

**Tulpehocken Township Planning Commission Meeting  
August 6, 2015**

**Present:** Robert Sattazahn, John Zimmerman, Laverne Frey, Scott Hetrick (late arrival), Gary Deck, Chris Hartman, Matt Mack and Heather Claman.

The Planning Commission meeting began at 7:34 p.m. and continued with the pledge to the American Flag.

The minutes from the July 2, 2015 meeting were reviewed and approved as written.

**Public Comments:** None.

**Active Plans:**

**Mountain Meadows Phase 2:** No discussion. Time expires September 10, 2015.

**Camp Calvary:** No discussion. Time expires September 25, 2015.

**Lanita Specialized Preliminary Plan:** No discussion. Time expires November 11, 2015.

**New Plans:**

**Elmer King Poultry Operation:** The location of this plan is on the corner of Host Church Road and Parkside Inn Road and is in the EAP (Effective Agricultural Preservation) Zoning District. They plan to remove an existing barn and construct two new 103 ft. by 440 ft. poultry barns. There will be manure storage at the western end of the houses measuring 103 ft. by 176 ft. There will also be a 90 ft. by 250 ft. egg room.

There will be approximately 9 employees in the egg room. The barns will house roughly 940,000 birds yearly. Truck traffic will consist of 45 trucks weekly which would be approximately 6 trucks daily.

A topic of discussion was the placement of the employee driveway. The Planning Commission is in favor of eliminating the existing parking along Parkside Inn Road and moving the employee driveway down from the intersection or make it a T intersection. The parking could be increased by 50 percent for future employee growth. Another idea was to shave down the slope on the East side of Host Church Road. The Township Engineer will discuss these options with the applicant's engineer, Red Barn Consultants.

Section 602.12 of the SALDO addresses Buffering. The Township Engineer questioned the Planning Commission if they feel that a buffer should be placed between this property and the neighboring property along the Host Church Road side. The Planning Commission agreed to have the Township Engineer mention to Red Barn Consultants to ask the neighbor if they would like a buffer along the property line.

Red Barn Consultants will address the comments in the Ludgate review letter dated August 6, 2015 and plan on attending the September Planning Commission meeting.

**Greble Road Tract:** The location of this plan along Greble Road and is located in both the VC (Village Center) Zoning District and RR (Rural Residential) Zoning District. Phase 2 of Mountain Meadows is being subdivided into 2 proposed lots. One for Agricultural use and the other lot to remain with Phase 2.

A Zoning comment that was noted was Section 541. Agricultural uses are not a permitted use in the VC Zoning District. This plan does not show it being an agricultural use, however it may affect the proposed future poultry barn.

SALDO Section 302.3.G. Total tract boundaries of the property being subdivided showing bearings and distances labeled in a clockwise direction and a statement of total acreage of the property. The plan needs to have all the tract boundaries labeled. The proposed right of way along Greble Road is not labeled. Also to specify what the final lot area is for Lot 1 and Lot 2 on sheet 1.

SALDO Section 303.1.Q. Such private deed restrictions, including building setback lines, as may be imposed upon the property as a condition to sale, together with a statement of any restrictions previously imposed which may affect the title to the land being subdivided. The Township Solicitor would like to add to Note 5 on the plan. The Township disclaims any responsibility for non-depiction of any easements that may have been depicted.

The existing basin should be put on the plan.

The Planning Commission would like to discuss improvements for the recreation area for Phase 1 of Mountain Meadows with Louie Hurst. The Township Engineer will talk to Pioneer Management (Engineering firm for Greble Road Tract and Mountain Meadows) to see if they could have Louie attend the next Planning Commission meeting since this plan involves part of Mountain Meadows.

**Walk-In Discussions:** None. Person interested in building poultry barns at the trailer park at 17 Ketterman Hill Road did not attend.

**Other Business:** John Zimmerman commented that we should not have to contact the Developer for Mountain Meadows and the Tri-Valley lots for sale along West Market Street to mow the grass/weeds on the empty lots.

Gary Deck commented that the escrows for Stormwater and E&S are very costly for the people in the Township who are constructing new homes. He feels that this could deter residents from building new homes because of the additional expense. There is a section in the Stormwater Ordinance to enforce the escrows to insure that the improvements are completed. An option could be to waive the escrow and hold U & O until improvements complete.

*Scott Hetrick made a motion to adjourn the meeting at 9:37 p.m., seconded by Gary Deck. All voted in favor. The meeting was adjourned.*

Respectfully submitted,

*Heather Claman, Planning Commission Secretary*