

Tulpehocken Township Planning Commission Meeting
August 1, 2019

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

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

John Zimmerman made a motion to approve the minutes from the June 6, 2019 Planning Commission meeting, seconded by Gary Deck and approved unanimously. The Planning Commission meeting for July was cancelled due to lack of business.

Public Comments: None.

Active Plans:

Mountain Meadows Phase II: Time expires September 13, 2019. The Township Engineer stated that he emailed the engineer for this plan to see what the status is with a submission. He is out of the office until August 6. John Zimmerman stated that he spoke to Louie Hurst (developer) and Louie stated that they will be in with a plan within another month or two. A time extension will need to be addressed at the September meeting.

New Plans:

Final Plan for Leonard R. Martin Poultry Operation: This plan is located in both Bethel and Tulpehocken Townships. Only a small portion of the south eastern side of the property is in Tulpehocken and will be undisturbed according to the plan. The Plan proposes three poultry barns and is located on the east side of Bordner Road.

The proposed basin discharge will travel to the Little Swatara Creek which is the boundary line between the Townships. There is a place for Tulpehocken Township Supervisors and Planning Commission to sign the plan. The way the notes reads on the plan, it states that our Township has reviewed the plan. The Township Engineer stated that the Township does not want to be held liable. The Township Solicitor will notify Red Barn stating that if the Board of Supervisor's waive a review, the Township recommends that block be removed and in lieu of execution of a signature block on the plan for Tulpehocken Township waiving land development that a letter from the Township stating its waiver be requested for recording with the Berks County Recorder of Deeds Office.

Robert Sattazahn made a motion to recommend to the Board of Supervisors to grant the requested waiver of Land Development. Seconded by John Zimmerman and approved unanimously.

Walk-In Discussions: None.

Other Business:

John Zimmerman mentioned that the Recreation Grant Study Committee discussed the mandatory dedication process to require the dedication of public land for recreation purposes.

Discussed the Rehrersburg Lions Club. There are only 6 active members. How can the Township help with the Lions Club? The Township could lease the property for a length of time from the Lions Club. This way the

Lions Club could still use the Lions Club grounds and possibly have improvements made to the property. This may help the current members to reach out to others in the community in becoming active members of the Lions Club.

Tulpehocken Township does not have anything as a Township to require a mandatory dedication. Mountain Meadows Phase II is technically under the current ordinance since time extensions have been granted for Phase II which would exempt this development if changes are made to the ordinance. In the current ordinance the developer is required to dedicate land based on acreage. Currently there is room for negotiations. If Phase II comes in with a completely different plan, the time extension doesn't continue, then they would be starting over. No recreation space was given for Phase I.

John Zimmerman stated that it may be very beneficial to have Ann Yost come and meet with the Supervisors and go over a plan. This could be part of the Study Committee expenses as we are looking at following through with a plan.

The Township would want the option for land or money when requiring mandatory dedication. There would be a formula on how to come up with an amount. It could be the Township's discretion to do in lieu of either land or money. If the Township doesn't have a plan in place, it could be difficult in applying for grants. Fees would be collected from commercial, industrial and residential construction. For the residential lots, existing lot of record would not be charged. And for any new residential lots, they could be charged the fee.

Some other options would be to raise the township tax, earned income or charge a head tax.

The Township Solicitor will obtain the Ordinance from Ontelaunee Township and East Coventry Township (Chester County) to compare ideas as well.

Gary Deck made a motion to recommend to the Board of Supervisors to develop an ordinance that is similar to the ordinance that Bethel Township currently and discuss possibly a per capita tax situation to raise annual funds for the Recreation and Parks Fund. Seconded by Robert Sattazahn and approved unanimously.

Robert Sattazahn mentioned that the Township News Magazine had an article regarding increasing the widths of farm equipment vehicles on roads going from 16 feet to 18 feet.

Robert Sattazahn also stated the concern with people not stopping at stop signs and going right through them. Another member stated that he feels that police do not pull people over for going through stop signs like they did years ago.

Robert Sattazahn made a motion to adjourn the meeting at 9:20 p.m., seconded by Gary Deck and approved unanimously. The meeting was adjourned.

Respectfully submitted,

Heather Claman

Planning Commission Secretary