

**Tulpehocken Township Planning Commission Meeting  
September 3, 2020**

**Present:** Planning Commission Members: Robert Sattazahn, Gary Deck, John Zimmerman, Scott Hetrick, Laverne Frey, Chris Hartman, Matt Mack, Heather Claman and other interested parties for the Cherry Hill Mennonite School.

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

*Robert Sattazahn made a motion to approve the minutes from the August 6, 2020 Planning Commission meeting, seconded by John Zimmerman and approved unanimously.*

**Public Comments:** None.

**Active Plans:**

**Mountain Meadows Phase II:** Time expires September 11, 2020.

The Township Engineer spoke to the Developer, Louie Hurst about a number of items for Mountain Meadows. Because the roads are not dedicated to the Township, an easement is needed for the Township to maintain the street lights. We would have the developer's Engineer to create an exhibit plan based upon the right-of-way, easements and light locations until the roads are dedicated. The easement would eventually be converted to dedication. Mr. Hurst has contacted Met-Ed to change the LED light bulbs out and to charge the poles which needs to be done before the Township takes over the street lights. John Zimmerman stated that a couple of property owners are questioning if the street lights are ever going to be turned on.

The Township Solicitor would prefer that a legal plan be presented with exhibit plan.

The depression in the road on Thistle Court could be from a pipe sinking. The Township Engineer stated that Lester Feick, Township sewer maintenance personnel, will video the line and verify that the pipe settled. Then they will patch that hole in October along with other patching on the street.

Mr. Hurst stated that he is hoping that Phase II plans will be presented to the Township the end of October because his Engineer is extremely busy.

The Township Solicitor stated if everything is ready, the Township could accept dedication of the lights before the end of 2020. The Township could front the cost of the electric from the first month or two and then it could be built into the charge for 2021 so that it covers approximately 13-14 months of electric charges. And then in 2022, drop back down on what would be needed for 12 months.

The Township Engineer stated that the Planning Commission could recommend to the Board of Supervisors to add conditions to the time extension. A condition could be that this is the last extension if plans are not presented. The Township Solicitor stated that given the history of the Township routinely extending and accepting the extensions, he wouldn't recommend that the

Township would suddenly say no more extensions. It would be more appropriate to say that we accept this extension however no more extensions if we do not receive a plan. That gives the developer a fair warning and enough time to react and to make a new submission.

The Township Engineer stated that he reviewed the Pump Station plans and he will be discussing the plans with Lester Feick to add a couple of things such as generators and size of the pumps.

Pioneer Management LLC, the applicant's engineer, presented a time extension letter to the Township for a 182 day time extension which would give a new date of March 12, 2021. *John Zimmerman made a motion to recommend to the Board of Supervisors to grant a 3 month time extension request for Mountain Meadows to December 9, 2020 with the condition that plans would need to be presented at the December 3, 2020 Planning Commission meeting. The plans do not need to be reviewed by the Township Engineer prior, they could be brought to the meeting and discussed at that time. Seconded by Laverne Frey and approved unanimously. The Township will need to send a letter to the developer to notify him of the Township's decision if the Board of Supervisors grants the time extension with the conditions listed above.*

#### **New Plans:**

**Sketch Plan for Cherry Hill Mennonite School:** This is proposed to be located on part of Larry Dean Martin's property along Teen Challenge Road. It would be south of the Lions Club in Rehrersburg. It is located in the Rural Residential zoning district. There would need to be a subdivision plan to take off 10 acres for the school lot.

The school would be a use by special exception per the Township Zoning Ordinance. This would entail a Zoning Hearing in front of the Township Zoning Hearing Board and explain what is being proposed and that there will be no negative impact on the neighborhood. So it is a use that is identified as being potential based on the Zoning District but there is a procedural obligation to go to the Zoning Hearing Board and to explain the project and there is notice given to people in the neighborhood and they could chose to attend the Hearing if they wish. No hardship is needed to be presented.

This school will be very similar to the Mt. Aetna Mennonite School. It will be a one level building to hold approximately 120 local students and have approximately 6 classrooms and an all-purpose room.

The land is currently in clean and green. The school use is not an agricultural use and it is a change in the use so even if the 10 acres is subdivided for the school, there might be rollback taxes on the entire farm tract. The 10 acres would have to be used for agricultural purposes. Larry Dean Martin should be sure that there is no risk of rollback taxes before the subdivision process is officially started.

The Sketch Plan shows 22 spaces for parking. It was discussed that additional spaces will be needed.

Sight distance seems to be good. However the Township Engineer stated that due to safety concerns, he wouldn't recommend that when people are leaving the school, they continue north on Teen Challenge to the incline at Godfrey Street. It is very hard to pull out there due to sight distance. Recommendations were to use Lions Park Drive and come go up the alleys cause of better sight distances.

Public sewer will be needed for the school. They will need to evaluate the availability to connect to the sanitary sewer along Lions Park Drive. A well meter will need to be installed to monitor the water usage for sewer.

Stormwater needs to be addressed.

The school basically will rent out the building to the families that attend the school, not outside organizations.

The wetland delineation will need to be defined on the plans.

Most likely, there will be lighting similar to the Mt. Aetna Mennonite School.

The Conservation District may allow a riparian buffer in the wetland area instead of a large infiltration basin.

**The first item would be to file for a special exception. Explain what kind of school is being proposed, not going to be renting out for other uses, traffic safety, lighting, noise and availability, sanitary flow to figure out where the school will connect and access to and from the school. These are issues to address in front of the Zoning Hearing Board.**

Larry Dean Martin is a member of the Zoning Hearing Board so he will need to abstain. The Zoning Hearing Board will need to use the alternate member.

**Walk-In Discussions:** None.

**Other Business:** None.

*Laverne Frey made a motion to adjourn the meeting at 9:00 p.m., seconded by Robert Sattazahn and approved unanimously. The meeting was adjourned.*

Respectfully submitted,

*Heather Claman*, Planning Commission Secretary