

**Tulpehocken Township Planning Commission Meeting
February 3, 2011**

Present: Robert Sattazahn, John Zimmerman, Gary Deck, Laverne Frey, Scott Hetrick, Chris Hartman, Heather Claman and other interested persons. Ray Daub was absent from the February meeting.

The Planning Commission meeting began at 7:34 p.m.

The minutes from the January 6, 2011 meeting were reviewed and approved as written.

Public Comments: None.

Teen Challenge/New Man: Representatives from Teen Challenge/New Man were present for the discussion on re-zoning for the proposed warehouse. Vice-Chairman, Gary Deck abstained from discussion due to a conflict of interest. The Township Solicitor commented that there are basically three options for the Planning Commission to consider with the request for re-zoning from Effective Agriculture to Industrial/Commercial for this warehouse facility.

1. Consider amending the Township Zoning Ordinance.
2. Request that the Board of Supervisors reject to re-zone from Effective Agriculture to Industrial/Commercial.
3. Request to change to Industrial/Commercial with additional conditions and requirements.

Some of the concerns that members of the Planning Commission mentioned was the sight distance at the intersection for the proposed road that Teen Challenge/New Man would have built between Route 419 and connect to Rehrersburg Road. Teen Challenge's response was that they feel there would be enough sight distance and would not propose a problem. Teen Challenge also commented that they would be paying to have the sewer line extended to the warehouse, therefore saving the Township substantial expenses for future construction in the existing Industrial/Commercial area.

Another comment made was that Teen Challenge has stopped giving donations to the local Fire Company. The response from Teen Challenge was that New Man already has non-profit donations already in their budget. They would also like to provide a 300,000 gallon water tank with diesel pumps to fill a tanker truck for fire fighting efforts.

A township resident voiced concern that Teen Challenge needs approximately 65 acres for this proposed project. The response from Teen Challenge was that they are trying to avoid spot zoning. They are not requesting that the land directly behind the homes be re-zoned and that this land will continue to be farmed.

Doctor Batluck from Teen Challenge stated that is unfair to expect Teen Challenge not to change with the times. They are trying to give men a skill so when they go out they can be an asset to the community they end up in. This is a proposed assembly warehouse and

for the past 12 years, Teen Challenge has been assembling some products at the training center successfully. Other training skills that have been tried in the past were either too costly to maintain or there wasn't a demand for that type of job skill.

John Zimmerman stated that he has lived in Tulpehocken Township for over 35 years and that Teen Challenge has a great rehabilitation program. He can understand that their donations are tight due to the poor economy, however would like to know where the funding is coming from for this project and what guarantee do we have as a community that this proposed project will work? Teen Challenge's response was that they have a partnership with a private corporation. New Man has a long term lease with the private corporation, if the business doesn't work, Teen Challenge owns the land.

Another comment was to require that Teen Challenge put in writing they are only building on the proposed acreage.

John Zimmerman made a recommendation to the Board of Supervisors that it reject Teen Challenge's request for re-zoning of a portion of their property from Effective Agricultural Preservation to Industrial/Commercial. Scott Hetrick seconded the motion; upon a roll call vote Laverne Frey, Scott Hetrick, John Zimmerman, and Robert Sattazahn cast a yes vote. Gary Deck abstained from voting.

Active Plans:

Mountain Meadows Phase 2: No discussion.

New Plans:

Mount Aetna Village: This plan is proposing forty-nine townhouses on six acres of property along Route 501 in Mount Aetna. The Township Engineer had the following comments:

- The proposed lots do not appear to meet for the number of units with centralized sewer and on lot water under Section 541. The plan would need twice the acreage for the number of proposed units to be compliant with the Zoning Ordinance. The applicant will need to seek relief from the Zoning Hearing Board.
- The proposed pavilion and shed do not appear to meet the requirements in Section 1012.01.
- Section 1018.01 Setback from arterial type street. The Township Engineer noted if the centerline is the most restrictive setback, proposed units one and forty-one will not meet said setback.
- There will be an underground gas distribution system to serve each townhouse. The applicant stated that there will be four 1,000 gallon tanks in the development.
- Section 302.4.D.8. Recreation. It was discussed that the applicant could make a financial contribution to the Township so it could be utilized at a regional level.

- Section 501.2.C Street Width. Apple Street Extension is depicted as 20' wide, which does not appear to meet the minimum street width. It is also noted that the 20' width is wider than the portion of Apple Street that the extension connects.
- Section 501.2.G. Intersection. The intersection with Apple Street appears to be at an awkward angle, the Township Engineer suggests a straighter connection.
- Section 501.2.I.5. Cul-de-sac. It is noted that the end portion of Village Drive currently does not meet the minimum requirements of this section.
- Section 602.9. Street Lights. It is noted that the plan does not appear to show any street lighting. The applicant stated that there will be street lighting.
- The applicant should be aware that there is limited capacity at the Mt. Aetna WWTP. It is available on a first come first serve basis. The applicant should discuss reserving or purchasing capacity with the Township Supervisors in order to avoid paying for permitting and upgrades to the WWTP.
- The applicant should be aware that flows from the development drain into the Lancaster Avenue Pump Station, which is currently at capacity and will need to pay for all cost for modifications of the pump station.
- Location for a bus stop and adequate room for children to wait for the bus should be shown on the plans. The applicant stated that they called the school's transportation department. He was told that they will have the bus stop on Route 501 at the entrance of the development.

The Township Solicitor stated that it was important to come to the Planning Commission. The next step is to seek zoning relief from the Zoning Hearing Board. After the ZHB decision, then they should come back to the Planning Commission with the revisions that maybe requested by the ZHB.

Walk-In Discussions: None.

Other Business: The Township Engineer mentioned to the Planning Commission that there maybe a new subdivision plan coming in, the Schrack Estate Subdivision along New Schaefferstown Road. The surveyor, DeVon Henne is questioning whether they will have to connect to the sewer versus on-lot sewer. Part of the property is in the existing DEP plan right now. This is a decision that the Board of Supervisor will need to make and it could also depend on DEP's requirements as well.

Laverne Frey made a motion to adjourn the meeting at 10:18 p.m., seconded by Scott Hetrick. All voted in favor. The meeting was adjourned.

Respectfully submitted,

Heather Claman, Planning Commission Secretary

