

**Tulpehocken Township Planning Commission Meeting
June 2, 2011**

Present: Gary Deck, John Zimmerman, Ray Daub, Scott Hetrick, Beth Auman, Heather Claman and other interested persons. Laverne Frey and Robert Sattazahn were absent from the June meeting.

The Planning Commission meeting began at 7:42 p.m.

The minutes from the May 5, 2011 meeting were reviewed and approved as written.

Public Comments: None.

Active Plans:

Mountain Meadows Phase 2: The Township Engineer contacted Lois Hurst about posting street signs in the areas where there are homes. Mr. Hurst will see that this is done in the near future.

Camp Calvary: Larson Design Group presented the Township with a letter dated June 1, 2011 requesting the Township grant the project an extension to September 13, 2011 *Ray Daub made a motion to recommend to the Board of Supervisors to accept the time extension offer until September 13, 2011. Scott Hetrick seconded the motion. All in favor, motion carried.*

Mount Aetna Village: No discussion at this time.

Martin Poultry Operation: The Planning Commission reviewed the waiver request letter from Red Barn dated May 19, 2011. The township road master was onsite and is satisfied with the plan and its layout. *Scott Hetrick made a motion to recommend to the Board of Supervisors to accept the following waiver requests. Ray Daub seconded the motion. All in favor, motion carried.*

- *SALDO § 205 requiring a separate preliminary plan. This project is relatively small in scope and the applicant and his engineer feel that the townships concern can be addressed with the submission of a combined preliminary and final plan.*
- *SALDO § 303.1.B, governing tract boundary requires accurate boundary information. The land development is located over three hundred feet from any property line or street right of way line, no dedication or subdivision of land is being proposed, and the additional cost if a full boundary survey would be required.*
- *SALDO § 303.1.L, requires a Certificate of Accuracy signed by a surveyor. Red Barn has licensed engineers who are permitted to seal topography surveys and there is no subdivision or establishment of land ownership with this plan.*
- *Stormwater Section 311.F, requires storm sewer pipe material meet a 100 year life expectancy. The life expectancy of the barns is 20-30 years and the stormwater management facilities are to be owned and maintained privately.*

Ray Daub made a motion to recommend to the Board of Supervisors conditional final plan approval subject to the following outstanding conditions of the Ludgate Engineering review letter dated June 1, 2011:

- 1. The above waiver requests are granted.*
- 2. Stormwater Management Section 701. Performance Guarantee.*
- 3. Stormwater Management Section 702. Maintenance Responsibilities.*
- 4. Stormwater Management Section 703. Maintenance Agreement.*
- 5. Certificate of Ownership, SALDO § 303.1.M – requires notarized signature of the record owner.*
- 6. Erosion and Sedimentation Pollution Control, SALDO § 303.3 – provide evidence of approval from the Conservation District for the proposed earth moving activities.*

Scott Hetrick seconded the motion. All in favor, motion carried.

New Plans:

Little Swatara Church of the Brethren: The Township Engineer commented that technical standards have not been met due this plan not being a typical Land Development Plan. Approval from the Conservation District will be needed. Erosion and Sedimentation approval may also be needed. Kevin Boltz, who is representing Little Swatara Church of the Brethren, gave a verbal request to waive land development for the following proposed projects:

- installation of under drains around the building
- revisions to ADA access in the front of the building
- enclosure of the existing concrete porch at the front of the building
- creation of a covered vehicle drop off location at the rear of the building

John Zimmerman made a motion to recommend to the Board of Supervisors to accept the waiver request for land development because the nature of the improvements creates a negative impervious area versus the existing impervious area prior to improvements. And the request is conditional upon an agreement between the township and the church with the following:

- *reference what additions are going to be done currently*
- *any future improvements will require a land development plan*
- *document total impervious areas before and after improvements*
- *obtain zoning permit, building permit, and erosion and sedimentation approval that may be required*

Ray Daub seconded the motion. All in favor, motion carried

Walk-In Discussions: none

Other Business:

Zoning Hearing Application:

- **Jeremy & Maria Porter:** Mr. & Mrs. Porter's property is located at 120 Wintersville Road. The variance request is for Section 844.44 requires that the rear yard setback requirements be 50 feet. The applicant is requesting zoning relief to have the rear be 21 feet and 35 feet for a new structure. The Planning Commission discussed the possibility of clarification to show existing structure measurements versus the proposed new structure and also referred to Section 1018.04 of the Zoning Ordinance at the meeting. *Ray Daub made a motion to direct to the Zoning Hearing Board that the Planning Commission has no recommendation for this application. John Zimmerman seconded the motion. All in favor, motion carried.*

Ag Security Application: Planning Commission had to reaffirm its motion from May meeting due to procedural timing requirements for when Planning Commission review must occur.

William & Nancy Brown – 21 Temple Road

Gary Deck made a motion to recommend to the Board of Supervisors to approve this application for the tract to be put into Ag Security. Ray Daub seconded the motion. All in favor, motion carried.

Flood Plan Ordinance:

The Township Solicitor presented draft copies of the Flood Plan Ordinance to the Planning Commission Members to review. There needs to be a recommendation to the Board of Supervisors for approval at the July meeting so that the Ordinance can be submitted to FEMA and the Department of Community and Economic Development (DCED) by the August deadline. *John Zimmerman made a motion to have the Township Solicitor review the Ordinance and highlight what could actually be altered and have copies distributed to the Planning Commission members prior to July's meeting. Scott Hetrick seconded the motion. All in favor, motion carried.*

There was discussion on the name of the Subdivision and Land Development Plan for Mount Aetna Village. *John Zimmerman made a motion to recommend to the Board of Supervisors for Mount Aetna Village to change the name to another form due to the effect that there is already a Mount Aetna Village. Scott Hetrick seconded the motion. All in favor, motion carried.*

Ray Daub made a motion to adjourn the meeting at 10:17 p.m., seconded by Scott Hetrick. All voted in favor. The meeting was adjourned.

Respectfully submitted,

Heather Claman, Planning Commission Secretary