

**Tulpehocken Township Planning Commission Meeting
June 4, 2009**

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

The Planning Commission meeting began at 7:40 p.m.

The minutes from the May 7, 2009 meeting were reviewed and approved as written.

Public Comments: None.

Walk-In Discussions: Mr. Levi Zimmerman who has property along Route 419 would like to do a resubdivision of this property. He would like to subdivide Lot 3 to 1-1 ½ acres and eliminate Lot 5 because of it being wetlands. Various options were discussed between Mr. Zimmerman, the Township Solicitor and the Township Engineer.

Active Plans:

E & E Self Storage: The Applicant and his Engineer were present. A letter was presented to the Planning Commission stating that there are numerous items that remain before this plan can be complete. They are having problems with the common driveway easement agreement. The owner to the adjacent lot resides out of the states and has no interest in developing his property at the present time. They are requesting an extension of time to June 30, 2010 for review and approval of this project. *Ray Daub made a motion recommending to the Board of Supervisors a 6 month extension of time, motion second by Gary Deck. All in favor, motion carried.*

Mountain Meadows: *Scott Hetrick made a motion recommending to the Board of Supervisors to accept a waiver of Section 213.3 Resubdivision, motion second by Gary Deck. All in favor, motion carried.* This would permit the plan to have changes to drainage easements and have inclusion of areas that were not part of the previously recorded plan.

Section 302.3.I. Contours. The required data does not show the various parcels related to the several proposed lot add on parcels and the annexation to Newswanger. The applicant has submitted a formal written request to waive the need to provide contour data as no improvements are proposed. *Ray Daub made a motion recommending to the Board of Supervisors to grant the request to waive the need to provide contour data, Scott Hetrick second the motion. All in favor, motion carried.*

Section 302.4. Existing conditions. Again the applicant was submitted a formal written request to not show data for the various parcels that are related to the several proposed lot add on parcels and the annexation to Newswanger. Gary Deck made a motion recommending to the Board of Supervisors to grant a waiver of Section 302.4, Ray Daub second the motion. All in favor, motion carried.

Gary Deck made a motion recommending to the Board of Supervisors that the plan approval require that a draft annexation deed be submitted to the Township Engineer and Township Solicitor before final approval, Ray Daub second the motion. All in favor, motion carried.

Rossini Farm III: The Improvement Specifications are that the applicant will ultimately need to enter a developer's agreement and have the financial security for various items on the plan.

Scott Hetrick made a motion to recommend to the Board of Supervisors to approve the final subdivision plan with the condition upon receipt of the improvements agreement, stormwater agreement, drainage and driveway easements and have the DEP planning module approval, Gary Deck second the motion. All in favor, motion carried.

Gettel Acres: The Township Engineer commented that the applicant's Engineer will be submitting a Preliminary Phase 1 Plan tomorrow to the Township and will be submitting the plans directly to the Township Engineer.

David R. Alspaugh: No discussion.

Camp Calvary: There are several zoning issues with this plan that the Township Engineer will be reviewing with the applicant's Engineer. Plan will be discussed in detail at next months meeting.

Scott Hetrick made a motion to adjourn the meeting at 9:01 p.m., second by Gary Deck. All voted in favor. The meeting was adjourned.

Respectfully submitted,

Heather Claman, Planning Commission Secretary