

**Tulpehocken Township Planning Commission Meeting  
January 7, 2010**

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

The Township Solicitor called the Planning Commission meeting to order at 7:32 p.m.

**Reorganization for 2010:** Ray Daub made a motion to nominate Robert Sattazahn for Chairman of the Tulpehocken Township Planning Commission Board. Motion second by John Zimmerman. John Zimmerman motioned to close the nomination due to no other nominees. Motion second by Laverne Frey. All members present were in favor, motion carried. Gary Deck made a motion to nominate John Zimmerman as Vice-Chairman. Motion second by Ray Daub. Laverne Frey motioned to close the nomination due to no other nominees. Motion second by Gary Deck. All members present were in favor, motion carried.

The minutes from the December 3, 2009 meeting were reviewed and approved as written.

**Public Comments:** None.

**Active Plans:**

**E & E Self Storage:** This plan is in the final subdivision phase. The last official review by the Township Engineer was July 13, 2009 and Stormwater review was done July 9, 2009. The Township as well as the Township Engineer contacted Light-Heigel to let them know that the time will expire for this plan January 26, 2010. No response was given. The Planning Commission would like the applicant contacted to let him know that a time extension will be needed. *Laverne Frey made a motion to recommend to the Board of Supervisors to reject the plan due to the history of the plan and no time extension request. Gary Deck second the motion. All in favor, motion carried.*

**David R. Alspaugh:** The Township Engineer again stated that they are still waiting for a revised Stormwater Report from the applicant's surveyor.

**Camp Calvary:** The Township Engineer made several comments on the plan. The plan will need Zoning Hearing relief to permit construction of a proposed prayer chapel on slopes that exceed 25%, in reference to Section 987. Camp Calvary's attorney, Frederick Hatt was present to discuss zoning issues with the Township Solicitor. It was discussed that the camp needs to be classified as either a church use or an outdoor recreation area. The Township Engineer also commented that there should be vehicular access to the existing pond, along with a dry hydrant/dry main would be helpful for fire fighting efforts. *John Zimmerman made a motion to recommend to the Board of Supervisors to except the waiver request for section 501.2M.3.b. Also stated that there be documentation on the plan for the dimensions for the parking spaces to be constructed with gravel or grass pavers. Gary Deck second the motion. All in favor, motion carried.*

**Levi Zimmerman:** The applicant's surveyor and lawyer were present for discussion of the plan. Applicant has a Zoning Hearing Board meeting scheduled for January 25, 2010. The location for this plan is located along Route 419, one mile east of Rehrersburg, and is north of the intersection of Strausstown Road. Applicants would like to create two residential lots from a parent tract with net residual acreage of 74.049 acres, where 75 acres is required under Section 841.01 of the Tulpehocken Township Zoning Ordinance. Applicants wish to annex a parcel of land of 0.420 net acres to the property of Kenneth and Orpha Zimmerman to create a ten acre lot. There is an additional request for a variance from Section 848.04 which requires the flag lot and other lots created from the original parcel to comply in all other respects with Sections 841-844. The variances are requested to allow the property to remain in agricultural production while allowing permissible residential subdivision of a building lot. This property also includes wetlands, which limits both agricultural use and residential development. *Scott Hetrick made a motion to make no recommendation to the Zoning Hearing Board. Gary Deck second the motion. All in favor, motion carried.*

**Mountain Meadows Phase 2 Sketch Plan:** The Township Engineer stated that he met with the applicant and his engineers and the Township Board of Supervisors Chairman on January 4, 2010. Topics of discussion were recreation area planning and sewer issues.

**Eugene Sensenig:** The Township Engineer stated that there is a driveway concern. The driveway/shoulder is measuring 75 feet right now and the plan shows 130 feet. *Gary Deck made a motion to recommend to the Board of Supervisors that the contractor should bring the driveway and shoulder specs up to the plan. Scott Hetrick second the motion. All in favor, motion carried.*

**New Plans:** None.

**Walk-In Discussions:** Leonard Martin and John Schaeffer were present with their surveyor, Joseph Body. They are proposing 46 town house units located along Route 501/Lancaster Avenue in Mt. Aetna. Various options were discussed and they will submit an official sketch plan and complete an application form.

**Other Business:** None.

Scott Hetrick made a motion to adjourn the meeting at 10:34 p.m., Second by Ray Daub. All voted in favor. The meeting was adjourned.

Respectfully submitted,

*Heather Claman, Planning Commission Secretary*