

**Notes for Tulpehocken Township Planning Commission
July 6, 2017**

Present: Robert Sattazahn, Scott Hetrick, John Zimmerman, Chris Hartman, Matt Mack and Heather Claman

Members absent from the meeting: Ray Daub, Gary Deck and Laverne Frey.

Informal discussion began at 7:31 p.m. and continued with the pledge to the American Flag.

The minutes from the June 1, 2017 meeting will be approved at next month's Planning Commission meeting. There is no quorum for this evening and no formal action will be taken.

Public Comments: None.

Active Plans:

Mountain Meadows Phase 2: Time expires September 6, 2017. No discussion.

Camp Calvary: Time expires September 5, 2017. No discussion.

New Plans:

Met-Ed Substation Preliminary/Final Plan: Greg Koral, from Met-Ed and Michael Scarborough, from JDB Engineering Inc were present to discuss this plan. This plan is located along Wintersville Road and will be issued an address of 51 Wintersville Road. The plan has been reviewed recently as a Sketch Plan. The Township Solicitor will review the easement and agreements for this plan. The area of the easement and residue lot needs to be confirmed. The Township Solicitor will draft the maintenance agreement for privately owned stormwater facilities. This agreement will need to be signed by both Met-Ed, as the developer and Mr. & Mrs. Jason Weaver, as the property owners.

The Planning Commission members present, John Zimmerman, Scott Hetrick and Robert Sattazahn recommend the Board of Supervisors grant the waiver request for Section 302, Section 602.7 and Section 307.B.1.a.

- *Section 302. This section requires submission of plans as a final submission. This plan has been submitted as a preliminary/final plan.*
- *Section 602.7 Monuments and markers. The applicant is requesting the markers to be set per Planning Commission recommendation. The members present discussed having monuments placed in all four corners of the property. The front two monuments are to be concrete and placed on the right-of-way and the back two monuments should be rebar pins.*
- *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. The PA BMP Manual only requires a minimum of 24 inches of separation.*

The Planning Commission members present, John Zimmerman, Scott Hetrick and Robert Sattazahn recommend the Board of Supervisors grant conditional plan approval based on the conditions listed below.

- *The conditions of the Township Engineer's review letter dated July 6, 2017.*
- *The placement of monuments placed in all four corners of the property. The front two monuments are to be concrete and placed on the right-of-way and the back two monuments should be rebar pins.*

Aaron Hoover Dairy Operation: This plan is located at 15 Hoover Lane Bethel. The property is located in the EAP (Effective Agricultural Preservation) District. It proposes a milking center and a free stall barn. The existing farm has two existing driveways. One driveway serves the farm and the other driveway is shared with five neighboring properties. The shared driveway is located at the intersection of Little Swatara Church Road and Airport Road. The issue with the shared driveway is that the neighboring properties do not have any road frontage. It was recommended that the applicant's consultant, Red Barn Consulting Inc. find out if there is a recorded driveway easement for access to the farm.

Monument placement was commented for the corner along Little Swatara Church Road (marked as benchmark 2 on the plan) and at the bottom of the wetland area. Additional monuments maybe discussed once the driveway situation is noted.

There were a number of comments in the Township Engineer's review letter and Red Barn will address the comments and resubmit for next month's Planning Commission meeting. The Planning Commission will table the plan and address the waiver requests at next month's meeting as well.

Royer Annexation: This plan is located at 59 West Four Point Road owned by Dennis Royer (referred to as Lot B) and 130 Rehrersburg Road, Margaret Royer Estate (referred to as Residue Lot). The properties are located in the EAP (Effective Agricultural Preservation) District. Lot A (.243 acres) is being annexed to Lot B (1.7 acres before annexation and 1.943 after annexation). Lot B is an existing non-conforming lot.

The deeds will need to be recorded as well as the plan. One deed is from the Residue Lot (Margaret Royer Estate) to Lot B (Dennis Royer) and the second from Dennis Royer to himself.

EAP District has maximum lot sized of 1.5 acres. Lot B is already an existing non-conforming lot without the .243 acres being annexed. The Township Solicitor could address this issue and present a letter to the Board of Supervisors declaring that this is de minimis deviation and is acceptable. The Planning Commission members present were all in agreement with this. The Township Solicitor will draft a letter to the Board of Supervisors addressing this issue.

There are general comments in the Township Engineer review letter that the applicant's surveyor will address and resubmit revised plans for next month's meeting.

Walk-In Discussions:

Nelson Auker was present to discuss a Sketch Plan that was presented to the Township this week by Red Barn Consulting. This plan is located at 16 Rehrersburg Road. The property is located in the RR (Rural Residential) District.

There are currently three poultry barns. Two will be removed and replaced with three new poultry barns. Two at first and then a third a couple years later. Mr. Auker plans to keep the one existing barn and convert it to a woodshop. He doesn't plan on tearing down the back two story existing barn right away due to the expense. This operation will house broilers, approximately 28,000 birds per barn. The contract will be with Clarks from Shamokin.

Stormwater will need to be discharged onto one of the neighboring properties. The property located behind, owned by Irvin Hoover, and would probably be best. An easement will need to be obtained.

Red Barn will need to see if an existing PennDot driveway permit exists.

Red Barn will need to template to make sure trucks can make the turn to the barns.

Two back up septic tanks should be shown. There is an existing house and trailer on this property.

The Township Solicitor will need to review sections of the Zoning Ordinance before the applicant would apply for zoning relief.

Other Business:

John Zimmerman commented on an Article in the Township News regarding Act 172. It talks about Townships offering tax credits to volunteer fire fighters. This could help as an incentive with training and recruiting. The Township would need to adopt an ordinance and essentially would be giving money to the volunteer fire fighters whom reside in Tulpehocken Township. Earned income tax, township real estate tax or even both would be allowed to be earned by volunteer fire fighters. The law allows up to 20% of earned income tax. The article also mentions that if the decline in volunteers continues, the state could mandate that all fire fighters would be paid fire fighters. This would be a larger price tag if this occurs. *The Planning Commission members present, John Zimmerman, Scott Hetrick and Robert Sattazahn recommend the Board of Supervisors to look into the tax credit for volunteer fire fighters.*

John Zimmerman commented on the MS4 mandates. Tulpehocken Township received the first waiver and may get the next waiver as well. The question is, what is the Township going to do to help pay for the MS4 once it is implemented? Some Township's charge a \$300-\$400 tax on new homes. The Township could make assessments on properties for their use of the stormwater system. This is something the Township needs to keep in mind and be prepared for this to be implemented.

Rehrersburg Road bridge will be closed July 17, 2017 through August 6, 2017.

John Zimmerman questioned if the removal of the bank started on Host Road. This would be across from the Elmer King Poultry Operation. It was said that the Township should coordinate with the contractor and have the contractor move the soil. The Township has enough to maintain on a routine basis. The Township Engineer stated that he just received an NPDES plan for the Elmer King Poultry Operation, however did not review it yet.

The Township Solicitor asked the members present how they feel about the proposed sketch plan for the poultry operation next to the Township building, 16 Rehrersburg Road. It was said that it could be looked at as an improvement compared to the existing operation. The fans for the barn will no longer be to the West, they will be on the North side which will help with odor. Mr. Auker will have various items which will need zoning relief.

Discussion ended at 9:45 p.m.

Respectfully submitted,

Heather Claman

Planning Commission Secretary