

**Tulpehocken Township Planning Commission Meeting
September 1, 2016**

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

The Planning Commission meeting began at 7:31 p.m. and continued with the pledge to the American Flag.

The minutes from the August 4, 2016 meeting were reviewed and approved as written.

Public Comments: None.

Active Plans:

Mountain Meadows Phase 2: No discussion. Time expires March 8, 2017.

Camp Calvary: Time expires September 20, 2016. Camp Calvary presented a time extension letter to the Township for a 180 day time extension. *Laverne Frey 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 19, 2017. Ray Daub seconded the motion. All in favor, motion carried.*

John Bicksler Poultry Plan: Time expires November 2, 2016. The applicant and his Engineer were present to discuss the plan. They have set a rebar pin in the driveway and an iron pin on the property corner of Deck Road. The Mt. Aetna Fire Chief, Gary Keener stated that a dry hydrant in the pond may be beneficial for the fire company. Mr. Bicksler stated that the pond is only 2-3 feet deep right now and is spring feed. There is a stream near the pond that the fire company may wish to utilize for fire access. Lester Feick, the Township Road Master and Fire Chief for Rehrersburg will review and concur with Gary Keener, the Fire Chief for Mt. Aetna. This plan still needs E & S approval. The Township Engineer recommended that the applicant's Engineer submit the cost estimate for review so that the Township Solicitor can start to draft the agreements.

Boyer Engineering LLC submitted the following waiver requests:

- *Section 302. Since this land development plan is minor in scope, and no facilities are being offered for public dedication, a waiver request is submitted to combine this plan as a preliminary/final plan.*
- *Section 302.4. This section allows an assumed datum for the project contours instead of being tied to USGS benchmark. A site benchmark has been set and the existing and proposed improvements are shown on the plans with the same relative datum.*
- *Section 602.7.E. This section allows two consecutive lot corners along Route 501 and does not require all lot corners to have markers set.*

Scott Hetrick made a motion to recommend to the Board of Supervisors to grant the waiver requests for the above sections. Laverne Frey seconded the motion. All in favor, motion carried.

Village Estates: The plans need to be reaffirmed as the 90 days since the plans were conditionally approved have expired. *John Zimmerman made a motion to recommend to the Board of Supervisors to reaffirm the plan. Ray Daub seconded the motion. All in favor, motion carried.*

New Plans: None.

Walk-In Discussions: None.

Other Business:

Cleason Nolt and Paul Weaver with Meadow Springs Meeting House were present to discuss the paving area for the Meeting House. The recorded plans show the entire parking area being paved. They are requesting a waiver from paving the complete area and pave sections around the building and 50 feet in the driveway (from the road). The Planning Commission discussed the parking area. It was suggested that they maybe erect a barrier or post to keep the inner parking area isles open and to help guide the members to park orderly. Screening barrier was also discussed and various ideas were given for fencing and shrubbery. *John Zimmerman made a motion to recommend to the Board of Supervisors to grant the parking waiver request with the following conditions:*

- *Parking spaces are to be painted on the modified stone and macadam areas.*
- *Square the paving area at the edges of the perimeter (see sketch).*
- *Pave or concrete a walkway area along the front of the building.*
- *Have the driveway paved up to the parking area to avoid run off onto the road due to the steep grade of the driveway.*

Scott Hetrick seconded the motion. All in favor, motion carried.

The Planning Commission discussed the Samuel Lapp Zoning Hearing meeting on August 22, 2016. The Zoning Hearing Board has not issued the written decision as of this meeting. They have 45 days to issue a written decision. Then Mr. Lapp has 30 days to appeal the decision. Mr. Lapp may attend the October Planning Commission meeting to present a landscaping plan for informal discussion. There would be no recommendation to the Board of Supervisors or the Zoning Hearing Board.

Ray Daub made a motion to adjourn the meeting at 8:28 p.m., seconded by Laverne Frey. All voted in favor. The meeting was adjourned.

Respectfully submitted,

Heather Claman, Planning Commission Secretary