

**Tulpehocken Township Planning Commission Meeting
June 2, 2016**

Present: Robert Sattazahn, John Zimmerman, Ray Daub, Gary Deck, Chris Hartman, Matt Mack, and Heather Claman.

The Planning Commission meeting began at 7:29 p.m. and continued with the pledge to the American Flag.

The minutes from the May 5, 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.

John Schueller Poultry Plan: Time expires August 30, 2016. Red Barn was present to discuss the plan. They received NPDES approval. There is going to be a concrete monument on the east side of the property and another monument along the road front boundary. There was a concern with the runoff from the driveway due to the elevation. The maintenance agreement for the Stormwater facilities will cover this concern. The Township Engineer will perform annual inspections. There will also be a small swale at the bottom of the driveway to catch the runoff. The water bars in the driveway will break back the velocity and work well for the gravel driveway. The runoff from the top of the hill will be flowing into an infiltration trench. The Road Master and Township Engineer had a meeting out at the site. The road is maintained by Jefferson Township. PennDot is stating that the applicant needs to put grass between the areas at the driveway entrance. The following waivers have been requested in a letter dated January 22, 2016 from Red Barn:

- Section 205 – 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. *Ray Daub made a motion to recommend to the Board of Supervisors to grant the waiver for Section 205. John Zimmerman seconded the motion. All in favor, motion carried.*
- Section 303.1.B. – Requires the plan to provide 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. Hershey Surveying, Inc. will be establishing the property boundary directly west of the buildings to establish zoning compliance. *John Zimmerman made a motion to recommend to the Board of Supervisors to grant the waiver for Section 303.1.B. Ray Daub seconded the motion. All in favor, motion carried.*
- 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. *Gary Deck made a motion to recommend to the Board of Supervisors to grant the waiver for Section 303.1.L. John Zimmerman seconded the motion. All in favor, motion carried.*

- 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. *John Zimmerman made a motion to recommend to the Board of Supervisors to grant the waiver for Section 307.B.1.a. Ray Daub seconded the motion. All in favor, motion carried.*

Gary Deck made a motion to recommend to the Board of Supervisors to grant conditional preliminary/final plan approval with the following conditions:

- *The conditions listed in the Ludgate Engineering letter dated June 1, 2016.*
- *Provide a copy of the HOP permit from Penn Dot to the Township Engineer and the Township Office.*
- *Financial agreements and Stormwater Maintenance agreement.*

John Zimmerman seconded the motion. All in favor, motion carried.

Ben Schueller Poultry Plan: Time expires August 30, 2016. This plan is still waiting for approval from the Conservation District. They do have the HOP permit through PennDot. The Township would like an agreement for a dry hydrant for the front pond for emergency access. The Township Solicitor will work with Red Barn on drafting this agreement.

Red Barn has requested waivers in a letter dated January 22, 2016. *John Zimmerman made a motion to recommend to the Board of Supervisors to grant waivers for the same Sections of the SALDO as listed above for the John Schueller Poultry Plan. Section 205, Section 303.1.B, Section 303.1.L and Section 307.B.1.a. Ray Daub seconded the motion. All in favor, motion carried.*

New Plans: None.

Walk-In Discussions: None.

Other Business: The Township Engineer stated that the Hebron Mennonite Church as submitted a revised plan for review. They have decided to erect a fence around the cemetery and at the front of the property along the road. The Township Engineer is satisfied with the plan. The Township Solicitor stated that a stormwater maintenance agreement is not necessary as long as the plan meets the intent of the ordinance.

John Zimmerman raised a concern about drones being used in the Township. There was a situation with one flying over his home and it was being flown by a teacher at the school across the street. What rights do we have if there is a drone over our property? The Township Solicitor stated that he is unsure on how to regulate this matter. We can't control the air space above our

property. Commercial drones do need to be licensed through the FFA. This is a concern that Mr. Zimmerman wanted noted and could be a topic in the future.

Ray Daub thanked the Township Engineer for the dinner at Giannottis Restaurant. The food was very good and everyone had a nice time.

Ray Daub also asked the Township Solicitor about finding a larger venue for the Berks Municipal Officials Annual Dinner that was held at the Reading Country Club on February 24, 2016. It is getting crowded due to the larger attendance. The Township Solicitor will address this concern at an upcoming meeting since he is on the committee.

Robert Sattazahn wanted to congratulate Attorney Hartman on the birth of his son last Tuesday, May 24. Attorney Hartman thanked the Planning Commission. Mom and baby are doing well.

Ray Daub made a motion to adjourn the meeting at 9:23 p.m., seconded by Gary Deck. All voted in favor. The meeting was adjourned.

Respectfully submitted,

Heather Claman, *Planning Commission Secretary*