

**Tulpehocken Township Planning Commission Meeting
April 1, 2010**

Present: Robert Sattazahn, Ray Daub, John Zimmerman, Gary Deck, Scott Hetrick, Peter Eisenbrown, Chris Hartman, Heather Claman and other interested persons.

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

The minutes from the March 5, 2010 meeting were reviewed and approved as written.

Public Comments: None.

Active Plans:

E & E Self Storage: The applicant and his engineer were present to inform the Planning Commission that they are still waiting for a cost estimate from Met-Ed to remove the poles. The Stormwater Management design looks good. The Township Solicitor reviewed the easement agreement and stated that it is acceptable. The Township Engineer advised the applicant's engineer to resubmit plans with a draft improvements agreement. *Gary Deck made a motion to recommend to the Board of Supervisors to accept the 90 day extension which would give the plan a new date of July 24, 2010. John Zimmerman seconded the motion. All in favor, motion carried.*

Camp Calvary: The Planning Commission discussed the Zoning Hearing Board application for Camp Calvary. *Gary Deck made a motion to recommend to the Zoning Hearing Board to accept the application to be considered as a church use instead of a recreation use. Ray Daub seconded the motion. All in favor, motion carried. Ray Daub made a motion to recommend to the Zoning Hearing Board that the Planning Commission does not have an issue with the prayer chapel, provided that access for emergency vehicles is provided. John Zimmerman seconded the motion. All in favor, motion carried.*

Levi Zimmerman: There was discussion about the logging road on the plan and the Township Solicitor and Township Engineer gave a suggestion to have the trail labeled as being abandoned on the plan. The applicant and his surveyor were receptive to this suggestion. DeVon Henne presented the planning module for the plan. Planning Commission did not need to take any action on this, the Board of Supervisors will need to sign at their next meeting.

Mountain Meadows Phase 2: Pioneer Management has offered a written 60 day time extension. *Gary Deck made a motion to recommend to the Board of Supervisors to accept the 60 day time extension offer, which would give a new date of July 1, 2010. Ray Daub seconded the motion. All in favor, motion carried.*

Hurst Poultry Expansion: TeamAg has submitted a waiver request letter for the following sections of the ordinance.

Section 303.1.B – Boundary survey. Randall Hoover from TeamAg was present and would like to modify the request for this section. They had a professional surveyor, DeVon Henne, identify the existing monuments. The surveyor feels that only one permanent concrete monument needs to be set versus two because of his findings. The boundary information provided was based on the recorded deed of the owner and the proposed development is not close to property lines or required setbacks. They are requesting a waiver of the boundary survey for the entire parcel given the location of the buildings, accuracy of the deed, and the installation of one concrete monument. *John Zimmerman made a motion to recommend to the Board of Supervisors to accept the waiver request for Section 303.1.B. Gary Deck seconded the motion. All in favor, motion carried.*

Section 302.4.F – Wetlands. This section requires wetlands areas to be delineated on the property. According to TeamAg, a soils scientist has investigated potential wetland areas in the vicinity of the proposed construction. They are requesting a waiver of the wetland delineation to be completed for the remainder of the property outside of the proposed construction. *Gary Deck made a motion to recommend to the Board of Supervisors to accept the waiver request for Section 302.4.F with the condition that a certification from the soils scientist is presented and that wetland delineation is to be completed for the entire driveway. Scott Hetrick seconded the motion. All in favor, motion carried.*

Section 311.F – Pipe Material and Thickness. This section requires that all storm sewers meet the 100 year life expectancy criteria. They are requesting a waiver of this section and are proposing Typical High-Density Polyethylene storm water piping and plan to use re-enforced concrete piping at the crossing area. *Gary Deck made a motion to recommend to the Board of Supervisors to accept the waiver request for Section 311.F. John Zimmerman seconded the motion. All in favor, motion carried.*

Section 303.1.L –Certificate of Accuracy. This section requires that a surveyor sign the Certificate of Accuracy. They are requesting that an Engineer for TeamAg be permitted to sign a modified Certificate of Accuracy as follows: “I hereby certify that the plan shown and described heron, as well as all drawings bearing my seal, are true and correct to the plan accuracy required by the Tulpohocken Township SALDO, and were prepared by me or under my direction and for which I accept full responsibility.” The Township Solicitor would like an additional sentence to be added to the end of the statement. The perimeter monuments have been accurately placed as specified in Section 602.7. In decision, the Planning Commission would like a second certification from DeVon Henne before this waiver request is addressed.

Bashore-Kauffman Annexation: A written waiver request was submitted for Section 501.2M for the Lot Width to Depth Ratio. Due to the limitations by the existing boundaries of the parcels involved, conformance with the requirement for this section is not possible. *John Zimmerman made a motion to recommend to the Board of Supervisors to accept the waiver request for Section 501.2M. Scott Hetrick seconded the motion. All in favor, motion carried.* The Planning Commission also asked that a letter be sent to the Bethel Township Board of Supervisors and Planning Commission to inform them of the recommendations from our Township Engineer and our Planning Commission.

The Planning Commission also discussed the Zoning Hearing Application for this annexation. *John Zimmerman made a motion to recommend to the Zoning Hearing Board to accept the application request to have Chris Kauffman's property change from residential use to an agricultural lot. Since Mr. Kauffman is willing to sacrifice any future residential lots, this would indeed make the property more conforming to the Township Zoning Ordinance. Gary Deck seconded the motion. All in favor, motion carried.*

New Plans:

Mt. Aetna Village: The Township Engineer commented on this sketch plan. The plan is proposing 40 unit townhouses that are 24 foot wide buildings on 5.438 acres. They are proposing the roadway to be classified as a minor street and would need to have a 28 foot wide cartway per Section 501.2.C. Leonard Martin attended the meeting and stated that he is considering contributing to the recreation area at Mountain Meadows. Input from the Recreation Board was advised by the Township Engineer. The applicant should also be aware that the Mt. Aetna WWTP has limited capacity. An underground propane tank is labeled on the plan for a heating option for the townhouses. Other topics of discussion were the overflow parking area, developer's agreement and input from the local Fire Chief on the proposed project.

Walk-In Discussions:

Gettel Acres Revised Phase 1: The applicant's engineer, Robert Murphy submitted 2 sketches for the plan with configurations for Lots 84-87. The Planning Commission and the Township Engineer feel that Sketch B might be the best case scenario. *John Zimmerman made a motion to recommend to the Board of Supervisors to view Sketch B as it may be the best way to compromise. Scott Hetrick seconded the motion. All in favor, motion carried.*

Other Business: Ray Daub addressed 2 concerns that he has with previous Zoning Hearing Board findings. The first one is the AV8tor 501 Bar & Grill. He is concerned because a vegetative buffer was never installed along the perimeter of the existing gravel area. The other concern is the application of Dale and Jennifer Swope. The applicant has not planted trees along the side and rear boundaries of the property as stated in the Zoning Hearing Decision.

Ray Daub made a motion to recommend to the Board of Supervisors to have the Zoning Officer investigate the Zoning Hearing Board findings which have not been met in the above applications. Scott Hetrick seconded the motion. All in favor, motion carried.

John Zimmerman made a motion to adjourn the meeting at 11:03 p.m., seconded by Ray Daub. All voted in favor. The meeting was adjourned.

Respectfully submitted,

Heather Claman, Planning Commission Secretary

