

August 29, 2011

August 10, 2011 Board of Supervisors Workshop and Other Business Meeting

Chairman John Kintzer called the special workshop meeting of the Township Board of Supervisors to order at 7:02 p.m. in the Tulpehocken Township Municipal Building. Those attending the meeting were Ron Whitmoyer, John Kintzer, Rick Kramer, Heather Claman, Chris Hartman, Bob Ludgate, Bob Sattazahn, John Zimmerman, Gary Deck and Jake Derr.

At this time Chairman Kintzer called an executive session for the Board of Supervisors and Chris Hartman to discuss litigation matters.

Workshop Discussion

The zoning ordinance review committee continued with the review of Bethel Townships zoning ordinance for apartment buildings and townhomes. The following revisions were made to the Bethel Township zoning ordinance Section 520.04:

- i. No Apartment Building or townhouse block shall be located within forty (40) feet of a property line of the development.
- j. No Apartment Building or townhouse block shall be located within forty (40) feet of another dwelling.
- n. No more than **25%** of the net area of the development shall be covered by buildings with public water and sewer, no more than **15%** with on lot water and public sewer, no more than **15%** for public water and on lot sewer, no more than **15%** for on lot sewer and on lot water. **This is updated from last month's meeting.**
- o. No more than **25%** of the total area of the development shall consist of paved or other non-vegetated surface in addition to building coverage. **This is updated from last month's meeting.**
- p. Exterior storage areas for trash and rubbish shall be completely screened from view on three sides and all trash shall be contained in air-tight, vermin-proof containers. If shared trash collection facilities then they have to be completely screened from view on three sides.
- q. Do not include the Common Parking Facilities section in our zoning revisions. The review committee would like this moved to the SALDO when updated.
- s. Entrance and exit ways to common Parking Facilities shall have a minimum width of twelve (12) feet for each lane of traffic entering or leaving the areas.
- t. Minimum lot width twenty (20) feet. Minimum unit width to be twenty (20) feet.
- u. Only changes are to change from Bethel Township to Tulpehocken Township.
- x. If an off street parking area is provided for RV's and boats, such parking area may be paved with an all-weather surface and adequately screened.

Other details to add to this section:

1. All development shall provide access to rear yards including by easement if access is across shared or common areas.
2. Require plan to be submitted for use of common or residue land in development. Such land shall be deed restricted against further development and deed restriction shall be enforceable by Tulpehocken Township. Examples are recreation areas, manage open space or tillable agricultural land.

ADJOURNMENT OF MEETING

Rick Kramer made a motion to adjourn the meeting at 9:16 p.m. Ron Whitmoyer seconded the motion.

Respectfully submitted,
Heather Claman
Planning Commission Secretary

