

**Tulpehocken Township Planning Commission Meeting
November 5, 2009**

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

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

The minutes from the October 1, 2009 meeting were reviewed and approved as written.

Public Comments: None.

Active Plans:

E & E Self Storage: No formal discussion.

David R. Alspaugh: The applicant needs to present approval from the Conservation District for erosion and sedimentation. According to Curt Frantz, this was submitted several months ago. The Township Engineer will set up a conference call with Curt Frantz and Matthew Mack to discuss Stormwater Management for this plan.

Camp Calvary: No formal discussion. This plan will need a time extension request for next months meeting.

Levi Zimmerman: Nothing new has come in for this plan. Due to the plan having a flag lot, they will need to present the plan to the Zoning Hearing Board. This plan will need a time extension request for next months meeting.

Mountain Meadows Phase 2 Sketch Plan: This plan will be submitted for discussion at next months meeting. Two topics will be sewer capacity and road maintenance.

Eugene Sensenig: The applicant and his engineer, Peter Hughes from Red Barn Consulting were present. Conditions were discussed with Mr. Sensenig during the site visit. This would be that he would grant additional right of way on the roadway fronting property along south boundary of the property and also the net acreage of the property was discussed. A written request was given for permission to submit the plan as a Sketch Plan of Record. *Gary Deck made a motion to recommend to the Board of Supervisors to grant the request to submit the plan as a Sketch Plan of Record. Scott Hetrick second the motion. All in favor, motion carried.*

Waiver request for Section 301.4.C. The section pertains to the requirement of providing accurate bearings and distance, for the entire tract and all boundaries, labeled correctly, and the location of all required boundary line monuments. The waiver is requested for the following reasons. The land development is located over three hundred feet from any property line, additional cost when no property boundaries will be impacted, and

monuments have been located in field and the boundary was placed on the plan and drawn from a deed plot. *John Zimmerman made a motion to recommend to the Board of Supervisors to accept the waiver request under the condition that the plan note the location of the two monuments and that it must show the percentage error of closure of the surveyor points on the deed. Laverne Frey second the motion. All in favor, motion carried.*

Waiver request for Section 301.4.K. This section requires a certificate of Accuracy to be signed and sealed by a surveyor. Red Barn Consulting has licensed engineers who are permitted to seal topography surveys. *John Zimmerman made a motion to recommend to the Board of Supervisors to grant this waiver request. Scott Hetrick second the motion. All in favor, motion carried.*

Walk-In Discussions: None.

Other Business: Thomas Wise has a Zoning Hearing Board application for his property located at 7659 Market Street in Mount Aetna. He would like to subdivide the property and sell the existing house and the existing barn separately. Both lots are nonconforming in size. There is currently one deed with two tracts, each with a separate tax identification number. *Ray Daub made a motion to recommend to the Zoning Hearing Board to reject this application. John Zimmerman second the motion. All in favor, motion carried.* They feel that the small parcel with the barn would not be viable to use as a separate lot.

Ray Daub made a motion to adjourn the meeting at 9:26 p.m., Second by Gary Deck. All voted in favor. The meeting was adjourned.

Respectfully submitted,

Heather Claman, Planning Commission Secretary