

**Tulpehocken Township Planning Commission Meeting  
February 4, 2016**

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

The Planning Commission meeting began at 7:36 p.m. and continued with the pledge to the American Flag.

The minutes from the January 7, 2016 meeting were reviewed and two corrections were noted, under other business, the second sentence states Kevin did except the request and it should be Kevin did accept the request. And in the third paragraph under other business, the last sentence should state "It was mentioned that the article could be place in the Merchandiser." The minutes were approved as amended.

**Public Comments:** None.

**Active Plans:**

**Mountain Meadows Phase 2:** Time expires March 8, 2016. Pioneer Management LLC, the applicant's engineer, presented a time extension letter to the Township for a 183 day time extension. In the letter it stated that the developer has indicated contemplating the continuation of Phase 2 Preliminary Plan. This is due to continuing slow home sales. *John Zimmerman 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 September 7, 2016. Scott Hetrick seconded the motion. All in favor, motion carried.*

John Zimmerman mentioned that the Township needs to get some kind of commitment from the developer, Louie Hurst for a recreation area. The developer may consider revisiting the plan later in the year according to Jim Henke from Pioneer Management.

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

**New Plans:**

**Glen Hoover Dairy Operation:** The proposed plan is located at 143 Greble Road on a 148 acre parcel in the Effective Agricultural Preservation (EAP) and Environmental Protection (EP) zoning districts. This project contains a freestall barn, special needs barn, milking center, heifer barn, future calf barn and a concrete manure tank. There will be approximately 100 head of cattle. The Township Engineer would like the septic for the house shown on the plan. The Planning Commission members discussed monument placement. They would like two (2) placed along Greble Road. One in each of the parcel corners. The driveway entrance will need to be improved and have paving from the right-of-way back the driveway. The applicant will need to stabilize the driveway due to milk trucks entering on a regular basis. The milk trucks should utilize the driveway off of Greenville Road not Greble Road. The applicant should post signs for the trucks to go Greenville Road.

The applicant should also address the run off from water softener that is crossing the road. Mr. Hoover stated that he will take care of this issue.

The Stormwater Management with this project should have a 30-35% reduction in the basin area with the Conservation District.

Red Barn Consulting Inc. submitted the following waiver requests:

- Section 302. Since this land development plan is minor in scope, and no facilities are being offered for public dedication, a waiver request is submitted to combine this plan as a preliminary/final plan. *Scott Hetrick made a motion to recommend to the Board of Supervisors to grant the waiver request for Section 302. John Zimmerman seconded the motion. All in favor, motion carried.*
- Section 303.1.B. This section requires the plan to provide precise bearings and distance for the entire tract and all boundaries. Hershey Surveying Inc. will be establishing two monuments per the Township. *Laverne Frey made a motion to recommend to the Board of Supervisors to grant the waiver request for Section 303.1.B. Scott Hetrick seconded the motion. All in favor, motion carried.*
- Section 303.1.L. This section pertains to the requirement of providing a certificate of Accuracy to be signed and sealed by a surveyor. This plan will have the monuments set by an established registered surveyor. Hershey Surveying Inc. will review and certify the Deed Plot prior to final plan approval. *Scott Hetrick made a motion to recommend to the Board of Supervisors to grant the waiver request for Section 303.1.L. John Zimmerman seconded the motion. All in favor, motion carried.*
- Section 307.B.1.a Minimum 48 inch limiting zone. They will be following the PA BMP Manual requirements. *John Zimmerman made a motion to recommend to the Board of Supervisors to grant the waiver request for Section 307.B.1.a. Laverne Frey seconded the motion. All in favor, motion carried.*

### **Lanita Specialized Final Plan:**

This plan will need to have the proper PennDot permits and E&S approval prior to the recording of the plans. The Township Solicitor will prepare an agreement for if and when an additional sewer EDU would be required based upon water readings prior to final plan approval.

