

**Tulpehocken Township Planning Commission Meeting  
May 6, 2010**

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

The Planning Commission meeting began at 7:36 p.m.

The minutes from the April 1, 2010 meeting were reviewed and approved as written.

**Public Comments:** None.

**Active Plans:**

**E & E Self Storage:** Mr. Wilde and his engineer were present and stated that they are still working with Met-Ed to remove the poles on the site.

**Camp Calvary:** The Township Engineer provided a letter with an overview of the sewage on the property. Recommendations on how to proceed were also given in the letter.

**Levi Zimmerman:** All issues have been addressed for this plan. The log road is noted as abandoned on the plan, PennDOT permits have been obtained and monuments are set. *Gary Deck made a motion to recommend to the Board of Supervisors to approve the plan. John Zimmerman seconded the motion. All in favor, motion carried.*

**Mountain Meadows Phase 2:** Recreation and sewer issues are still being discussed for this plan.

**Hurst Poultry Expansion:** *John Zimmerman made a motion to recommend to the Board of Supervisors to approve the plan with the following conditions:*

1. *E & S approval from the Conservation District.*
2. *Stormwater sections that need to be addressed.*

*Section 701 – Performance Guarantee*

*Section 702 – Maintenance Responsibilities*

*Section 703 – Maintenance Agreement for Private Facilities*

*Section 704 – Municipal Stormwater Fund*

3. *An improvements agreement and corresponding cost estimate for the project. All outstanding fees need to be paid to the Township as well.*

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

**Bashore-Kauffman Annexation:** Bethel Township waived the right to review the plan. *Gary Deck made a motion to recommend to the Board of Supervisors to approve the plan. Ray Daub seconded the motion. All in favor, motion carried.*

**Mt. Aetna Village:** No discussion.

**New Plans:** None.

**Walk-In Discussions:** David Martin was present to discuss the farm on 9 West Four Point Road. He is proposing a 70 foot by 500 foot cage free layer house. The house will hold 25,000 layer hens at a time. The Township Solicitor gave Mr. Martin guidelines on general agricultural versus intensive agricultural. The Township Engineer also educated Mr. Martin on general Land Development information.

**Other Business:** Gettel Acres Sketch A and Sketch B were again discussed. *John Zimmerman made a motion to recommend to the Board of Supervisors to contact the Township Engineer before the Board of Supervisors meeting scheduled May 10, 2010 to resolve the issues with Gettel Acres. Gary Deck seconded the motion. All in favor, motion carried.*

There is also a concern with the overgrown vegetation in Mountain Meadows and the proposed Mt. Aetna Village site. *John Zimmerman made a motion to recommend to the Board of Supervisors to authorize the Zoning Officer to inspect these properties. Gary Deck seconded the motion. All in favor, motion carried.*

*Gary Deck made a motion to recommend to the Board of Supervisors to suggest the Zoning Hearing Board put a time limit for which requirements must be met or time completion of same to an occupancy permit. Ray Daub seconded the motion. All in favor, motion carried.*

There is an issue with the slow draining detention ponds for lots 21 through 24 on Thistle Court in Mountain Meadows. *John Zimmerman made a motion to recommend to the Board of Supervisors to investigate this issue. Gary Deck seconded the motion. All in favor, motion carried.*

*Ray Daub made a motion to adjourn the meeting at 9:37 p.m., seconded by Gary Deck. All voted in favor. The meeting was adjourned.*

Respectfully submitted,

Heather Claman, Planning Commission Secretary