

**Tulpehocken Township Planning Commission Meeting
December 3, 2020**

Present: Planning Commission Members: Scott Hetrick, Robert Sattazahn, John Zimmerman, Laverne Frey, Chris Hartman, Matt Mack and Heather Claman. Gary Deck was present via Zoom.

The Planning Commission meeting began at 7:31 p.m. and continued with the pledge to the American Flag.

John Zimmerman made a motion to approve the minutes with corrections noted from the November 5, 2020 Planning Commission meeting, seconded by Laverne Frey and approved unanimously.

Public Comments: None.

Active Plans:

Mountain Meadows Phase II: Time expires March 12, 2021. The Township Engineer did reach out to the developer, Louie Hurst, regarding the status of the cracking and settlement on Thistle Court, Met-Ed powering up the street lights and submission of Phase II. Mr. Hurst stated that the PA one call was placed for the repairs for Thistle Court. The excavator said within the next 2 weeks. The street light resolution is executed and it is now up to Met-Ed's now to energize. The electrician was to be there sometime this week to convert the lights to LED. As for Phase II, Pioneer Management, the developer's engineer, stated that the week of December 21, 2020 has been set as the submission date for Mountain Meadows and feels confident that things will come together.

Sketch Plan for Cherry Hill Mennonite School: No time clock for this plan since it is a sketch plan. The Board of Supervisors had discussion at their meeting that an entrance and exit could be made off of Cherry Hill Road, not having anything come off of Teen Challenge Road. There are wetlands off of Cherry Hill Road so if they take the driveway that way, they would need to stay North or South of the wetland area. The Zoning Hearing Board had minimal comments in their decision. One item would be that a protective planting strip must be installed. And another item would be that the school must provide a written copy of the approval for the school from the Pennsylvania Department of Education prior to occupancy.

Sketch Plan for Solitude Farm: This plan could go from sketch plan to final within one year. The sketch plan should be treated like a preliminary plan. DeVon Henne was present to discuss the plan. Plans were emailed to the Township Engineer yesterday. A concern is sight distance. Mr. Henne stated that there will be tree removal. This plan is located along West Four Point Road. The speed limit is 35 mph. The Township Engineer stated that the bank will need to be cut back too. When the final plan is submitted, stormwater calculations will be needed. This

plan may not be required to apply for an NPDES permit. Right now if you have front load lots and each lot supports its own E&S plan. At this point, there will be no shared facilities. Planning module exemption was submitted to DEP. This is due to duplicate testing. Areas that need to be addressed are sight distance, utilities, stormwater and E&S. Mr. Henne stated that they are trying to get as many of the sketch plan issues addressed before the plan could proceed to final. Financial security will be needed for stormwater and E&S. The estate may sell it as a farm with subdivision approval or they may decide to hold onto it and sell off the individual lots. This property is not in clean and green or farm preservation.

Sketch Plan of Record Forry Subdivision: Larry Grybosky from C2C Design was present to discuss the plan. The planning module exemption was submitted to the Township SEO. The plan was submitted to the Conservation District. The Township issued a tentative address of 128 Gravel Pit Road. Sight distance is a concern. It appears that the sight distance goes through the neighbor's yard. What needs to be verified is that the sight distance stays within the right-of-way to get the required 252 feet of sight distance. The concern is if the neighbor puts up a fence or trees, the Township does not have the ability to deny them from doing so and it could become a sight distance issue. Infiltration testing will need to occur close to the bottom of the proposed BMP with appropriate design factor. Mr. Grybosky stated that they are proposing to have it tested before installation to confirm. A deferment request will be needed for this plan since the testing will be done later.

The plan cannot be recorded before the DEP planning module is completed and approved. The Township cannot issue zoning and building permits until the plan is recorded. And the plan cannot be recorded until we get DEP and E&S approval.

This plan will require a deferment from the Stormwater Management Ordinance Section 307B 1 A and B. They will do the testing prior to the system going in and adjust the bottom as necessary. Perc tests and some probes have been done. They are not deep enough to utilize for the stormwater. It is mostly shale. *Robert Sattazahn made a motion to recommend to the Board of Supervisors to accept the deferment from the Stormwater Management Ordinance Section 307B1 A and B. C2C Design would conduct a deep probe and infiltration test for the proposed BMP prior to installation. Seconded by Laverne Frey and approved unanimously.* A written request of deferment will need to be submitted to the Township Office prior to the Board of Supervisors meeting on Wednesday, December 9, 2020.

John Zimmerman made a motion to recommend conditional plan approval based on the Township Engineers review letter dated November 30, 2020 and the required sight distance for the driveway is addressed. The driveway would have to slide North on Gravel Pit Road. If sight distance still cannot be met, the plan will need to come back to the Planning Commission for additional discussion. Seconded by Robert Sattazahn and approved unanimously.

New Plans: None.

Walk-In Discussions: None.

Other Business: John Zimmerman stated that we should be prepared on what to say to the developer of Mountain Mountains when it comes to pay in lieu of land. The Township Solicitor stated that in the ordinance as it presently exists, there is a requirement to dedicate land and to have a portion of that improved and that would form a basis to negotiation for payment in lieu of satisfying the literal regulation in the SALDO. The calculation was over eight (8) acres. What is the monetary value according to the ordinance? There is some speculation on what would be an appropriate number. John Zimmerman stated that the Township should have verification in a document and state what we would like to see as far as money in lieu of land. The Township Solicitor stated that there will be an expense in doing so. It isn't just an appraisal we would also need a professional opinion on the cost of the improvements. Because there is an expense involved in coming up with this figure, the Township could do it first and see how it goes over with the developer or we could have a discussion with the developer upfront and say that this is the process we are proposing, if we pursue this process, will you accept the outcome of that process? That way, the Township would not spend the money without an agreement. John Zimmerman stated that we were promised to see Phase II the beginning of 2020, and still have not seen a revised plan. As a Township we should be proactive and state that if you agree to something, we need to see results in a certain amount of time. The Township Engineer stated that the Lancaster Avenue Pump Station plans have been reviewed with CW Sales and they are talking with the Engineer who designed the Pump Station. We can't submit anything to DEP because they are going to want to know how many lots will be in Phase II. The developer would not be eligible for plan approval without the pump station being resolved.

John Zimmerman stated that the Recreation Board would like to see a gazebo in Mountain Meadows and mentioned about a walking path along the green area around the basin.

NPDES requirements changed since the NPDES permit was issued and they needed to put soil amendments on the lots in Phase I.

A concern was mentioned with the King Poultry Operation on Host Road has manure that burns on a regular basis. It has a very foul odor. The manure is pushed to the end of the barn and if it does catch on fire, Mr. King pushes manure on top of it to smother it. It will sometimes smolder for a while.

Laverne Frey made a motion to adjourn the meeting at 8:28 p.m., seconded by Robert Sattazahan and approved unanimously. The meeting was adjourned.

Respectfully submitted,

Heather Claman, Planning Commission Secretary