Monuments placement will be included in the escrow. The applicant's Engineer will provide the cost estimate to the Township Engineer within the next week.

*Laverne Frey made a motion to recommend to the Board of Supervisors to grant conditional final plan approval with the conditions listed below. Scott Hetrick seconded the motion. All in favor motion carried.*

- *Ludgate review letter dated February 1, 2016.*
- *Financial security and agreements.*

- *Blanket easement on plan to state that Tulpehocken Township has the right to enter but not the duty. This note will hold the Township harmless with regards to directing drainage onto the adjoining lot*
- *Obtain Penn Dot permits.*
- *Obtain E & S approval from the Berks County Conservation District.*

### **Walk-In Discussions:**

John Schueller and Red Barn Consulting were present to discuss the three poultry barns on 84 acres at 9 Summer Mountain Road. There will be a formal review of the plan at the March meeting. There are Stormwater basin changes since the last time they were here. There was discussion on placement of the barns. They are proposing to place them on the high point of the property to minimize the cut fills. There are wetlands below the barns. The basins will drain to the Millcreek tributary and will drain within 36 hours. The NPDES permit will require 72 hours. There will be vegetative swales between the barns. The applicant will be required to mow along the building edges. The underground infiltration is not favorable due to the dust from the poultry operation. There will be a compost shed in the back. The property line along the driveway will be surveyed by Hershey Surveyors Inc. and they will set pins. The Planning Commission would like to see monuments placed along the road right of way at Cherry Tree Lane and another one placed along the driveway at barn number three.

Benjamin Schueller and Red Barn Consulting were present to discuss the three poultry barns at 5324 Four Point Road. There will be a formal review of the plan at the March meeting. There are currently two existing barns that are used for hay storage. They are planning on using the existing driveway for truck access. A recorded easement will be needed since the driveway goes through the front parcel to the parcel that the proposed barns will be located. This will be needed in case the front property would ever be sold, access to the back property could become an issue. The Township Solicitor will draft this easement. There is a gas line on the property, however it should not be an issue for this project. There are wetlands between the gas line and the proposed barns. There is a large manure storage area for exporting the manure. The Stormwater basin will be reduced in size after meeting with the Conservation District. There is a proposed garage on the plan. The Township Engineer commented that there should be a note on the plan that there is no water or living quarters in this structure. The Planning Commission would like to see concrete monuments placed at all four corners of the property.

### **Other Business:**

The Township Solicitor, Attorney Hartman presented an Agricultural Land Development Voluntary Site Analysis Sketch Plan Checklist for the Planning Commission to review and discuss. The Planning Commission members would like to include the following two (2) items on the checklist.

- The applicant to list the Animal Equivalent Units (AEU) calculation. This is to determine if the proposed project would be Intensive Agriculture.
- Aerial photograph of the proposed project. Google Earth Pro was mentioned as a good source to utilize.

*Scott Hetrick made a motion to recommend to the Board of Supervisors to send out the revised Agricultural Land Development Voluntary Site Analysis Sketch Plan Checklist to Team Ag, Red Barn, Diehm & Sons and Matthew & Hockley who may have future agricultural plans in the Township. John Zimmerman seconded the motion. All in favor, motion carried.*

The Planning Commission reviewed the Avian Influenza flyer. They were pleased with the layout, however they would like it to state that the information was provided by Tulpehocken Township. The Planning Commission Secretary will relay the information to the Township Secretary to contact the Merchandiser to see if this can be added before it is published.

John Zimmerman commented on the street lights not being used in Mountain Meadows. With the sale of homes in the development, it may be a good idea for the lights to be on. The roads are not dedicated to the Township due to Phase 1 still being developed. The Township will have to add the lights to the street light district at that time.

*Laverne Frey made a motion to adjourn the meeting at 10:28 p.m., seconded by Scott Hetrick. All voted in favor. The meeting was adjourned.*

Respectfully submitted,

Heather Claman, *Planning Commission Secretary*