

**Tulpehocken Township Planning Commission Meeting  
August 3, 2017**

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

**Members absent from the meeting:** Scott Hetrick.

The Planning Commission meeting began at 7:32 p.m. and continued with the pledge to the American Flag.

The minutes from the June 1, 2017 meeting were reviewed and approved as written. July's Planning Commission meeting was held, however there was not a quorum. Therefore there only notes were taken and no formal recommendations were made.

**Public Comments:** None.

**Active Plans:**

**Mountain Meadows Phase 2:** Time expires September 6, 2017. Pioneer Management LLC, the applicant's engineer, presented a time extension letter to the Township for a 183 day time extension. The Planning Commission and Board of Supervisors will need to address a time extension at the February 2018 meetings due to the new proposed expiration date of March 8, 2018. *Ray Daub made a motion to recommend to the Board of Supervisors to grant the time extension request for Mountain Meadows as a 183 day time extension to March 8, 2018. Laverne Frey seconded the motion. All in favor, motion carried.*

**Camp Calvary:** Time expires September 5, 2017. Camp Calvary presented a time extension letter to the Township for a 180 day time extension. The Planning Commission and Board of Supervisors will need to address a time extension at the February 2018 meetings due to the new proposed expiration date of March 4, 2018. *Gary Deck made a motion to recommend to the Board of Supervisors to accept the time extension letter for 180 days, giving a new date of March 4, 2018. Ray Daub seconded the motion. All in favor, motion carried.*

**Aaron Hoover Dairy Operation:** Time expires October 4, 2017. Plans need to be revised and resubmitted for the Township Engineer's review.

**Royer Annexation-Sketch Plan of Record:** The Township Solicitor reviewed the deeds and made recommendations to the applicant's attorney. The deeds were revised and are now acceptable according to the Township Solicitor. All of the comments in the Township Engineer's letter dated August 2, 2017 have been satisfied. The applicant will bring plans back prior to the Board of Supervisors meeting next Wednesday, August 9 for their signatures. The Planning Commission members did sign the plan at tonight's meeting. The plans still need to be notarized by the applicant. *Laverne Frey made a motion to recommend to the Board of Supervisors to grant conditional plan approval upon the signing of the plans by the Board of Supervisors. Gary Deck seconded the motion. All in favor, motion carried.*

## **New Plans:**

**Nelson Auker Poultry Operation:** This plan was discussed informally at July's Planning Commission meeting. The property is located at 16 Rehrersburg Road and is in the RR District.

The applicant would like to take down two of the existing barns and put up three new barns. The one existing barn he would like to use as a woodshop. A woodshop is not a permitted use. He could use 1,000 square feet of the building and the remaining space would need to be for storage for the residence or the chicken houses. It cannot be utilized for storage for the woodshop. The operation is considered intensive agriculture. Lot size is only 11.27 acres. The maximum building coverage of the lot is 10%. The existing site building coverage is 8.49% and the proposed building coverage is 18.39%.

There are a number of general comments for this plan. The main concern is not having enough building coverage of the lot. The applicant has said that he will discuss securing a drainage easement with the adjoining property owner to the North, which is also his uncle. The applicant will need to obtain 20.5 acres to meet the maximum building coverage. *John Zimmerman made a motion to recommend to the Board of Supervisors to not approve an easement with the adjoining property owner. Instead, the property should be subdivided. Laverne Frey seconded the motion. All in favor, motion carried.*

## **Walk-In Discussions:**

### **Other Business:**

**Met-Ed Rehrersburg Substation:** The Planning Commission members need to make a motion to ratify the informal recommendation made at July's meeting to grant the waiver request for Section 302, Section 602.7 and Section 307.B.1.a. *John Zimmerman made a motion to recommend to the Board of Supervisors to grant the waiver requests for the following sections. Ray Daub seconded the motion. All in favor, motion carried.*

- *Section 302. This section requires submission of plans as a final submission. This plan has been submitted as a preliminary/final plan.*
- *Section 602.7 Monuments and markers. The applicant is requesting the markers to be set per Planning Commission recommendation. The members present discussed having monuments placed in all four corners of the property. The front two monuments are to be concrete and placed on the right-of-way and the back two monuments should be rebar pins.*
- *Section 307.B.1.a. A minimum depth of 48 inches between the bottom of the facility and the seasonal high water table and or bedrock for street runoff. The PA BMP Manual only requires a minimum of 24 inches of separation.*

The Planning Commission members need to make a motion to ratify the informal conditional approval recommended at July's Planning Commission meeting since there was not a quorum. *Ray Daub made a motion to recommend to the Board of Supervisors to grant conditional plan approval based on the conditions listed below. John Zimmerman seconded the motion. All in favor, motion carried.*

- *The conditions of the Township Engineer's review letter dated July 6, 2017.*
- *The placement of monuments placed in all four corners of the property. The front two monuments are to be concrete and placed on the right-of-way and the back two monuments should be rebar pins.*

**Wireless Communication Tower permit fees:** The Planning Commission discussed the permit fees that were purposed by the Township Solicitor. The Township Engineer also stated that it can be difficult to obtain the fees due to the frequent changes of the owner of the towers and the communication users. A suggestion that was made was to contact the property owner to see who is paying them to lease the land. *John Zimmerman made a motion to recommend to the Board of Supervisors to charge the tower owner an annual permit fee of \$500 and the communication user an annual permit fee of \$100. All other fee amounts recommended were acceptable. Gary Deck seconded the motion. All in favor, motion carried.*

**Lanita Specialized Plan:** The Township Engineer has been out to the site regarding the E & S basin. There are issues with the basin holding too much water and it is discharging onto the neighboring property owned by Ray Daub. Geo tests were performed, and the basin should be infiltrating 36 inches per hour. The applicant's contractor stated that there should not be any water leaving the site. There is a meeting scheduled for Friday morning, August 4 between the design engineer, the contractor and the Township Engineer. The Township Engineer is stating that a swale is to be put in on Ray Daub's property.

*Ray Daub made a motion to adjourn the meeting at 9:25 p.m., seconded by Laverne Frey. All voted in favor. The meeting was adjourned.*

Respectfully submitted,

*Heather Claman*

Planning Commission Secretary