

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

Present: Robert Sattazahn, John Zimmerman, Gary Deck, Scott Hetrick, Bethany Emkey, Heather Claman and other interested persons. Ray Daub and Laverne Frey were absent from the March meeting.

The Planning Commission meeting began at 7:47 p.m.

The minutes from the February 3, 2011 meeting were reviewed and approved as written.

Public Comments: None.

Active Plans:

Mountain Meadows Phase 2: Pioneer Management presented the Township with a letter dated February 21, 2011 requesting the Township grant the project an additional 180 day time period. *John Zimmerman made a motion to recommend to the Board of Supervisors to accept the offer of a 90-day time extension until September 24, 2011. Scott Hetrick seconded the motion. All in favor, motion carried.*

Mount Aetna Village: No discussion on the plan at this time.

New Plans: None.

Walk-In Discussions: None.

Other Business: Mount Aetna Village Inc. completed a Zoning Hearing Application Form. The 6.368 acre property is located along Route 501 in Mount Aetna. *John Zimmerman made a motion to recommend the Township Solicitor and Planning Commission Secretary draft a letter to the Zoning Hearing Board with the following findings and also recommending to the Board of Supervisors to have the Township Solicitor and the Township Engineer attend the Zoning Hearing which is scheduled on March 28, 2011 at 7 p.m. Gary Deck seconded the motion.*

The Planning Commission made a recommendation to the Zoning Hearing Board to reject the application due to the following:

- *Section 544 Dimensional requirements with centralized sewage and on-lot water. The Township Zoning Ordinance would allow what the applicant is proposing if he would be doing centralized water and sewer.*
- *Section 1012 Placement of Accessory Uses and Structures.*
 - *A) The proposed pavilion and HOA shed at the end of Village Drive. The Planning Commission has no comment on this Section.*
 - *B) The fenced gas facility. The Planning Commission is not in favor of this due to possible ownership issues.*

- *C) Bus shelter. The Planning Commission would need additional information to comment.*
- *Section 1018 Setback from Roads. The Planning Commission feels that this section needs to remain within our Zoning Ordinance guidelines.*
- *Section 1041 Signs. The Planning Commission stated that whatever signs would be granted should be within our Zoning Ordinance.*

The Planning Commission reviewed Section 1190 Variances of the Tulpehocken Township Zoning Ordinance commented on the following:

- *Section 1191.01. The members stated that this section was an issue.*
- *Section 1191.02. The members stated that this section was an issue.*
- *Section 1191.03. The members stated that the hardship has been created by the owner himself. He does have alternative options.*
- *Section 1191.04. Overall, the members feel that if this variance request is granted, it would change the character of the neighborhood.*
- *Section 1191.05. If the variance is granted, the Planning Commission fees that it would impact the community at large and certainly increase traffic patterns. The applicant is asking for a lot more than what he needs with this plan.*
- *Section 1191.06. The Planning Commission does not have any conditions to add at this time.*

The Planning Commission members are not opposed to townhouses within our township; however it is the density of this current plan which is being opposed.

Gary Deck made a recommendation to the Board of Supervisors to review and update the Township Ordinances. Scott Hetrick seconded the motion.

The Township Solicitor made an announcement that their firm will be at the Berks County Agricultural Center in Reading this Saturday, March 5, 2011 to present recent land use court decisions.

Gary Deck made a motion to adjourn the meeting at 9:04 p.m., seconded by Scott Hetrick. All voted in favor. The meeting was adjourned.

Respectfully submitted,

Heather Claman, Planning Commission Secretary