

**Tulpehocken Township Planning Commission Meeting
February 7, 2019**

Present: Planning Commission Members: Robert Sattazahn, Laverne Frey, John Zimmerman, Gary Deck, Michelle Mayfield, Matt Mack and Heather Claman.

Absent: Scott Hetrick.

The Planning Commission meeting began at 7:32 p.m. and continued with the pledge to the American Flag.

The minutes from the January 3, 2019 meeting were reviewed and approved as written.

Public Comments: None.

Active Plans:

Mountain Meadows Phase II: Time expires March 11, 2019. Pioneer Management LLC, the applicant's engineer, presented a time extension letter to the Township for a 186 day time extension. *John Zimmerman made a motion to recommend to the Board of Supervisors to grant the time extension request for Mountain Meadows as a 186 day time extension to September 13, 2019. Seconded by Robert Sattazahn and approved unanimously.*

Camp Calvary: Time expires February 27, 2019. This plan will still need an amended NPDES permit due to the increase in the impervious area. E & S approval will also be required. All original notes that were on the Larson Design Group Plan dated May 21, 2009 (last revised September 3, 2010) need to be documented on the revised plan. Brian Walberg from Camp Calvary was present to discuss the plan and answer any questions the Planning Commission may have had regarding this plan.

Camp Calvary presented a time extension letter to the Township for a 180 day time extension. *Robert Sattazahn made a motion to recommend to the Board of Supervisors to accept the time extension letter for 180 days, giving a new date of August 26, 2019. Seconded by Gary Deck and approved unanimously.*

The applicant's engineer submitted a waiver request for Section 307.B.1.a-Limiting Zone Separation. This section requires a minimum separation of 48 inches between the soil limiting zones and the bottom of the infiltration facility. There will be a basin constructed with a porous planting soil mix and a rain garden seed mix to enhance water quality of the runoff through filtration and biological treatment. *Gary Deck made a motion to recommend to the Board of Supervisors to accept the waiver request for Section 307.B.1.a. Seconded by John Zimmerman and approved unanimously.*

The applicants engineer will revise the plans and come back to the Planning Commission in the near future.

New Plans:

Hope Mennonite Church Annexation: This plan is located at 61 Strausstown Road (known as Lot 1) This annexation is located in the Effective Agriculture Preservation zoning district (EAP). They are annexing 2 acres (Lot A) onto the church parcel (Lot 1).

A 100 foot setback should be shown around the Environmental Protection (EP) overlay for the residue lot. The applicant's surveyor stated that he is not comfortable showing this on the plan. The Township Engineer stated that unmapped streams or canal have a 50 foot floodway setback from top of bank per DEP regulations and 50 foot could be added down through there as the easement as a compromise. The applicant's surveyor stated that he would be happy to show that on the plan.

The applicant's surveyor, DeVon Henne stated that Upper Tulpehocken Township relinquished their right to review. The Township Engineer stated that we would like a letter showing this. The Township Solicitor stated that the Berks County Planning Commission should be contacted to see what they are requiring whether it is a signature block or a letter from Upper Tulpehocken Township.

Still waiting for a review from the Berks County Planning Commission as well.

There is an existing concrete monument on the one corner along the right-of-way, they are proposing to place another concrete monument on the other corner along the right-of-way, there is a concrete monument on the west side along the boundary and they are also proposing iron pins in the back 2 corners of the lot.

The Township Solicitor will need to review and let the applicant's surveyor know if he will need to survey the entire tract and have the residue lot be given a new deed to describe the remaining acreage.

The Township has been working with prior applicants who have existing ponds on the property to secure an access easement for use by the fire company. The applicant's surveyor will relay this information to the applicant.

The applicant would need to post a \$500 escrow to ensure that the annexation parcel is recorded. Once the Township has been given proof of recording, the escrow money will be returned to the applicant.

Walk-In Discussions:

Bert Nye from Red Barn Consulting was present to discuss a proposed poultry operation for David G. Martin located at 32 Bordner Road. Mr. Martin is doing some estate planning and subdivide the 253 acre farm into 3 parcels. There are 3 proposed poultry barns to house broiler chickens for Freebird. Red Barn Consulting stated that the Agriculture Preservation District said they will only allow 2 lots to be subdivided. Red Barn and the applicant will need to discuss how they want to continue with only 2 parcels. There are wetlands around the farm so they will be moving a lot of dirt where they are proposing the location of the poultry barns.

There is a pond on this parcel as well. They should consider allowing fire access to the pond. An access easement would need to be drafted.

The NPDES permit has already been submitted.

The Township SALDO normally requires easements to be described around all of the wetlands and streams and with this plan there are so many wetland pockets that Red Barn Consulting would like to know if they could just do a blanket note to cover this section. This will be presented to the Township Solicitor to see if this notation would be acceptable.

A formal plan may be presented for next month.

Other Business:

The Planning Commission needs to re-affirm the TW Construction plan due to conditional approvable being given at the Board of Supervisors meeting on October 10, 2018. The Township still needs the Letter of Credit and the Township Solicitor still needs to review a new consolidated legal description. *John Zimmerman made a motion to recommend to the Board of Supervisors to re-affirm the TW Construction plan. Seconded by Robert Sattazahn and approved unanimously.*

Gary Deck made a motion to adjourn the meeting at 8:55 p.m., seconded by John Zimmerman and approved unanimously. The meeting was adjourned.

Respectfully submitted,

Heather Claman

Planning Commission Secretary