicitor reported that their office has not received any communication from Teen Challenge or the Tulpehocken Area School District.

Ray Daub made a motion to adjourn the meeting at 8:43 p.m., seconded by Laverne Frey. All voted in favor. The meeting was adjourned.

Respectfully submitted,

Bethany Emkey, Solicitor