

**Tulpehocken Township Planning Commission Meeting
July 2, 2015**

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

The Planning Commission meeting began at 7:37 p.m. and continued with the pledge to the American Flag.

Public Comments: None.

Active Plans:

Mountain Meadows Phase 2: No discussion. Time expires September 10, 2015.

Camp Calvary: No discussion. Time expires September 25, 2015.

Sketch Plan of Record for Keller Annexation:

The Planning Commission discussed the possibility of additional lots on this subdivision. The Township Engineer stated that there could possibly be 2 additional units, however the slope for those units would be very steep. The following notes on the plan outline the use of the developmental units:

- Note #12. The four development units recognized for the residue are recognized because said units were allocated to Lot 2 of the Paul E. and Julia E. Keller Subdivision recorded with the Office of the Berks County Recorder of Deeds. The residue of the Sketch Plan of Record for Paul E. and Julia E. Keller Annexation, together with Annexation Lot A of the Sketch Plan of Record for Paul E. and Julia E. Keller Annexation, together, comprised Lot 2 of the Paul E. and Julia E. Keller Subdivision. The Township is not recognizing the four development units for Lot 2 pursuant to a calculation of development units based on gross area.
- Note #13. Allocation of development units to the residue on Sketch Plan of Record for Paul E. and Julia E. Keller Annexation does not guarantee that development of all of those units is feasible. Any development of the units shall comply with all applicable federal, state and Township regulations.

The Township Engineer commented on the Berks County Planning Commission letter. The BCPC made note that there is a Host Cave on the western portion of this site. A Host Cave is a small cavern with deep pools in its lower-most passages. It was noted that the BCPC recommended that a Nature Heritage Inventory search be performed to ensure that the Host Cave site will not have an impact on the proposal. The applicant's Surveyor commented that the cave will not be impacted by this proposal. The Township Engineer would like a copy of the Nature Heritage Inventory search for the file.

Ray Daub made a motion to recommend to the Board of Supervisors to grant conditional plan approval. Scott Hetrick seconded the motion. All in favor, motion carried. The conditions are as follows:

- *Provide a copy of the proposed deed from Paul Keller to his son Jeffrey Keller and a consolidation deed to the Board of Supervisors for their review as well as the Township Solicitor.*
- *The applicant's surveyor, DeVon Henne will provided a revised sheet 2 to note the building setbacks on the plan. This is due to sheet 1 being notarized. Mr. Henne will see that this is done prior to the Board of Supervisors meeting on July 8, 2015.*

Lanita Specialized Preliminary Plan:

The Township Engineer reviewed comments in his review letter dated July 2, 2015. The following are some of the zoning comments.

- Section 748.036. List hours of operation on the plan. The office hours are 7:30 a.m. to 5:00 p.m. There are trucks that do come back during overnight hours as well. Security lighting was discussed.
- Section 1043.02. Review parking counts. They currently have 9 office employees and are not planning on adding to that at this time. There are 28 parking spaces on the plan because they want to utilize the area that they have on the proposal.

SALDO Sections of discussion.

- Section 301.1O. Identify all wells within the subdivision and within 100 feet of the subdivision boundary. The neighboring well is in close proximity to the proposed infiltration basin. This will need to be looked at closely so that no contamination of the well will occur.
- Section 302.5D7. Water supply, sanitary and or storm sewers with the size and material of each indicated need to be noted. Also details on how the sanitary lateral connects in the existing manhole needs to be provided.
- Section 501.2M.3.b. Commercial and industrial subdivisions shall provide paved parking areas. They are proposing gravel parking at this time. A waiver for this section will be required.
- Section 501.2Q.4. Erosion and Sedimentation Guidelines. Please include an E&S Plan. There are concerns on how the sediment and runoff will be handled during construction onto any of the adjoining properties and also onto Route 501.
- Section 501.2Q.5. Solid Waste Management. The Township Engineer stated that the Planning Commission should review if screening of the dumpster is needed behind the shop area 2. The plan doesn't propose a fence behind this building. There will be other buildings that will act as a screening. The Planning Commission is fine with this.
- Section 602.11 Landscaping Plan. This should be furnished for the approval by the Township as the kind, size and location of planting. The Township Engineer stated that the Planning Commission should evaluate the proposed landscaping. The members recommended using different types of trees in case of disease. Also, a green giant tree was recommended as it can grow as high as 30 feet. It is in the Cypress family.
- Section 602.12 Buffering. A buffer strip, within which shall be installed a vegetative screen, should be required along the boundary of any lot upon which an industrial or commercial use is initiated. The minimum width of the buffer strips shall be twenty feet. A waiver of the 20 feet width would need to be requested. The applicants Engineer stated that at waiver to reduce to 10 feet will be presented.

