

**Tulpehocken Township Planning Commission Meeting
December 3, 2015**

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

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

The minutes from the November 5, 2015 meeting were reviewed and approved as written.

Public Comments: None.

Active Plans:

Mountain Meadows Phase 2: No discussion. Time expires March 8, 2016.

Camp Calvary: No discussion. Time expires March 24, 2016.

Laverne & Sandra Frey Poultry: The Township Engineer stated that the plan is ready for conditional approval. The items to be addressed are the financial agreements which the Township Solicitor will have completed prior to the Board of Supervisors meeting on Wednesday December 9. *Scott Hetrick made a motion to recommend conditional plan approval with the conditions of the Ludgate Engineering review letter dated December 2, 2015. Gary Deck seconded the motion. Laverne Frey abstained from voting due to this being his Land Development Plan. All others in favor, motion carried.*

Meadow Springs Meeting House: Time expires January 5, 2016 for this plan.

The applicant's engineer was instructed to see that the Township Engineer gets the architectural plans for the proposed meeting house for review. The plans were not presented for this month's meeting. The Township Engineer will contact the applicant's engineer again so that the plans are at the January meeting.

The Planning Commission would like to see stakes placed every 50 feet along the backside of the property line.

E & S approval is still needed for this plan. The Township Engineer will have a new review for next month's meeting. The cost estimate will be reviewed as well. Improvement agreements will be drafted by the Township Solicitor.

The applicant's engineer presented a time extension letter requesting time to be extended to March 9, 2016. *John Zimmerman made a motion to recommend to the Board of Supervisors to grant the time extension request to March 9, 2016. Laverne Frey seconded the motion. All in favor, motion carried.*

New Plans: None.

Walk-In Discussions: John Schueller was present to discuss building three poultry barns on 84 acres at 9 Summer Mountain Road. Red Barn Consulting sent a letter to the Township requesting a waiver of Land Development and a waiver from Stormwater Management as well. The Township Engineer explained to the applicant that neither one of the waivers can be granted. The Township must enforce Stormwater Management per the state. Any new ground is considered “meadow”. The Planning Commission discussed various options with the applicant to try and preserve “good” farmland. A storage infiltration trench was mentioned as well. The Township is open to ideas and it was recommended to the applicant to discuss options with the Conservation District. DEP requirements supersede Township requirements. And as for Land Development, the Township does normally grant waivers for the Sections listed in the letter, however the Land Development process still needs to occur.

Benjamin Schueller was also present to discuss building three poultry barns at 5324 Four Point Road. Red Barn Consulting sent a letter to the Township requesting a waiver of Land Development and a waiver from Stormwater Management as well. The same information was provided to Benjamin as was to John. The will both discuss their options with Red Barn Consulting and the Conservation District.

Other Business: The Planning Commission members discussed the Avian Flu at this month’s meeting. It was suggested that the Township insert an article in the Merchandiser. The Berks County Department of Agriculture website could be referred to as well for people to contact with questions or concerns. The Township Engineer will contact a poultry representative from The Penn State Extension Lancaster County Office and ask them to write an article that could be published. *John Zimmerman made a motion to recommend to the Board of Supervisors that an article is published in the Merchandiser regarding the Avian Flu. Scott Hetrick seconded the motion. All in favor, motion carried.*

The Planning Commission again discussed the location of new poultry barns and Stormwater Management. The Township Solicitor commented that he can provide a SALDO section from another township for the Planning Commission to review.

Laverne Frey made a motion to adjourn the meeting at 9:31 p.m., seconded by Scott Hetrick. All voted in favor. The meeting was adjourned.

Respectfully submitted,

Heather Claman, Planning Commission Secretary