

Tulpehocken Township Planning Commission Meeting
February 2, 2017

Present: Robert Sattazahn, Laverne Frey, John Zimmerman, Ray Daub, Michelle Mayfield, Matthew Mack and Heather Claman.

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

The minutes from the January 3, 2017 meeting were reviewed and approved as written.

Public Comments: None.

Active Plans:

Mountain Meadows Phase 2: Time expires March 8, 2017. Additional discussion regarding recreation space under other business.

Camp Calvary: No discussion. Time expires March 19, 2017.

New Plans:

Larry Dean Martin Poultry Plan (4th barn): The location of this plan is 7 Cherry Hill Road, The plan has 3 existing poultry barns, a single family home, and 6 single family lots along Lions Park Drive. The applicant is proposing one additional poultry barn and an 80 by 100 foot equipment building. The plan shows that the existing basins will be amended.

The Township Engineer would like to review a copy of the nutrient management plan. There is a concern with the animal unit calculation. The land area will be increasing, however the weight of the broilers decreased from the previous plan.

The Planning Commission discussed Section 602.11 landscaping plan. They do not feel that a landscaping plan would be needed since it is next to the sewer treatment plant.

A couple of general comments mentioned by the Township Engineer were the discharge pipe coming out of the basin. There is a concern with water laying along the existing road. A meeting between the applicant, the Township Engineer and the Road Master will occur next week.

John Zimmerman made a motion to recommend to the Board of Supervisors to grant the waiver request for Section 205 and Section 307.B.1.a. Laverne Frey seconded the motion. All in favor, motion carried.

- *Section 205. This section requires submitting a preliminary plan for approval ahead of submitting a final plan. A modification of this section is being requested due to the plan being minor in scope and no new utilities or streets are being offered for public dedication.*

- *Section 307.B.1.a. A minimum depth of 48 inches between the bottom of the facility and the seasonal high water table and or bedrock for street runoff. Testing was completed for the infiltration facility of this plan the results provided a minimum of 24 inches of separation. The PA BMP Manual only requires a minimum of 24 inches of separation.*

John Zimmerman made a motion to recommend to the Board of Supervisors to grant conditional preliminary/final plan approval based on the conditions listed below; Ray Daub seconded the motion. All voted in favor, motion carried:

- *The conditions of the Township Engineer's review letter dated February 2, 2017.*
- *New improvements agreements drafted by the Township Solicitor.*
- *Updating the existing stormwater agreements.*

Walk-In Discussions: None.

Other Business:

John Zimmerman mentioned a concern with tractor trailer trucks going over the bridge on Salem Church Road. Is there anything the Township can do to keep the trucks from going on that road? The Township Engineer stated that there would need to be a place for the trucks to turn around or give them another route option.

John Zimmerman discussed the recreation meeting held on January 19, 2017. Robert Sattazahn, Gary Deck and John Zimmerman were in attendance from Planning Commission. The DCNR Regional Manager, Lorne Possinger, was also there. He stated that he feels that we should apply for a planning and development of open spaces grant and discuss this grant with neighboring municipalities (Jackson, Bethel, Marion and Jefferson) to see if they are interested in partnering with our Township. John Zimmerman also spoke to Shannon Rossman at the Berks County Planning Commission. She stated that there isn't any funding on the county level, however she would assist the Township in any way with information. Troy Lape from the Recreation Board commented that he could talk to one of the Bethel Township Supervisors.

Lorne Possinger mentioned fracking funds. We may want to consider talking to local businesses.

The deadline for the Open Spaces Grant application to be submitted is April 16, 2017. The Township Engineer stated that PSAT's may be another source to obtain information for recreational spaces as well. The Township Engineer also offered to produce a simple plan to submit with the application. The Township should think about who we are looking to create this recreation space for. The older generations, younger generations or both. The Township would not get funds for the Lions Clubs due to being private organizations according to Lorne Possinger.

The Planning Commission Secretary reached out to Louie Hurst, the Developer for Mt. Meadows. Mr. Hurst stated that he could attend either the Planning Commission meeting April 6 or the Recreation Board meeting on April 20. The Planning Commission would like Mr. Hurst

to attend their meeting on April 6. The Planning Commission Secretary will relay this information to Mr. Hurst.

Robert Sattazahn mentioned to the other members that John Zimmerman is now a member of the Recreation Board.

The Planning Commission Secretary handed out flyers for the members for upcoming classes at Albright College. There is a PA Land Use Institute Class on March 4. A Subdivision and Land Development Review Course March 9, 16 and 23. And a Zoning Basics Course May 18, 25 and June 1. Any Planning Commission member who would like to attend any of the classes, should contact the Township Office by February 20, 2017.

Ray Daub made a motion to adjourn the meeting at 8:49 p.m., seconded by Laverne Frey. All voted in favor. The meeting was adjourned.

Respectfully submitted,

Heather Claman

Planning Commission Secretary