

**Tulpehocken Township Planning Commission Meeting
April 7, 2016**

Present: Robert Sattazahn, Scott Hetrick, Gary Deck, Ray Daub, Chris Hartman, Matt Mack, and Heather Claman.

The Planning Commission meeting began at 7:38 p.m. and continued with the pledge to the American Flag.

The minutes from the March 3, 2016 meeting were reviewed and approved as written.

Public Comments: None.

Active Plans:

Mountain Meadows Phase 2: No discussion. Time expires September 7, 2016.

Camp Calvary: Time expires September 20, 2016.

Glen Hoover Dairy Operation: The Township Engineer reviewed his letter dated April 7, 2016. The Township SEO (Sewage Enforcement Officer) needs to verify the location of the existing septic system for the house and determine if it is functioning properly.

Red Barn Engineering presented a note for a Stormwater Management Easement. The Township Solicitor would like the note to state: *The Stormwater Management Easement shown on this plan sheet is hereby granted and is a covenant which runs with the land. It is the owner's responsibility to maintain all stormwater management facilities shown and constructed on their property in conformance with the design condition. The stormwater management facilities shall be maintained in conformance with the operations and maintenance notes on sheet 201 and recorded at the Berks County Courthouse.*

Under the general comments the Township Engineer stated that they are to label the future proposed buildings. The Nutrient Management calculations are based on current animal units. The Solicitor stated that there should be a note stating that the Nutrient Management Act review was based on current animal units not the proposed heifer barn. If a new heifer barn is constructed, then a new Nutrient Management Plan needs to be obtained and provided to the Township.

Scott Hetrick made a motion to recommend to the Board of Supervisors to grant conditional final plan approval with the conditions listed below. Ray Daub seconded the motion. All in favor, motion carried:

- *Ludgate Engineering review letter dated April 7, 2016.*
- *Financial and Stormwater agreements.*
- *The Stormwater Management Easement note. The Stormwater Management Easement shown on this plan sheet is hereby granted and is a covenant which runs with the land. It is the owner's responsibility to maintain all stormwater management facilities shown and constructed on their property in conformance with the design condition. The stormwater*

management facilities shall be maintained in conformance with the operations and maintenance notes on sheet 201 and recorded at the Berks County Courthouse.

- *The Nutrient Management note. The Nutrient Management calculations are based on current animal units. The Solicitor stated that there should be a note stating that the Nutrient Management Act review was based on current animal units not the proposed heifer barn. If a new heifer barn is constructed, then a new Nutrient Management Plan needs to be obtained and provided to the Township.*
- *The Township needs to obtain a correspondence from Jackson Township waiving the review of land development.*

Scott Hetrick made a motion to recommend to the Board of Supervisors to grant the 90 day time extension request. This would give a new date of August 2, 2016. Gary Deck seconded the motion. All in favor, motion carried.

Ben Schueller Poultry Plan: No discussion. Plan expires June 1, 2016.

John Schueller Poultry Plan: No discussion. Plan expires June 1, 2016.

New Plans: None.

Walk-In Discussions: None.

Other Business: None.

Gary Deck made a motion to adjourn the meeting at 8:10 p.m., seconded by Ray Daub. All voted in favor. The meeting was adjourned.

Respectfully submitted,

Heather Claman, *Planning Commission Secretary*