

**Tulpehocken Township Planning Commission Meeting  
May 5, 2011**

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

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

The minutes from the April 7, 2011 meeting were reviewed and approved as written.

**Public Comments:** None.

**Active Plans:**

**Mountain Meadows Phase 2:** No discussion.

**Mount Aetna Village:** No formal discussion. Chairman Sattazahn voiced concern with the possibility of a school bus stopping on Route 501 in front of the development. He stated that a bus should be able to turn and go within the development. A member of the community gave Chairman Sattazahn a copy of the school bus driver's manual as a reference if needed.

**Martin Poultry Operation:** No discussion. There may be a re-submission for next month's meeting.

**New Plans:** None.

**Walk-In Discussions:**

Steve Bensinger from Stackhouse Bensinger Inc. was present to discuss an annexation to Lot #5 (1.5 acres) of the Rossini III Farm Subdivision. Mr. Rossini would like to build on this lot himself and annex 3.8 acres to this lot since he is planning on selling the farm. The Township Solicitor commented that there are no lot size restrictions since this lot would end up having acreage in both the Effect Agricultural Preservation District and the Environmental Protection District. The Planning Commission does not see any issues at this point with this concept.

Devon Henne was present to discuss property owned by Robert & Janice Connors on Gravel Pit Road. The total acreage is 26.5 and is located in the Effective Agricultural Preservation District. They would like to subdivide four residential lots and annex a 30 foot strip to William Gettel due to the geo-thermal wells on this property that belong to Mr. Gettel. They would also like it to be noted that the 21.4 acre residue lot will eventually be annexed to the adjacent 68.5 acres owned by Quentin Gettel. They would like to do erosion control and Stormwater Management on Lot #2 only because that is where immediate construction will take place for their son. They plan to eventually build on Lot #1. As for Lot # 3 and 4 they may plan on selling in the future. The Township Solicitor would like to check on the number of additional residential units allowed for the property.

**Other Business:**

**Ag Security Application:**

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.*

*Ray Daub made a motion to adjourn the meeting at 8:43 p.m., seconded by John Zimmerman. All voted in favor. The meeting was adjourned.*

Respectfully submitted,

*Heather Claman, Planning Commission Secretary*