

**Tulpehocken Township Planning Commission Meeting
September 6, 2012**

Present: Robert Sattazahn, John Zimmerman, Gary Deck, Laverne Frey, Ray Daub, Matt Mack, Chris Hartman and Heather Claman.

Attorney Chris Hartman introduced his associate, Michelle Mayfield to the Planning Commission members. Michelle has been helping with Tulpehocken Township issues and may be present at meetings from time to time.

The Planning Commission meeting began at 7:30 p.m.

The minutes from the August 2, 2012 meeting were reviewed and approved as written.

Public Comments: None.

Active Plans:

Mountain Meadows Phase 2: Pioneer Management presented the Township with a letter dated August 29, 2012 requesting the Township grant the project an additional 180 day time period. *Laverne Frey made a motion to recommend to the Board of Supervisors to accept the offer of a 180-day time extension until March 17, 2013. John Zimmerman seconded the motion. All in favor, motion carried.*

Camp Calvary: Larson Design Group presented the Township with a letter dated September 5, 2012 requesting the Township grant the project an extension to December 11, 2012. *Gary Deck made a motion to recommend to the Board of Supervisors to accept the time extension offer until December 11, 2012. Ray Daub seconded the motion. All in favor, motion carried.*

Larry Hartranft Jr. Poultry Barn: The applicant's consultant, Red Barn, is requesting the following waivers listed in the letter dated June 18, 2012.

- Section 205. Pertains to the requirement of submitting a separate preliminary plan. They are requesting the plans to be combined preliminary/final plan for the reasons stated in the letter mentioned above.
- Section 301.4.C. This section pertains to the requirement of providing precise bearings and distance for the entire tract and all boundaries, accurately labeled, and the location of all required boundary line monuments. The property lines were stake out on the western side of the property north of New Schaefferstown Road by a Hershey Surveyor licensed in the State of Pennsylvania.
- Section 301.4.K. this section pertains to the requirement of providing a certificate of Accuracy to be signed and sealed by a surveyor. The property lines were staked out on the western side of the property north of New Schaefferstown Road by a Hershey Surveyor licensed in the State of Pennsylvania.
- Section 311.F. The section pertains to the requirement that all storm sewers shall be a material which meets the one hundred year life expectancy criteria. The stormwater management facilities are to be owned and maintained privately. The life expectancy of the plastic pipes proposed exceeds the 20-30 life expectancy of the barns.

Gary Deck made a motion to recommend to the Board of Supervisors to grant the waiver requests listed in the Red Barn letter dated June 18, 2012 and listed above. John Zimmerman seconded the motion. All in favor, motion carried.

Ray Daub made a motion to recommend to the Board of Supervisors to grant conditional plan upon the conditions in the Ludgate review letter dated August 30, 2012. Laverne Frey seconded the motion. All in favor, motion carried.

New Plans: None.

Walk-In Discussion: Clair High was present proposing a 64 x 92 square foot private school on an 11 acre lot at the intersection of Greble Road & West Market St/Woleber Road. He is looking to subdivide the acres. The school would hold up to 125 students from grade 1 through grade 9. It is most likely that the school will have to connect to the public sanitary sewer system. It was recommended to him to obtain a Surveyor/Engineer to do soil probing, sewer planning modules, and present a Land Development Plan and Subdivision Plan together. He will need to present the project to the Zoning Hearing Board for a special exception use as well.

Other Business: Chairman Sattazahn reminded the Planning Commission of the next Zoning Workshop Meeting which will be held September 12, 2012.

Ray Daub made a motion to adjourn the meeting at 8:26 p.m., seconded by Laverne Frey. All voted in favor. The meeting was adjourned.

Respectfully submitted,

Heather Claman, Planning Commission Secretary