

**Tulpehocken Township Planning Commission Meeting
July 5, 2018**

Present: Planning Commission Members: Robert Sattazahn, Ray Daub, John Zimmerman, Chris Hartman, Matthew Mack and Heather Claman.

Absent: Laverne Frey and Gary Deck.

The Planning Commission meeting began at 7:34 p.m. and continued with the pledge to the American Flag.

The minutes from the June 7, 2018 meeting were reviewed. The minutes were approved as written.

Public Comments: None.

Active Plans:

Mountain Meadows Phase II: Time expires September 6, 2018. No discussion.

Camp Calvary: Time expires August 31, 2018. No discussion.

Earl Martin Poultry Plan: Time expires August 1, 2018. This is an expansion of an existing agricultural operation currently consisting of two poultry buildings, existing dairy, heifer barn, single family dwelling, and several out buildings. This plan proposes an expansion of two additional poultry barns measuring 63 foot by 600 foot. These barns will house broilers. One will be constructed now and the other in the future. There will be paving at the edge of the driveway and stone off the opposite side of the road for truck turning. There is currently a hoop structure that measures 70 foot by 50 foot for manure storage and that is what is being proposed to continue to use with the additional barns.

This plan will have a riparian buffer to meet the water quality requirements and will have a basin to hold the water to slowly release into the buffer. This basin will be more like a detention basin. EPA (Environmental Protection Agency) prefers the riparian buffers because it has the best BMP for Pennsylvania. The Township Solicitor is satisfied with easements for the riparian buffer shown on the plan as meets and bounds since the plan will be recorded.

Hershey Surveying will be setting two concrete monuments along Deck Road at the corner of adjoining Burkholder property and the Ilus property at the other corner of Deck Road. It was suggested that three markers are placed for the riparian buffer to assist in future inspections. Markers are to be placed where the buffer starts and stops. There should be a notation on the plan regarding the markers for the riparian buffer as well.

There is a total of 237 acres that the manure is going to be spread on. This is a manure management plan. A nutrient management plan is not required. The manure management plan is monitored and maintained by the owner. If any changes are made then the applicant needs to notify the Conservation District.

Red Barn Consulting Inc. is requesting the following four (4) waivers for this plan.

Section 205. This section pertains to the requirement of submitting a preliminary plan for approval ahead of submitting a final plan. A modification of this section is being requested to submit the plans as a combined preliminary/final plan due to the plan being minor in scope, no facilities are being offered for public dedication and by processing as a combined preliminary/final plan the intent of the ordinance is still met. *Scott Hetrick made a motion to recommend to the Board of Supervisors to grant the waiver for Section 205. Ray Daub seconded the motion. All in favor, motion carried.*

Section 303.1.B. This section pertains to the requirement of providing precise bearings and distance for the entire tract and all boundaries. The plan is located over one hundred feet from any property line or street right of way line. Monuments were established on Deck Road per the previous Land Development Plan and the boundary hasn't changed since the submission of that plan.

Section 303.1.L. This section pertains to the requirement of providing a certificate of Accuracy to be signed and sealed by a surveyor. Red Barn has licensed engineers and are permitted to seal topography surveys. Hershey Surveying Inc will review and certify the Deed Plot prior to final plan approval. *Ray Daub made a motion to recommend to the Board of Supervisors to grant the waiver request for Section 303.1.B and 303.1.L. Additionally note to also place the three markers set along the riparian buffer 150 feet off of center line of the creek and the two concrete monuments along Deck Road at the corner of adjoining Burkholder property and the Ilus property at the other corner of Deck Road. Scott Hetrick seconded the motion. All in favor, motion carried.*

Section 602.7. This section pertains to the requirement of providing permanent stone, concrete or steel pin monuments at changes in directions of line in the property boundary. There is no subdivision of the property associated with this plan and the land development is located over one hundred feet from the property and street right of way lines. Again, monuments were established on Deck Road per the previous Land Development Plan. *John Zimmerman made a motion to recommend to the Board of Supervisors to grant the waiver request for Section 602.7. Scott Hetrick seconded the motion. All in favor, motion carried.*

Red Barn Consulting Inc. is asking for conditional preliminary/final plan approval. *Ray Daub made a motion to recommend to the Board of Supervisors to grant conditional preliminary/final plan approval with the following conditions. John Zimmerman seconded the motion. All in favor, motion carried.*

- *Ludgate Engineering review letter dated July 5, 2018.*
- *Maintenance Agreements to be drafted by the Township Solicitor.*
- *NPDES approval.*
- *Escrow review/financial security.*

New Plans: None.

Walk-in Discussions: None.

Other Business:

The Planning Commission needs to reapprove the Nelson Auker Poultry Plan due to the 90 day conditional preliminary/final plan approval time expiring on July 10, 2018. *Scott Hetrick made a motion to recommend to the Board of Supervisors to reapprove the Nelson Auker Poultry Plan. Ray Daub seconded the motion. All in favor, motion carried.*

John Zimmerman wanted to update the Planning Commission about the Park & Recreation Grant. The Study Committee held a meeting on June 20 and documents for the grant were mailed today to DCNR. The grant money is for a study on what would benefit the Townships. There will be an ordinance drafted with Marion Township and Bethel Township as well as inter-municipal agreements for the 3 Townships. The Township Solicitor stated that he believes that the other two Townships are satisfied with the agreements. The next step would be to authorize advertising of the ordinance.

The Township Engineer stated that the Developer for Mt. Meadows, Louie Hurst has given his Engineer the go ahead to start working on Phase II of Mt. Meadows. It was stated that money maybe beneficial to the Township versus recreation land at this point.

Scott Hetrick stated that there is a real estate sign South at Four Points Gas Station (near Thunderdog Fireworks). This sign is big and is in the way for site distance to pull out at the stop sign when you are going South on Route 419. This is a PennDot road. However, the owner should have also contacted the Township for a Zoning Permit.

John Zimmerman questioned the outcome of the Zoning Hearing for John Swope. The Township Engineer commented that he was denied by the Zoning Hearing Board. The Township has not received the written decision yet. The reason he was denied is because he needed an acre of land. Louie Hurst, the developer for Mt. Meadows is supposed to be giving Mr. Swope the added acreage to have one acre. Pioneer Management is working on an Annexation Plan and may ask for a waiver of Land Development. The Township Engineer wants to make sure that the land that is being proposed to be given to Mr. Swope isn't going to be land that a new pump station for Phase II will need to be built on. Mr. Swope could go back to the Zoning Hearing Board for a special exception use, however he will still need to meet zoning and building code requirements.

John Zimmerman mentioned that Township residents would like to know how the Township is dealing with growth within the Township. There are lower income families that cannot afford to buy a property, would the Township be in favor of three or four story high rise buildings. The Township Engineer stated that a limiting factor is the Township does not have public water. This is something to think about since there are a number of warehouses being built in Bethel

Township and people that are employed by these warehouses may eventually want to relocate and not have as long of a commute.

Ray Daub made a motion to adjourn the meeting at 8:56 p.m., seconded by Scott Hetrick. All voted in favor. The meeting was adjourned.

Respectfully submitted,

Heather Claman

Planning Commission Secretary