

**Tulpehocken Township Planning Commission Meeting
June 6, 2013**

Present: Robert Sattazahn, Gary Deck, Scott Hetrick, Laverne Frey, Michelle Mayfield, Matt Mack and Heather Claman.

The Planning Commission meeting began at 7:30 p.m. and continued with the pledge to the American Flag.

The minutes from the May 2, 2013 meeting were reviewed and approved as written.

Public Comments: None.

Active Plans:

Mountain Meadows Phase 2: No discussion, time expires September 13, 2013

Camp Calvary: *Scott Hetrick made a motion to recommend to the Board of Supervisors to grant the time extension for Camp Calvary to September 8, 2013, Gary Deck seconded the motion. All in favor, motion carried.* Brian Wahlberg, the Director, stated in the extension request letter that he plans to personally present a report in the fall.

Martin Farm Annexation: No discussion, time expires July 8, 2013.

Mt. Aetna Mennonite School: *Laverne Frey made a motion to recommend to the Board of Supervisors to grant the following waiver requests, Scott Hetrick seconded the motion. All in favor, motion carried.*

- *Section 307.B.1.a: Requirement for 48 inches of separation between limiting zones and the bottom of BMP facilities. The applicant's surveyor states that the current PA DEP BMP manual requires only 24 inches of separation.*
- *Section 302.B.: Requirement for the required Act 167 reductions as required by District B1 for only drainage area 3. The applicant's surveyor states that the drainage area 3 is so small and that the overall property does meet the act 167 requirements.*

Scott Hetrick made a motion to grant conditional preliminary/final approval with the following conditions, Laverne Frey seconded the motion. All in favor, motion carried.

- *The conditions of the Township Engineer's review letter dated June 6, 2013.*
- *The Township Engineer recommends installing a stop sign (coming from West Market Street) and school signs on all 3 adjoining roads (Woleber/Greble/West Market).*
- *The Township Engineer states that existing trees maybe a conflict with sight distances. Therefore prior to a driveway permit being issued, this will be reviewed again and if he still feels this is an issue, trees will be removed.*

Shoestring Industries Subdivision: John Poff from Matthew & Hockley Associates was present for discussion of this plan. The Township Engineer did review the revised plan. The plan was submitted as a Preliminary/Final Land Development Plan. A waiver for the combined submission is required.

A waiver for Section 307.B.1.a. is needed for this plan. The applicant needs to provide probes close to the proposed infiltration trenches. Some probes have been done and if they would like to use some of these probes, the information should be on the plans to review.

The proper agreements and escrows will also need to be obtained as well.

Forry Poultry Plan: Bert Nye from Red Barn was present to discuss the plan. He questioned if the Township would grant approval for soil to be moved prior to the NPDES permit being issued. E&S approval maybe obtained in July and the Berks County Conservation District has not given their approval. The Township Solicitor and Engineer stated that they would be more comfortable once the comments in the Township Engineer's review letter from May are addressed, a revised plan is submitted, and proper agreements and permits are obtained prior to soil movement. Red Barn was advised to present the plan again in July with the proper revisions.

Rufus Martin Poultry Plan: Bert Nye from Red Barn was also present to discuss this plan. He questioned if the Township would grant approval for soil to be moved prior to the NPDES permit being issued. E&S approval maybe obtained in July and the Berks County Conservation District has not given their approval. The Township Solicitor and Engineer stated that they would be more comfortable once the comments in the Township Engineer's review letter from May are addressed, a revised plan is submitted, and proper agreements and permits are obtained prior to soil movement. Red Barn was advised to present the plan again in July with the proper revisions.

New Plans:

Gerald Martin Poultry: Bert Nye from Red Barn was present for discussion of this plan. The Township Engineer did review the revised plan. The plan was submitted as a Preliminary/Final Land Development Plan. A waiver for the combined submission is required.

The pullet barn on the property will not be in use with the other broiler barn in operation. It will be used to store farm equipment. This should be noted in the plan. The applicant should also provide a nutrient management plan and also secure an Ag Conservation Plan as part of the farming operation.

The plan should be sent to the neighboring Townships, Jefferson and Upper Tulpehocken as a courtesy so they are aware of the proposed plan.

Scott Hetrick made a motion to recommend to the Board of Supervisors to grant the following waiver requests. Gary Deck seconded the motion. All in favor, motion carried.

- *Section 305 – Requires submitting a preliminary plan for approval prior to submitting a final plan. They are requesting to submit the plan as a combined preliminary/final because the plan is minor in scope, limited to the proposal of a single poultry barn and no facilities are being offered for public dedication.*

- Section 303.1.B. – Requires the plan to provided precise bearings and distance for the entire tract and all boundaries are accurately labeled (including boundary line monuments). They are requesting a waiver of this section due to the location being over one hundred feet from any other property line, no property boundaries will be impacted and monuments have been located.
- Section 303.1.L. – This section requires the plan to provide a certificate of Accuracy to be signed and sealed by a surveyor. They are requesting a waiver of this section because Red Barn Consulting Inc. had their licensed engineers survey the site and they are permitted to seal topography surveys, monuments have been located in the field, and Hershey Surveying Inc. will review and certify the Deed Plot prior to final plan approval.
- Section 307.B.1.a. – This section requires a minimum of 48 inch of separation between the bottom of the basin and the limiting zone. Waiver request was submitted due to test results for the infiltration facility provide a minimum of 24 inch of separation, the PA BMP Manual only requires a minimum of 24 inches of separation, and there is no public dedication being offered.

Walk-In Discussions:

Bert Nye from Red Barn was present to discuss proposed poultry barns for Larry Dean Martin to be located along Cherry Hill Road. The applicant stated that he would be willing to donate 1.58 acres to the Township for recreation. This land would be adjacent to the Lions Club property. The proposed plan had the front of the barn on the west side. They are thinking to possibly change to have the front of the barn on the east side. This may help with possible odor issues with neighbors in Village Center. The applicant will need to address the Board of Supervisors to re-zone the property from rural residential to effective agriculture. The Township Solicitor stated that she will review the re-zoning of this property. She would like to make sure that this is not a spot zoning concern.

Other Business: None.

Scott Hetrick made a motion to adjourn the meeting at 9:43 p.m., seconded by Gary Deck. All voted in favor. The meeting was adjourned.

Respectfully submitted,

Heather Claman, Planning Commission Secretary