

**Tulpehocken Township Planning Commission Meeting
August 4, 2016**

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

The Planning Commission meeting began at 7:44 p.m. and continued with the pledge to the American Flag.

The minutes from the July 7, 2016 meeting were reviewed and approved as written.

Public Comments: None.

Active Plans:

Mountain Meadows Phase 2: Time expires September 7, 2016. Pioneer Management LLC, the applicant's engineer, presented a time extension letter to the Township for a 182 day time extension. *John Zimmerman made a motion to recommend to the Board of Supervisors to grant the time extension request for Mountain Meadows as a 182 day time extension to March 8, 2017. Scott Hetrick seconded the motion. All in favor, motion carried.*

Camp Calvary: No discussion. Time expires September 20, 2016.

New Plans:

John Bicksler Poultry Plan:

The description of this plan consists of one proposed new 63 foot by 500 foot poultry barn located at 7695 Lancaster Avenue/Route 501. It is located in the Effective Agricultural Preservation (EAP) zoning district. This will be in addition to the two existing poultry barns.

A waiver is required for a combined Preliminary/Final Land Development submission. This is Section 302 of the SALDO.

Section 302.4.D.5. A statement of the intended use of all lots and parcels. There is an existing large barn which is being utilized for hay storage. There should be a note on the plan stating that there is no animal storage in the large barn.

Section 303.1.B. The total tract boundary lines. The Planning Commission would like to see a concrete monument on the corner of the parcel along Route 501/Lancaster Avenue and Deck Road. There should also be a pin placed in the lane as well as it is located along the northwestern corner of the parcel.

The Township Engineer stated that a geology report should be conducted to determine vulnerability to sinkhole formations. There should be a separate section in the storm water report stating how the geological evaluation was performed and what measures if any are taken to prevent groundwater contamination and sinkhole formation.

The Township Engineer stated that a note should be included on the plan to hold the Township harmless with regards to directing drainage onto the adjoining lot. The Township Solicitor will email the applicant's Engineer this information.

The plan is in the administrative review process with the Conservation District. The applicant and his Engineer were advised to address the comments in the Township Engineer's review letter dated August 3, 2016, waiver requests and provide a cost estimate for review so that next month the Planning Commission may recommend that the Board of Supervisors grant conditional preliminary/final plan approval.

Walk-In Discussions: Glenn Acker was present to discuss his 2.5 acre property located at 82 Deck Road. This property is located in the Effective Agricultural Preservation (EAP) zoning district. Mr. Acker has a cabinet making business in an accessory building on his property. He has stated that 1,000 square foot is not enough space for his business. He needs additional storage space and would like to build an additional pole building with a concrete floor. It is currently just him and his son working there and he will be having another gentleman start working in a couple weeks with the intention for him to end up working out of his on building in approximately a year. Mr. Acker may need to apply for zoning relief with the Zoning Hearing Board for a variance to be allowed to expand his business over 1,000 square feet. It could be considered a special exception use as well. Mr. Acker was advised by the Township Solicitor to complete a zoning permit application form and if he is denied, he may choose to apply for a variance at that time.

Larry Dean Martin was present to discuss the release of his letter of credit for his poultry operation. The Township Engineer will write a letter to the Board of Supervisors for them to determine whether all conditions have been met and to decide if additional documentation will be required for the lots regarding laterals and monuments.

Other Business: The Zoning Hearing meeting for Samuel Lapp has been rescheduled to August 22, 2016. Mr. Lapp has requested to amend his original application to include a variance for the setback. As stated last month, the Planning Commission still recommends that the Zoning Hearing Board deny the variance and that the setbacks should be strictly enforced due to the noise of a kennel operation. Therefore, the Planning Commission has nothing additional to comment and would like to leave their recommendations as stated at the July meeting.

Gary Deck made a motion to adjourn the meeting at 9:14 p.m., seconded by Scott Hetrick. All voted in favor. The meeting was adjourned.

Respectfully submitted,

Heather Claman, Planning Commission Secretary