

**Tulpehocken Township Planning Commission Meeting
August 6, 2020**

Present: Planning Commission Members: Robert Sattazahn, Gary Deck, John Zimmerman, Scott Hetrick, Laverne Frey, Beth Kohl, Matt Mack and Heather Claman.

The Planning Commission meeting began at 7:39 p.m. and continued with the pledge to the American Flag.

John Zimmerman made a motion to approve the minutes from the July 2, 2020 Planning Commission meeting, seconded by Robert Sattazahn and approved unanimously.

Public Comments: None.

Active Plans:

Mountain Meadows Phase II: Time expires September 11, 2020. The Township Engineer stated that he spoke to Louie Hurst and he plans to fix the hole on Thistle Court in September or early fall. He plans on doing the joint sealing on the roads as well. He will not be asking for an escrow release, there is enough money in there to redo the roads. Mr. Hurst is going to pay for these repairs on his own, not through the escrow. It was stated that the plan is to submit Phase II plans the end of August or the beginning of September. The engineer he works with, Pioneer Management is very busy and is hoping to have the plan submitted in this timeframe.

John Zimmerman asked about the street lights. The lights will be converted to LED lights. The Township Solicitor has the agreements in process, however the Township would like to wait until the end of the year due to prorating of the lights. The agreements will be presented to the Board of Supervisors at their September meeting.

New Plans: None.

Walk-In Discussions:

Other Business:

Simeon Zook owns 35 Green Street in Mt. Aetna. This is a 35.5 acre farm property. There are currently 4 existing buildings currently used for storage, equipment and layer chickens. Mr. Zook stated that the existing buildings are in need of repair. He would like to replace them with a 5,600 square foot building to house layer chickens. Mr. Zook is requesting a waiver of land development due to the size of the new building.

The Township Engineer had a site visit at the property today. The existing structures are about 36 feet wide and the new building will be 40 feet wide and be placed over existing gravel. He currently has approximately 800 layer chickens, has the eggs picked up once a week, the feed truck delivers every 4-5 weeks and the flock in changed in a year's time. The new building will house 4,000 layer chickens, the eggs will continue to be picked up once a week, the feed truck will deliver approximately every other week and the flock will still be changed once a year.

The increase in the impervious surface is minor. There is about 1,600 square feet building increase over existing gravel. Stormwater will need to be addressed. The building will be turned uphill a bit so that he can get a driveway around the back of the building.

The reason why a waiver of land development is needed is the SALDO states any single building over 4,000 square feet or any combined buildings over 6,000 square feet will require land development.

Mr. Zook is not certain where the Township road ends and his private lane begins. There is another house along Green Street, 25 Green Street. The Township will need to verify this information. There may be a right of way driveway easement needed. The Township will need to watch the entrance from the driveway to Green Street to make sure that the road isn't damaged, especially during construction. The Township needs to verify where the end of the public road actually is, Mr. Zook isn't sure. If the road goes all the way down the property, then an easement would not be needed for the house at 25 Green Street. A bond would need to be obtained from Mr. Zook to ensure that the road isn't damaged and then released after the Township Engineer performs an inspection. If the road ends over by Goose Alley then an easement would be needed.

Freedom Range Hatchery from Reinholds is the company that the eggs are sold to. There was a question on how the eggs are stored for a week's time. Mr. Zook plans on having an insulated box room to store the eggs.

The Township Engineer stated that an E & S plan will need to be done. Anytime there is more than 5,000 square feet of disturbance, a small project E & S permit from the Conservation District. An application was given to Mr. Zook and he was told that he could call and they will help him to complete the application. The E & S permit will be needed prior to a zoning permit being issued. A manure management plan will need to be presented with the zoning application. Additional fencing at the pasture area could be added along the building for Stormwater buffer. The Conservation District may comment on this as well as they like to have stream buffers.

To address Stormwater, he could install a pit by placing 3 feet wide by 1 foot deep stone pit for the runoff from the barn. The area next to the current buildings is flat, however 15 to 18 feet at the bottom portion of the buildings it drops off down to the creek.

Robert Sattazahn made a motion to recommend to the Board of Supervisors to grant the request for the waiver of land development with the conditions listed below, seconded by Laverne Frey and approved unanimously.

- *Stormwater will need to be addressed.*
- *E & S approval from the Conservation District.*
- *Utilities. He is using the same well that is currently being used and there will not be any sanitary going to the new barn. The septic and well will need to be noted on the zoning application.*
- *Exempt from landscaping due to being agricultural.*

- *Access to the property. This will need to be verified as for the location of where the Township road ends and Mr. Zook's private lane starts. An easement or bond may be needed depending on this location.*

Susan Wolfe resides at 85 Teen Challenge Road. She stated that she spoke to the Jackie Hollenbach, the Township Zoning Officer regarding the neighboring 5 acre property located at 73 Teen Challenge Road. This property just sold to a gentleman that owns a Motorsports Company. She has heard that he would like to build a track to run ATV's, dirt bikes etc. on this property. Jackie told Mrs. Wolfe that the Township does not have a noise ordinance. It could be a problem if he has trucks bringing ATV's in because it would then no longer be an accessory use if he is bringing people in. If the owner decides to ride his own ATV, the Township cannot do anything about it. It was stated to keep an eye on things. And if the Zoning Officer receives a zoning application, she is aware of the potential noise concerns, and will be sure to address any issues. It is very difficult for Township's to enforce a noise ordinance due to it being rated by decimals. There would have to be documentation with a noise meter that needs to be calibrated on a regular basis.

Gary Deck asked Beth Kohl if Chris Hartman is working on researching foreign ownership of farmland in Pennsylvania. She was not certain regarding this subject. She will touch base with Chris Hartman.

Laverne Frey made a motion to adjourn the meeting at 8:50 p.m., seconded by Gary Deck and approved unanimously. The meeting was adjourned.

Respectfully submitted,

Heather Claman, Planning Commission Secretary