

**Tulpehocken Township Planning Commission Meeting
March 5, 2010**

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

The Planning Commission meeting began at 7:31 p.m.

The minutes from the February 4, 2010 meeting were reviewed and approved as written.

Public Comments: None.

Active Plans:

E & E Self Storage: The applicant and his engineer were present to provide information on the type of fencing and stone base they are looking to use. They commented that specifications will be noted on the revised plan. Stormwater has now been addressed and the Mr. Wilde has contacted the utility company. They will give a price estimate for the removal of the poles once a copy of the plans is given to them.

Alspaugh: The applicant and his surveyor were present. The surveyor stated that they are still waiting for E & S approval. The plan and the stormwater agreement must be recorded before any lots are sold. The plan will also need the Jackson Township Officials signatures as well before being recorded. The applicant's surveyor also needs to provide sheets 4-9 to complete the plan set. *John Zimmerman made a motion to recommend to the Board of Supervisors to grant conditional approval of the plan with the following conditions:*

1. *The applicant needs to provide evidence of approved E&S drawings from the Berks County Conservation District.*
2. *The applicant must present a maintenance agreement.*
3. *The applicant must present an improvements agreement.*
4. *Letter of credit must be provided for stormwater inspections.*
5. *The Township Engineer must review the most recent dated plans to verify the plan is accurate.*

Gary Deck seconded the motion. All in favor, motion carried.

Camp Calvary: Larson Design Group has offered a written 98 day time extension. *Gary Deck made a motion to recommend to the Board of Supervisors to accept the 98 day time extension offer, which would give a new date of June 15, 2010. Ray Daub seconded the motion. All in favor, motion carried.*

Levi Zimmerman: The applicant's surveyor has offered a written time extension. *Laverne Frey made a motion to recommend to the Board of Supervisors to accept the time extension offer, which would give a new date of June 15, 2010. Ray Daub seconded the motion. All in favor, motion carried.*

There were also two waiver requests for Section 301.1.M. Significant topographical and physical features. The applicant's surveyor feels that providing topographical mapping over the entire property would be expensive and unnecessary given the intent of the plan. Section 301.1.O. Well. This section states that the plan must reflect wells within 100 feet of the property. A modification request to the extent that existing wells within 100 feet of the proposed development lots (Lots 4 & 5) only be depicted. All known wells within the subject premises boundaries are now depicted. *Gary Deck made a motion to recommend to the Board of Supervisors to accept the waiver request for Section 301.1.M. and Section 301.1.O. John Zimmerman seconded the motion. All in favor, motion carried.*

The Township Engineer would like the plan to clarify the intent of the existing log trail since it appears to provide access to the adjoining property. The plan should state that the trail shall not be used for any development of property or new conditions. The Township Solicitor and the applicant's attorney will discuss this issue.

Mountain Meadows: No formal discussion.

New Plans:

Hurst Poultry Expansion: This plan consists of two poultry barns 63x500 each and a small compost building. There are infiltration trenches on the north and south side of the barns. PennDOT has issued a driveway permit, however neither the applicant nor his engineer have a copy at this time. The Township Engineer suggested that the Fire Chief review a copy of the plan along with an on site meeting with same and the Township Engineer.

The applicant's agent has requested a waiver of Section 205 which states the need to submit a separate preliminary plan. They asked for a combined Preliminary/Final plan to be submitted. *Laverne Frey made a motion to recommend to the Board of Supervisors to accept the waiver request for Section 205, Ray Daub seconded the motion. All in favor, motion carried.*

There are two additional waiver requests for this plan. Section 302.3.I Contours. This section states that the entire site must reflect contours at the required intervals. The Township Engineer notes that the required contour information does not appear shown in the areas of the proposed improvements. Section 303.1.B. Tract Boundary. This section requires precise boundary information. Notation on the plan indicates the boundary shown reflects a deed plot. *Gary Deck made a motion to recommend to the Board of Supervisors to accept the waiver request for Section 302.3.I. and Section 303.1.B with the conditions that the applicant and/or his agent provide a copy of the recorded plan from 1977 and that two monuments be noted on the plan. John Zimmerman seconded the motion. All in favor, motion carried.*

Bashore –Kauffman Annexation: The Township Engineer commented on Section 501.2.M. Lots. Various sub-sections require that the side lot lines should be straight and that the lot width to depth ratio should not exceed 1 to 3. The resulting lot cannot meet this criteria, the applicant's surveyor should consider submitting a waiver request.

The Township Engineer also noted that there should be notation that the resulting parcel cannot be further subdivided and surrenders development rights, due to the resulting size of the tract. Labeling of the parcels was also noted. Lot A to be renamed the annexation parcel and Lot B to be named Lot A. The annexation parcel is to be joined in common deed with Lot A and cannot be considered a separate building lot.

Walk-In Discussions:

Gettel Acres Revised Phase 1: The Township Engineer commented on an email in which he received from the applicant's engineer. There are two different sketches that were provided. Sketch A would not allow for any building on Lot 85 due to yard setbacks. To re-configure the lots, Sketch B would include the area south of the rear lot lines in the Open Space Parcel D, but this would eliminate Lot 87. The Township Engineer will review these configurations with the applicant's engineer before the next meeting.

Other Business: None.

Ray Daub made a motion to adjourn the meeting at 10:06 p.m., seconded by Laverne Frey. All voted in favor. The meeting was adjourned.

Respectfully submitted,

Heather Claman, Planning Commission Secretary