

**Tulpehocken Township Planning Commission Meeting
February 4, 2010**

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

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

The minutes of the January 7, 2010 meeting were reviewed and one correction was made by the Township Solicitor. The Camp Calvary motion stated John Zimmerman made a motion to recommend to the Board of Supervisors to *except* the waiver request for section 501.2M.3.b, It should be John Zimmerman made a motion to recommend to the Board of Supervisors to *approve* the waiver request for section 501.2M.3.b. The minutes were approved as corrected.

Public Comments: None.

Active Plans:

E & E Self Storage: Mike Keffer from Light-Heigel and Mr. Edward Wilde were both present. The Township Engineer referred to comments in his review letter dated February 1, 2010. The applicant should provide written evidence that the utility company will relocate three poles and wires to permit installation of the proposed shoulder. The applicant should also provided evidence that he and the adjoining lot owners have entered into a common driveway easement agreement. The project also requires improvements for stormwater pipes, detention facility, swales, etc.

There was discussion on the type of trees, their size and caliper for the landscaping. All of this information was directed to both the applicant and his engineer. Mr. Wilde was advised by the Township Engineer to provide copies of the PennDOT permit and the common driveway easement agreement to the Township office.

David R. Alspaugh: The Township Engineer stated that there are revised stormwater calculations. There are sections that still need to be addressed for this project. They fall under Article VII – Maintenance Responsibilities. Section 701-Performance Guarantee, Section 702- Maintenance responsibilities, Section 703-Maintenance agreement for privately owned stormwater facilities, and Section 704-Municipal stormwater maintenance fund.

Camp Calvary: The Berks County Planning Commission has also commented on the location of the proposed prayer chapel being quite a distance from the campground. They state that the camp should consider relocation of the prayer chapel to be closer to the existing farmhouse and bunk house which would make it within reasonable walking distance. If relocated, they should consider providing a walkway and driveway to the

chapel. In discussion, if the prayer chapel remains at the proposed location, zoning hearing relief will need to be obtained.

Levi Zimmerman: The Zoning Hearing Board granted the variances for Sections 841.01, 848.01 and 848.04 of the Tulpehocken Township Zoning Ordinance. The applicant's engineer was present and stated that they have obtained the PennDOT permit and he will be faxing an offer of a 90 day time extension for consideration at next months meeting.

Mountain Meadows Phase 2 Sketch Plan: Pioneer Management has offered a written 60 day time extension. *Ray Daub 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 May 2, 2010. Scott Hetrick seconded the motion. All in favor, motion carried.*

Gettel Acres: Robert Murphy with Larson Design Group was present to discuss a Revised Phase 1 sketch plan which would include 24 lots. The applicants are considering dedicating Open Spaces Parcels C and D to the Township for a recreation area. Doris Drive would not be constructed until Phase 2; however there would be a rough grade all the way back to the recreation area. The Planning Commission members were all in favor for consideration of this Revised 24 lot Phase 1 Plan.

New Plans: None.

Walk-In Discussions: Glenn Hurst has property along Route 419 across from Parkside Inn Road. He would like to build 2 single story poultry barns on this 135 acre parcel. A couple topics of discussion were fire truck access to the barns, SWM, driveway entrance and he was informed that he will need to post a letter of credit for the SWM agreement and annual inspections.

Devon Henne was present to represent Chris Kauffman on Gravel Pit Road. Barry Bashore currently owns approximately 20.5 acres in Tulpehocken Township next to Mr. Kauffman's current 4 acre property. If this annexation would be granted, Mr. Kauffman would like to apply for clean and green. The Township Solicitor stated that she will need to discuss this request with her colleagues because of the location of the properties to verify if a variance would be needed or not.

Other Business: The Township Engineer stated that he attended a workshop meeting with the Board of Supervisors to discuss SALDO and zoning issues. He informed the Planning Commission that another joint workshop will be scheduled in the near future.

Laverne Frey made a motion to adjourn the meeting at 9:42 p.m., Second by Gary Deck. All voted in favor. The meeting was adjourned.

Respectfully submitted,

Heather Claman, Planning Commission Secretary

