

**Tulpehocken Township Planning Commission Meeting  
September 4, 2014**

**Present:** Robert Sattazahn, John Zimmerman, Gary Deck, Ray Daub, Laverne Frey, Matt Mack, Michelle Mayfield and Heather Claman.

The Planning Commission meeting began at 7:33 p.m. and continued with the pledge to the American Flag.

The minutes from the August 7, 2014 meeting were reviewed and approved as written.

**Public Comments:** None.

**Active Plans:**

**Mountain Meadows Phase 2:** Pioneer Management LLC, the applicant's engineer, presented a time extension letter to the Township for a 180 day time extension. The current time expires September 8, 2014. *John Zimmerman made a motion to recommend to the Board of Supervisors to grant the time extension request for Mountain Meadows as a 183 day time extension to March 10, 2015, one day after the Board of Supervisors meeting. Ray Daub seconded the motion. All in favor, motion carried.*

**Camp Calvary:** Camp Calvary presented a time extension letter to the Township for a 180 day time extension. The current time expires on September 24, 2014. *Ray Daub made a motion to recommend to the Board of Supervisors to accept the time extension letter for 180 days, giving a new date of March 29, 2015. Laverne Frey seconded the motion. All in favor, motion carried.*

**New Plans:**

**Dieffenbach Chip Sketch Plan:** This plan is located at 40 Host Road. Dieffenbach Chip's is proposing a 1,740 square foot addition for packaging and processing for the business. This addition will be placed over existing blacktop area in front of the current building. The applicants are asking for a waiver of Land Development for this plan. The Township Engineer stated that the applicant will still need to provide adequate stormwater management to meet the purpose of the Township Ordinance if a waiver of Land Development is granted for the plan. There are various notations that will need to be added to the plan. They will need to depict how many employee parking spaces there and include the number of employees there are per shift. They plan on working at the requirements discussed and present the plan again at next month's meeting.

**Walk-In Discussions:** None.

**Other Business:** The Planning Commission had a discussion regarding the property for Lanita Trucking at 7630 Lancaster Avenue. There is concern of the amount of impervious area for this property. The Township Engineer stated that the previous plans will need to be pulled if the owner presents anything for Land Development in the future.

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

Respectfully submitted,

Heather Claman, Planning Commission Secretary