

**Tulpehocken Township Planning Commission Meeting
July 7, 2016**

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

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

The minutes from the June 2, 2016 meeting were reviewed and approved as written.

Public Comments: None.

Active Plans:

Mountain Meadows Phase 2: No discussion. Time expires September 7, 2016.

Camp Calvary: No discussion. Time expires September 20, 2016.

Ben Schueller Poultry Plan: Time expires August 30, 2016. The Township Engineer reviewed his letter dated July 5, 2016 and the plan basically needs the financial agreements and stormwater agreements. *Laverne Frey made a motion to recommend to the Board of Supervisors to grant conditional preliminary/final plan approval with the following conditions. Scott Hetrick seconded the motion. All in favor motion carried.*

- *The conditions listed in the Ludgate Engineering letter dated July 5, 2016*
- *A license to the Township for fire access to the ponds when needed.*
- *An access easement for across the front property to benefit the back property. A metes and bounds description should be prepared by Hershey Surveyors.*

New Plans: None.

Walk-In Discussions: None.

Other Business:

The Planning Commission reviewed the Zoning Hearing Board Application for Samuel Lapp for a special exception use variance from Sections 1150, 1026, 834 of the Tulpehocken Township Zoning Ordinance of 2013, as amended, to allow a dog kennel on the lot located at 36 Camp Swatara Road, Tulpehocken Township, said property being situated within the EAP – Effective Agricultural Preservation District.

Based on reviewing the application, the Planning Commission made a recommendation to the Zoning Hearing Board to reject the application as presented because it does not meet the 200 foot setbacks required in the Zoning Ordinance. To meet the 200 foot setbacks from the property lines, the kennel would need to be placed in the center of the parcel. If the application is amended to include a variance for the setback, the Planning Commission recommends to the Zoning Hearing Board that the setbacks should be enforced due to the noise of the kennel. Another condition would be that the applicant submit a landscaping and screening plan for the

Planning Commission to review and give their recommendations to the Township Zoning Officer. The Planning Commission recommends that the Zoning Hearing Board should incur that there is a state license for the kennel from the Department of Agriculture prior to obtaining a zoning permit. *John Zimmerman made a recommendation to the Zoning Hearing Board to reject the application request with the above mentioned recommendations. Scott Hetrick seconded the motion. All in favor, motion carried.*

John Zimmerman stated that there are a couple concerns with the Glen Hoover Dairy Plan. Primarily the lane off of Greenville Road. The berm on the side of the road to prevent trucks going into the mud is not wide enough, the out lane should have a drain pipe installed because the trucks are making ruts and since this is going to be a permanent entrance and exit, the lane should be stabilized better than it is now. The Township Engineer will do a site visit to address these concerns.

The Township Engineer stated that the Mervin Martin Poultry Plan and Joseph Halteman Dairy Plan both have appealing concrete entrances to the farms.

Gary Deck mentioned attending the MS4 meeting and stated that Tulpehocken Township should be exempt from the MS4. They are basically mapping outfalls into bodies of water. The Board of Supervisors will need to apply for a waiver for the MS4 through DEP.

The Planning Commission reviewed the Bethel Township Comprehensive Plan. *Laverne Frey made a recommendation to the Bethel Township Board of Supervisors to not zone for any residential development along the Bethel/Tulpehocken Township lines in order to make agriculture easier here in Tulpehocken Township since our Township is primarily an agricultural Township. Scott Hetrick seconded the motion. All in favor, motion carried.*

Gary Deck made a motion to adjourn the meeting at 9:04 p.m., seconded by Scott Hetrick. All voted in favor. The meeting was adjourned.

Respectfully submitted,

Heather Claman, *Planning Commission Secretary*