

**Tulpehocken Township Planning Commission Meeting
January 2, 2020**

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

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

Reorganization for 2020: Robert Sattazahn made a motion to nominate Scott Hetrick for Chairman of the Tulpehocken Township Planning Commission Board. Seconded by John Zimmerman. Four (4) Planning Commission members voted yes, Scott Hetrick abstained. John Zimmerman made a motion to nominate Laverne Frey as Vice-Chairman. Seconded by Gary Deck. Four (4) Planning Commission members voted yes, Laverne Frey abstained. Robert Sattazahn made a motion to close the nomination. Seconded by John Zimmerman.
Reorganization for 2020, Scott Hetrick was declared the Chairman of the Tulpehocken Township Planning Commission Board and Laverne Frey was declared the Vice-Chairman of the Tulpehocken Township Planning Commission Board.

Laverne Frey made a motion to approve the minutes from the December 5, 2019 Planning Commission meeting, seconded by John Zimmerman and approved unanimously.

Public Comments: None.

Active Plans:

Mountain Meadows Phase II: Time expires March 11, 2020. The Township Engineer stated that the developer submitted the new Lancaster Avenue Pump Station design for review. The developer also posted a \$5,000 escrow to cover the engineering review.

Gary Deck commented that he attends meetings through the Center of Excellence of Berks County. It was stated that the average cost to build a home in Berks County is \$330,000.

The Township has an expired Act 167 because the County hasn't renewed this. The ordinances that are in place don't match between the County and DEP.

New Plans: None.

Walk-In Discussions:

Other Business:

Steven Younker is proposing a 40 x 120 (4,860 square foot) calf barn on his 59.83 acre property located at 5133 Four Point Road. He would like to consolidate the individual huts and stand-alone weening pens to one barn. The number of animals is not increasing and he is not proposing to add additional paving. He plans on taking the top layer of topsoil off of the area and will be putting grass in the area where the existing calf huts and weening pens are currently.

Since he would be only be disturbing the area where the hoop building is placed, placing straw bales and planting grass, E & S may not be needed. He may also be exempt from Stormwater

through House Bill 1486 (hoop building) if so, nothing would need to be done. If he isn't exempt, the minimum requirements would be trenches. The Township Engineer will review and determine if anything will be required.

The waiver of land development is being requested due to not having any utilities, septic or water going to the building. There will not be any new driveways. Stormwater and E & S will be addressed accordingly as stated above.

John Zimmerman made a motion to recommend to the Board of Supervisors to grant the waiver of land development with the following conditions. Seconded by Robert Sattazahn and approved unanimously.

- *Agrees to do Stormwater if not exempt*
- *Agrees to place hay bales in at the bottom portion of where the soil is planted and make sure it becomes stabilized.*

The Township Engineer will review the need for E & S and Stormwater and be in contact with Mr. Younker. If the Board of Supervisors grant the waiver of land development at their meeting January 6, 2020, the Township Engineer will have the Zoning Officer issue the zoning permit and it will include the sketch provided and show the hay bales all along the berm.

John Zimmerman questioned what has been promoted in the Township for high rises. The Township Engineer stated that the Township Comprehensive Plan promotes future development. Since the Township doesn't have public water, it limits the restrictions. We need to be prepared for future growth if the warehousing jobs pick up at some point.

John Zimmerman also discussed stop sign issues. There are still issues with people driving through the Stop signs at the intersection of Woleber Road, Greble Road and West Market Street. He has been told that since the stop signs are not certified, the court will dismiss the charges. If the stop signs are not put in by ordinance properly by having a study performed or engineering judgement, they are not certified. This particular intersection, the stop signs were done by ordinance. The Township traffic ordinance would need to be reviewed and possibly updated. John stated that there is high volume at this intersection between 5:30 am and 7:30 am. *The Township Solicitor will review the traffic ordinance to verify that this particular intersection is listed.* Another idea was parking a police car in the Mt Aetna Mennonite Church parking lot and place a dummy in it.

Mountain Meadows streets are not dedicated at this time, so the police cannot enforce if people are driving through the stop signs in the development. Before dedication, a study would need to be performed to certify those stop signs.

Laverne Frey made a motion to adjourn the meeting at 8:25 p.m., seconded by Robert Sattazahn and approved unanimously. The meeting was adjourned.

Respectfully submitted,

Heather Claman, Planning Commission Secretary