Additional EDU's will need to be purchased The Township will require 2 meters to monitor the sewage usage and they will be billed for the amount used.

Should a fence be required around Basin 2? There was discussion that an improvements agreement could be drafted to state that they will monitor how the pond functions, if it drains well, the Township can then release escrow amount. If not, a fence should then be installed around Basin 2.

Stormwater Sections of discussion.

- Section 307.B.1.a. A minimum depth of 48 inches between the bottom of the facility and the seasonally high water table. They are waiting for the soil test results. They will probably be asking for a waiver of this section.

- Section 307.C.3. Design the size of the infiltration bed for the required storm volume based on the percolation rate test. Several infiltration tests were conducted above the proposed infiltration bed elevation. At least 2 need to be performed at the surface.
- Section 403.B.19. A fifteen foot wide access easement around all stormwater management facilities that would provide ingress to and egress from a public right-of-way. The applicant's Engineer will present a blanket easement for the Township Solicitor to review.

The existing stormwater design doesn't allow either basin to install an under-drain because the outlet pipe is higher than the bottom of the basin. The Township's experience is that it is very difficult to get any seed established if there is standing water in the basin. The plant material does help with taking up some of the volume and preventing the bottom from becoming blocked.

Time expires August 5, 2015. *John Zimmerman made a motion to recommend to the Board of Supervisors to grant the time extension request for Lanita Specialized to November 11, 2015, the day of the Board of Supervisors meeting. Ray Daub seconded the motion. All in favor, motion carried*

New Plans: None.

Walk-In Discussions: Mike Marlow was present from Dieffenbachs. They want to get this project started shortly. The Township Zoning Officer, is currently holding the zoning until the bond is posted. Chris Hartman stated that he will be drafting a letter to Dieffenbachs with the following 4 conditions that need to be completed:

- the easement with the adjoining property owner, Oscar Manbeck
- posting the \$25,000 bond to the Township
- an agreement for the bond (Chris Hartman will be drafting this) and will have Matt review then forward to Dieffenbachs.
- the easement for the backup system

The only item the Board of Supervisors will need to do is sign the agreement for the bond.

Durrell Nolt from Country Side Fuel as present to discuss the possibility of relocating the fuel business to 2 other potential parcels. Both potential parcels are in the Industrial & Commercial Zoning District in the Township. The first one is 24.49 acres along Route 419 (between the mushroom house apartments and ARC Metal Roofing). This property is owned by Joseph Giorgio. And the other parcels are behind the Sunoco Gas Station on the corner of Route 419 and Four Points Road. There are 3 separate parcels that they may be interested in. 2.23 acres owned by Joseph Giorgio. And two parcels owned by Dalton Zimmerman. One is 2.68 acres and the other is 7.03 acres. . The reason that they are considering this is because they are looking to help with growth and operations of the business. They would like to combine their two locations into one location. One of the locations is on Host Road and another in Richland (the old Carlos Leffler facility). The Host Road facility has the office (9-10 employees) and the transferring of the gas/oil from trailer to tanker. The Richland location is leased and is used for washing the trucks and repairs. The Township Engineer commented that they should present a Sketch Plan to the Planning Commission with some details for feedback. It was also mentioned that they will need a HOP permit (highway occupancy permit) for any of the locations and to install a concrete pad as they did at the Host Road facility.

Other Business: Ray Daub mentioned that the guide rail that was recently placed on the corner of Lancaster Avenue and Hunsicker Lane in Mt. Aetna could be a pedestrian issue. The radius in front of the foot bridge will make it hard to go around and may deter the residents from using the foot bridge. The Planning Commission would like to know if there is other way that the guide rail can end at the sidewalk

so residents can walk straight along Lancaster Avenue. The Township Engineer mentioned that Lester Feick, the Township Road Master, may have a contact at PennDot that could help with this situation. The Planning Commission Secretary will notify the Road Master of this concern.

John Zimmerman commented that there are buildings going up at Camp Calvary. The Township Engineer was not aware of this and will do a site visit within the next week or so.

Scott Hetrick made a motion to adjourn the meeting at 9:29 p.m., seconded by Laverne Frey. All voted in favor. The meeting was adjourned.

Respectfully submitted,

Heather Claman, Planning Commission Secretary