

**Tulpehocken Township Planning Commission Meeting
September 1, 2011**

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

The Planning Commission meeting began at 7:35 p.m.

The minutes from the July 7, 2011 meeting were reviewed and approved as written. Planning Commission did not hold their August meeting due to lack of business.

Public Comments: None.

Active Plans:

Mountain Meadows Phase 2: Pioneer Management presented the Township with a letter dated August 19, 2011 requesting the Township grant the project an additional 180 day time period. *John Zimmerman made a motion to recommend to the Board of Supervisors to accept the offer of a 180-day time extension until March 22, 2012. Ray Daub seconded the motion. All in favor, motion carried.*

Camp Calvary: Larson Design Group presented the Township with a letter dated August 31, 2011 requesting the Township grant the project an extension to December 13, 2011. *Gary Deck made a motion to recommend to the Board of Supervisors to accept the time extension offer until December 13, 2011. John Zimmerman seconded the motion. All in favor, motion carried.*

Camp Calvary would also like to begin construction of the following improvements under the Preliminary Plan approval:

- Stormwater Infiltration Trenches B1 and B2, along with related piping and inlets
- Mini Golf Course
- Cabins A and B

John Zimmerman made a motion to recommend to the Board of Supervisors that the Township Solicitor and Township Engineer review the status of the Stormwater Facilities Maintenance and Monitoring Agreement, On Lot Sewer Management Facilities Agreement and Improvement Inspection Agreement to be sure that everything has been completed. Gary Deck seconded the motion. All in favor, motion carried.

John Zimmerman made a motion to recommend to the Board of Supervisors to consider the impact the plan would have on future plans if approval of the above improvements is granted under a Preliminary Plan. Gary Deck seconded the motion. All in favor, motion carried.

Village Drive Estates (formerly Mt. Aetna Village): Revised plans were obtained on August 29 and the Township Engineer did not review the plans prior to this month's meeting. Informal discussion took place on the revised plan which includes 1 existing home, 1 new single home

and 17 semi-detached homes. Some highlights include parking issues and setbacks. Also it was mentioned that the trees were cut along Apple Street by the church due to future road construction in that area. The revised plan does not have a road going through there now.

New Plans: None.

Walk-In Discussions: None.

Other Business: None.

Ray Daub made a motion to adjourn the meeting at 9:08 p.m., seconded by Gary Deck. All voted in favor. The meeting was adjourned.

Respectfully submitted,

Heather Claman, Planning Commission Secretary