

**Tulpehocken Township Planning Commission Meeting
December 3, 2009**

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

The Planning Commission meeting began at 7:32 p.m.

The minutes from the November 5, 2009 meeting were reviewed and approved as written.

Public Comments: None.

Active Plans:

E & E Self Storage: No active discussion.

David R. Alspaugh: The Township Engineer stated that they are still waiting for a revised Stormwater Report from the applicant's surveyor. A written request for a 90 day time extension was issued for the Planning Commission meeting. *Laverne Frey made a motion to recommend to the Board of Supervisors to grant the 90 day time extension request, which would give the plan a date of March 30, 2010. Ray Daub second the motion. All in favor, motion carried.*

Camp Calvary: Larson Design Group submitted a revised final plan to the Township on December 1, 2009. There will be discussion at next months meeting. The applicant's Engineer did submit a written time extension request for an additional 85 days for this plan. *John Zimmerman made a motion to recommend to the Board of Supervisors to grant the 85 day time extension request, which would give the plan a date of March 9, 2010. Laverne Frey second the motion. All in favor, motion carried.*

Levi Zimmerman: The applicant's Surveyor was present and stated that the applicant has completed a Zoning Application Form for the flag lot and acreage issues. He will be submitting this to the Township Office in the very near future. A written request was issued to grant a 119 day time extension until March 31, 2010 or until the scheduled March 2010 Board of Supervisors meeting, whichever occurs first. The Board of Supervisors meeting will be held March 8, 2010. *Ray Daub made a motion to recommend to the Board of Supervisors to grant the time extension request, which would give the plan a date of March 8, 2010. John Zimmerman second the motion. All in favor, motion carried.*

Mountain Meadows Phase 2 Sketch Plan: The Township Engineer reviewed highlights from the review letter dated December 2, 2009. Fire safety, proposed Fox Tail Drive, Stormwater and sanitary sewer purchase capacity were a couple of the topics that were discussed. Pioneer Management is requesting numerous waivers for this plan.

John Zimmerman made a motion to recommend to the Board of Supervisors to grant the following waiver requests. Laverne Frey second the motion. All in favor motion carried.

Section 302.1: *This waiver request was granted in Phase 1. This section states that the Preliminary Plan should be prepared to a scale of 1" = 50'. To show the entire site on one sheet, sheets 3, 4 and 5 have been drawn to scale smaller than 1" = 50'.*

Section 302.5.B.4: *This waiver request was granted in Phase 1. This section states that the vertical scale of the profiles should be prepared on a 1" = 5'. To minimize the amount of sheets, they have requested to use 1" = 10'.*

Section 501.2.C.1 (e): *This waiver request was granted in Phase 1. This section requires a 28' cartway when no on-street parking is proposed. If on-street parking is considered, a cartway width of 36' is required. This waiver was granted in Phase 1 and they would like the street system to be consistent throughout the development with 34' cartway width and on-street parking.*

Section 501.2.I.3: *Maximum cul-de-sac length should not exceed 1,000 and the maximum number of dwelling units shall not exceed 20 on a cul-de-sac. They would like approval to exceed the maximum cul-de-sac length by 126' and feel that it would not impose a serious impact to the future maintenance and upkeep of Golden Rod Court. The maximum number of dwelling units would be increased by three dwelling units to 23 on Golden Rod Court versus 20 if this waiver is not granted.*

Section 501.2M.1. (d): *This waiver request was granted in Phase 1. This section states that the residential lot depth generally should not be less than 1 or more than 3 times the width. There will be situations where the lot depth will exceed the minimum lot width due to the entire project being subdivided without a Homeowners Association.*

Section 602.3: *This waiver request was granted in Phase 1. Use of slant curb. The use of slant curbs was granted during the Phase 1 approvals and they would like to again be consistent throughout the development.*

Section 501.2.L.2.A: *This section states that block shall have a minimum length of 500 feet and maximum length of 1,600 feet. The maximum block length has been exceeded to avoid unnecessary stream crossings and other environmental impacts.*

There were 3 waiver requests that were not acted on due to unknown location in the SALDO. The Township Solicitor advised the applicant's engineer to provide text for the exact location for the following sections. Section 310.I: Slope of Basin Bottom, Section 501.2.M.2. (d): Maximum Lot Width in Excess of Lot Depth, and also Section 5.2.3: Driveways on Corner Lots.

Eugene Sensenig: The plan is still waiting for review and approval by the Conservation District. The plan must also contain a certificate of ownership and the Township Solicitor should review exhibits for the right of way to be dedicated along Little Swatara

Church Road. The Township Solicitor will be preparing a deed of dedication and inspections agreement escrow for the applicant.

A written request for time extension was issued for an additional 30 days to review and approve the plan.. *John Zimmerman made a motion to recommend to the Board of Supervisors to grant the 30 day time extension request which would give a date of January 29, 2010 if the plan is not conditionally approved by the Board of Supervisors at its December 14, 2009 regular meeting. Laverne Frey second the motion. All in favor, motion carried.*

There were also 2 waiver requests for this plan as well. *John Zimmerman made a motion to recommend to the Board of Supervisors to grant the waiver request for the following sections. Ray Daub second the motion. All in favor, motion carried.*

Section 310.A.I. *The section pertains to the requirement that Stormwater retention or detention basins should be located at least 25' from any structure. The proposed structures will not have a basement, spillway is lower than the finish floor of the structures and the use is for Agriculture.*

Section 311.F. *This section states that all storm sewers should be a material that meets the 100 year life expectancy criteria. The plastic pipes proposed would exceed the 20-30 life expectancy of the barn and the stormwater management facilities are owned and maintained privately.*

Ray Daub made a motion to recommend to the Board of Supervisors grant final plan approval with the following conditions:

- 1. E & S plan approval*
- 2. Notarized plans*
- 3. Deed of dedication road right of way*
- 4. Improvements agreement with financial security*
- 5. Inspections agreement with financial security*
- 6. Stormwater maintenance agreement with financial security*

Laverne Frey second the motion. All in favor, motion carried.

New Plans: None.

Walk-In Discussions: None.

Other Business: None.

Ray Daub made a motion to adjourn the meeting at 10:07 p.m., Second by Laverne Frey. All voted in favor. The meeting was adjourned.

Respectfully submitted,

Heather Claman, Planning Commission Secretary

