

Tulpehocken Township Planning Commission Meeting
April 3, 2014

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

The Planning Commission meeting began at 7:30 p.m. and continued with the pledge to the American Flag.

The minutes from the March 6, 2014 meeting were reviewed and approved as written.

Public Comments: None.

Active Plans:

Mountain Meadows Phase 2: Time expires September 8, 2014. No discussion.

Camp Calvary: Time expires June 21, 2014. No discussion.

Martin Farm Annexation: The applicant and his surveyor, DeVon Henne were present to discuss the plan. There are minor comments that the Township Engineer would like defined. *Laverne Frey made a motion to recommend to the Board of Supervisors to grant conditional plan approval based on the conditions listed below; Ray Daub seconded the motion. All voted in favor, motion carried:*

- *Marion Township is satisfied with the plan and gives plan approval.*
- *There are no additional revisions to the plan that affect the property in Tulpehocken Township.*
- *The conditions of the Township Engineer's review letter dated April 2, 2014.*

Since time will expire April 14, 2014 for this plan, John Zimmerman made a motion to recommend to the Board of Supervisors to accept the 91 day time extension giving a new date of July 14, 2014. Scott Hetrick seconded the motion. All in favor, motion carried.

Shoestring Industries Subdivision: The Township Engineer stated that the applicant's engineer stated that he will have plans submitted for review for next month's meeting. Time expires May 13, 2014 for this plan. John Zimmerman stated that soil has now settled in the probe holes that were dug for this subdivision and feels that it has now become a safety concern. The Township Engineer will contact the applicant's engineer.

New Plans:

Martin-Shirk Annexation: This is a wooded 5.02 acre parcel along Cherry Hill Road that David Martin would like to annex to Harold Shirk. The Planning Commission discussed placement of monuments for the parcel to be placed in the northwest corner of this parcel. *John Zimmerman made a motion to recommend to the Board of Supervisors to grant conditional plan approval based on the conditions of the Township Engineer's review letter dated April 2, 2014. Laverne Frey seconded the motion. All in favor, motion carried.*

Larry Dean Martin Poultry: The location of this plan is along Cherry Hill Road, Lions Park Drive and Teen Challenge Road. The proposed plan has 3 poultry barns, a single family home, 6 single family lots along Lions Park Drive, the existing building along Rehrersburg Road, a lot being donated to the Township Sewer Service (adjoining the existing treatment plant) and a 1.561 acre non-building lot being dedicated to the Township for a Public Park (beside the Lions Club).

The poultry barns will house broilers. They expect to have feed trucks arrive twice weekly. Fans will be on the South side of the barns as well as the 20 x 40 foot mortality composter.

The Agriculture Building Buffer Easement area will be a deed restriction. The Township does not want animal housing within the area. It was also discussed to move the buffer down (south) another 100 feet.

Section 602.11 Landscaping Plan. The Planning Commission recommended green giant trees which are a hardy tree in the cypress family. They grow to be 25 feet at the base and are a fast growing tree. The Planning Commission does not feel that any trees need to be added along the adjoining Lion's Club property.

The Planning Commission would like concrete monuments in all lots along Lions Drive. Placement should be in every front corner of the adjoining lots, so there would be 5 total monuments. Pins should be placed in all of the lots in the back (south side). They would also like 2 monuments placed in the woods on the south side of the barns as well.

It was discussed that in lieu of land (adjacent to the sewer plant) being donated to the Township, the Township could discuss waiving the tapping fee for the public sewer connection for the house.

Another discussion was widening Lions Drive behind the current homes down to the stop sign at Teen Challenge Road. It is currently 16 feet wide. The Planning Commission feels that 20 foot cart way would be sufficient. The applicant would like to widen Lions Drive right away when Land Development starts. Lester Feick will talk to the Lions Club because if the alley is made wider, their one building will have to be moved.

Red Barn submitted a waiver request for Section 205 requiring a submission of a preliminary plan ahead of submitting a final plan. They would like to submit the plans as a combined preliminary/final plan because the plan is minor in scope and there are no new utilities or streets being offered for public dedication. *Scott Hetrick made a motion to recommend to the Board of Supervisors to grant the waiver for Section 205. John Zimmerman seconded the motion. All in favor, motion carried.*

A Sewage Planning Module mailer has been submitted for exemption due to tying into the public sewer. *John Zimmerman made a motion to recommend to the Board of Supervisors to approve the waiver request and have the Chairman sign the mailer at their April meeting. Ray Daub seconded the motion. All in favor, motion carried.*

Walk-In Discussions:

Mervin Martin and his surveyor, Kevin Varner from Diehm & Sons Surveyors were present to discuss the proposal of erecting 3 broiler houses at 55 Camp Swatara Road. This is an 80 acre farm that is in agricultural preservation and they plan to also have a future house built on the parcel as well. They plan to use the existing driveway as the entrance and erect the barns 100 feet from Route 645. They have met with the Conservation District and discussed Stormwater drain off and have several ideas for the plan. Manure will be hauled off site. The Planning Commission stated that they would like to see concrete monuments placed along the road frontage and the other boundary lines could be marked with pins. If they plan to submit as a preliminary/final plan, they will need to pay the application fees for such plan and submit a waiver.

Other Business:

Ag Security Application: Michael & Sheila Miller would like to place their 10.39 acre parcel located at 80 Witman Road in Ag Security. The Planning Commission reviewed the application and do not see any issue to deny the application. *Scott Hetrick made a motion to recommend to the Board of Supervisors to approve upon the acceptance of the application by the Board of Supervisors. Laverne Frey seconded the motion. All in favor, motion carried.*

John Zimmerman presented an article from the Township News to the other members of the Planning Commission. It was regarding burning trash in burn barrels and discussed recycling practices that offer healthier alternatives than burning. The Township Engineer said that he could bring in West Brunswick Township's burning ordinance and compare it to our burning ordinance. It is possible in the future; air regulation laws may become enforced.

There was also discussion on agricultural waste as well. When is there a limit? And where does it all go when it is put on the fields? The Township Engineer stated that it is difficult to control because of state regulations.

Gary Deck made a motion to adjourn the meeting at 10:35 p.m., seconded by Laverne Frey. All voted in favor. The meeting was adjourned.

Respectfully submitted,

Heather Claman, Planning Commission Secretary