

**Tulpehocken Township Planning Commission Meeting
October 7, 2010**

Present: Robert Sattazahn, Ray Daub, Gary Deck, Laverne Frey, Scott Hetrick, Peter Eisenbrown, Bethany Emkey, Heather Claman and other interested persons.

The Planning Commission meeting began at 7:29 p.m.

The minutes from the September 2, 2010 meeting were reviewed and approved as written.

Public Comments: None.

Active Plans:

E&E Self Storage: According to the Township Engineer's letter dated October 6, 2010, the revised plan has met most of the outstanding conditions. The Developer requested two additional waivers as follows:

Section 210.3 – In lieu of completing all required improvements, an improvements agreement is required and a performance guarantee shall be posted. The request is to waive the financial security due to the current state of the economy, the difficult credit market for development funds and the cost estimate for the project. *Gary Deck made a motion to recommend to the Board of Supervisors to deny the waiver request for Section 210.3. Ray Daub seconded the motion. All in favor, motion carried.*

Section 210.6 – If more than one year from the date of originally posting financial security is required for completion, the financial security may be increased by an additional ten percent for each year period beyond the original dated of posting the financial security. The request is to waive the right to require a ten percent increase over time. Gary Deck made a motion to recommend to the *Board of Supervisors to deny the waiver request for Section 210.6. Laverne Frey seconded the motion. All in favor, motion carried.*

The applicant's engineer has offered a written 90 day time extension. *Ray Daub made a motion to recommend to the Board of Supervisors to accept the time extension offer, which would give a new date of January 19, 2011. Scott Hetrick seconded the motion. All in favor, motion carried.*

Gary Deck made a motion to recommend to the Board of Supervisors to grant conditional approval subject to receiving financial security for the Improvements Agreement, Stormwater operations and maintenance agreement. Laverne Frey seconded the motion. All in favor, motion carried.

Camp Calvary: The Township received revised plans today for this plan. The Township Engineer will have a review to present at next month's meeting.

Mountain Meadows Phase 2: Brief discussion of plan status. They are continuing to work on sewer options.

New Plans: None.

Walk-In Discussions: Anthony Odessa, the owner of Thunderdog Fireworks was present to discuss the possibility of additional parking or to change the lay out of the parking area. Various ideas were discussed, if he would keep the same amount of paving and “swap” paving areas, he would not need to revise his Land Development Plan. He could also take out and move around the gravel or the macadam, but keep the same amounts. However, if he would want to add paving that would most likely need to be presented on a new plan.

Other Business:

The Township Solicitor distributed a draft form for the Airport District Overlay Amendment and educated the Planning Commission members of the future changes that could take place once this section is added to the Township Ordinance.

Chairman, Robert Sattazahn informed the Planning Commission that there was a meeting with representatives from Teen Challenge held yesterday, October 6, 2010. Teen Challenge is presenting a 309,400 square foot warehouse/industrial building to be built on their property along Route 419. There was a brief discussion on the plan and a meeting with Teen Challenge representatives, Township Solicitor, Board of Supervisors, and Planning Commission members was scheduled for October 26, 2010 at 7:00 p.m.

Ray Daub addressed a concern that was discussed at the Planning Commission meeting in April 2010 regarding the AV8tor 501 Bar & Grill. He would like to know if the Zoning Officer addressed the vegetative buffer which was never installed along the perimeter of the existing gravel area. His concern is that it still has not been installed.

Ray Daub made a motion to recommend to the Board of Supervisors to review and inform the Planning Commission of the Zoning Officer's follow-up report. Scott Hetrick seconded the motion. All in favor, motion carried.

Laverne Frey made a motion to adjourn the meeting at 9:03 p.m., seconded by Ray Daub. All voted in favor. The meeting was adjourned.

Respectfully submitted,

Heather Claman, Planning Commission Secretary