

**Tulpehocken Township Planning Commission Meeting
June 3, 2010**

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

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

The minutes from the May 6, 2010 meeting were reviewed and approved as written.

Public Comments: None.

Active Plans:

E & E Self Storage: No discussion.

Camp Calvary: The applicant's engineer has offered a written 91 day time extension. *Gary Deck made a motion to recommend to the Board of Supervisors to accept the time extension offer, which would give a new date of September 14, 2010. Ray Daub seconded the motion. All in favor, motion carried.*

Mountain Meadows Phase 2: The applicant's engineer has offered a written 90 day time extension. *John Zimmerman made a motion to recommend to the Board of Supervisors to accept the time extension offer, which would give a new date of September 29, 2010. Gary Deck seconded the motion. All in favor, motion carried.*

Mt. Aetna Village: The Township Solicitor stated that the Planning Commission needed to take action on this sketch plan. *Ray Daub made a motion to take action on the Mt. Aetna Village sketch plan by accepting the Township Engineer's Memorandum dated March 29, 2010. John Zimmerman seconded the motion. All in favor, motion carried.* A correspondence letter will be sent within ten days of the meeting to the Board of Supervisors, the Zoning Officer, and the Applicant to notify them of the above action.

New Plans: None.

Walk-In Discussions:

Leonard Martin was present to discuss the property located at 7661 Lancaster Avenue. He does not own the property at this time. If purchased, he would like to remove the current buildings and build 2 multi-family dwellings to house a total of 4 families. The Township Engineer suggested that he present a more detailed plan so that the Planning Commission could make a more informed decision if a Land Development Plan would be needed.

David Alspaugh was present to discuss what else needs to be done with his plan. He did provide signed copies of the improvements agreement, the stormwater agreement, cost estimate, and a letter of credit. We are waiting for the 2 or 3 pages for E & S with the revision date to add to the current sets of plans.

Janice Conners was at the meeting questioning what was going on with Gettel Acres. The Conners need to touch base with their engineer. A final plan for phase 1 should be submitted and the plan will need to be re-approved. At the end of the discussion, Janice mentioned that they may be willing to sell the property at this point.

Other Business:

The Township Engineer discussed his letter regarding Mt Meadows Phase 1 extended detention basin C standing water issue. He did receive an email from Mt Meadows project engineer. It stated that the basin has been converted over to its final design. The site contractor has been contacted to confirm that the installation of the underdrain was installed according to the plans, and it was. We will await additional feedback from the stormwater engineer.

The Planning Commission had a discussion regarding townhouses and the township zoning ordinance. *Gary Deck made a motion to recommend to the Board of Supervisors to update the Zoning Ordinance and SALDO for townhouses. Ray Daub seconded the motion. All in favor, motion carried.*

Ray Daub made a motion to adjourn the meeting at 9:49 p.m., seconded by John Zimmerman. All voted in favor. The meeting was adjourned.

Respectfully submitted,

Heather Claman, Planning Commission Secretary