

**Tulpehocken Township Planning Commission Meeting
April 4, 2019**

Present: Planning Commission Members: Scott Hetrick, Robert Sattazahn, John Zimmerman, Gary Deck, Chris Hartman, Matt Mack and Heather Claman.

Absent: Laverne Frey.

The Planning Commission meeting began at 7:35 p.m. and continued with the pledge to the American Flag.

John Zimmerman made a motion to approve the minutes from the March 7, 2019 Planning Commission meeting, seconded by Gary Deck and approved unanimously.

Public Comments: None.

Active Plans:

Mountain Meadows Phase II: Time expires September 13, 2019. No discussion.

Camp Calvary: Time expires August 26, 2019. No discussion.

Hope Mennonite Church Annexation: Time expires May 9, 2019. The Township Engineer discussed his review letter. This plan is fairly clean. The Township Solicitor stated that he is still waiting for the attorney for the church to provide deed information to review. *John Zimmerman made a motion to recommend conditional plan approval with the conditions of the Mack Engineering review letter dated April 4, 2019. Seconded by Robert Sattazahn and approved unanimously.*

- *The Township Solicitor needs to review the deeds prior to recording.*
- *Meeting with Fire Chief for a fire access easement.*
- *A \$500 escrow will need to be posted with the Township to ensure that the annexation parcel is recorded. Once the Township receives proof of recording, the \$500 escrow will be released.*

David G. Martin Poultry Plan: Time expires June 5, 2019. The applicant was notified by the Farmland Preservation Board that they will need to provide a completed easement modification form and a subdivision plan that meets specific program requirements. This must be submitted not only for review by the Berks County Board but also the State Board of Farmland Preservation. The Township Engineer stated that worst case scenario the applicant may not do the subdivision part of the plan.

New Plans: None.

Walk-In Discussions: None.

Other Business:

Joseph Halteman Farm Shop: This farm pole building was granted a waiver of land development in December 2018. They have presented a stormwater plan and are requesting a waiver from Stormwater Management Ordinance section 310.F: Freeboard. This section pertains to the requirement to provide a minimum one foot of freeboard above the design flow elevation in the emergency spillway. The basins will work for all storms up to the 100 year storm. They meet the controlling in the basin but they do not meet the freeboard.

The basins are at a maximum with the existing structure. Therefore if any future expansion is proposed, basins would need to be expanded. The Township Engineer will relay this information to the applicants engineer so that it is noted on the stormwater plan.

Robert Sattazahn made a motion to recommend to the Board of Supervisors to grant the waiver request to section 310.F. Seconded by John Zimmerman and approved unanimously.

The Recreation Grant Study Committee toured the Townships a couple weeks ago. The consultants commented The Lions Park in Mt. Aetna sign should come down. The playground does not meet all of the current regulations. It reads Tulpehocken Township these courts are for Township residents only. John Zimmerman will email pictures of the sign(s) to the Township Solicitor and Planning Commission Secretary. The Township Solicitor stated that the Township should not be linked to the park since it is privately owned by the Mt. Aetna Fire Company.

John Zimmerman made a motion to recommend to the Board of Supervisors to have the Township Solicitor send a letter to the Mt. Aetna Fire Company to modify the signs to remove the implication that it is a Township facility with specific instructions on what is to be removed. Seconded by Robert Sattazahn and approved unanimously.

The Planning Commission should be prepared for discussion of recreation area when Phase II. The current land that could be used for recreation area is not potential to utilize the remaining land.

The Township requires that for 20 lots or more of a development, there is certain percentage of the tract set aside for recreation. There is no provision in the Ordinance for fee in lieu of making improvements. Under the Municipality Planning Code there is a certain process that has to be followed in order to be allowed to charge a recreation impact fee. It starts with having a recreation plan for the community and you determine what the Township's wishes are for recreation facilities are in the community. A cost estimate is what the facilities will cost to be constructed. Then a real estate appraisal opinion on what the value of a residential lot is in the community and then there is a formula based on the population growth that is estimated for the community. All of this determines a recreation impact fee per lot. If the Township would go through this process, the Township could then bill each developer that comes in for each individual residential lot.

The Township Solicitor stated that when Phase II plans are presented to the Township, we can negotiate with the Mr. Hurst, the developer for Mountain Meadows. We do not want any of the land that he originally was willing to give for recreation space due to the ground not being suitable and it doesn't qualify for the open space as it is described in the Ordinance. The Township would need better land. There are a total of 94 lots (Phase I-51 lots and Phase II-43 lots). We could propose 22 building lots to be given to the Township for recreation space as that is approximately 25 percent of the tract amount. The lots could be converted to dollar value. Other municipalities have recreation impact fees of \$2,400 per lot.

The Township Engineer stated that he advised Mr. Hurst to present a plan in to show various options to discuss. Mr. Hurst stated that he hit rock in the basin area and will plan on discussing when he comes in with Phase II. Another option could be that Mr. Hurst could purchase another lot in another location for recreation area for the Township. The Township will need to make sure that the lot will meet the community needs.

The consultants that were on the recreation tour stated that the Tulpehocken Administrative Building would be excellent to utilize part of the building for a senior center. Bicycle paths could be constructed as well on this property.

John Zimmerman stated that the Township should plan on creating a recreation impact fee. The grant study will show some of the items that the Township could benefit from if they would be put in place.

John Zimmerman stated that street lights and paving in Mountain Meadows should be looked at as well. The Township Solicitor recommends that when we get involved in Phase II that we review the adequacy of the existing escrow. Is the escrow being increased every year? The Township should require additional financial security. Mountain Meadows Phase I was recorded in July 2008.

Gary Deck commented on the intersection at Route 419/West Four Points Road. If you are travelling South on Route 419 and come to the stop sign and want to turn left to continue on Route 419 there are two pine trees, a large for sale sign and a fireworks banner that are obstructing the view to see if there is any traffic heading towards you (traveling North on Route 419). The two pine trees and the fireworks banner are on parcel# 86 4420 00 29 2787 address 4985/4989A-E/4993 Four Points Road are owned by Anthony Odessa. The large for sale sign is on parcel# 86 4420 00 29 5509 Route 419 (no street number) and is owned by Ted Lavender. This is a PennDot road, the Township cannot take the trees down or remove the sign. The Township Roadmaster, Lester Feick should call his contact from the PennDot maintenance department regarding this issue. The Township office should verify if there is a permit for the sign. If not the Township should direct the Zoning Officer to issue a violation letter as the property owner would still need to follow the Township Zoning Ordinance. The Township Solicitor stated that the Township could send a warning letter and then also threaten to issue a citation due to the trees obstructing the roadway. The Township could try calling the property owner as well.

John Zimmerman made a motion to recommend to the Board of Supervisors to verify if a zoning permit was issued for the sign, if not send a violation letter. Also have the Township Solicitor send a warning letter to the property owner regarding the trees obstructing the roadway. If no response then send a letter to threaten a citation issuance. Seconded by Robert Sattazahn and approved unanimously.

Gary Deck made a motion to adjourn the meeting at 9:10 p.m., seconded by John Zimmerman and approved unanimously. The meeting was adjourned.

Respectfully submitted,

Heather Claman

Planning Commission Secretary