

**Tulpehocken Township Planning Commission Meeting
June 6, 2019**

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

The Planning Commission meeting began at 7:36 p.m. and continued with the pledge to the American Flag.

Gary Deck made a motion to approve the minutes from the April 4, 2019 Planning Commission meeting, seconded by John Zimmerman and approved unanimously. The Planning Commission meeting for May was cancelled due to lack of business.

Public Comments: None.

Active Plans:

Mountain Meadows Phase II: Time expires September 13, 2019. No discussion.

Camp Calvary: Time expires August 26, 2019. Dave Mease from Diehm & Sons and Brian Wahlberg from Camp Calvary were both present. This plan is a revision to the final plan to convert the lower parking area from pavers which control stormwater to an impervious surface which requires a stormwater facility. The Township Solicitor stated that the Township was willing to work with Camp Calvary in 2009 to work at things as funds were available, however didn't realize the extended amount of time this would be. Does the Township want to see the plan come to closure and have an approved plan with agreements or does the Township wish to continue with a pending plan for an indefinite amount of time while Camp Calvary continues to construct improvements? The parking lot would be based on a revised design.

Brian Wahlberg stated that plans are being drawn up with Conestoga Homes for the new office building. This plan has been on the Planning Commission agenda for many years and Brian Wahlberg hopes that they can close out very soon. Having the plan open for many years has caused some administrative challenges to keep track of the plan process.

Camp Calvary would need to post a bond or escrow to close this plan. The Township Solicitor stated that under the Municipalities Planning Code it is not permitted to have a final recorded plan without the improvements either having already been constructed or that financial security is provided to the Township to guarantee the construction. The way this plan has been processed is completely legal.

The Township is not asking for an escrow for buildings or paving, it is E & S and Stormwater controls. It is only for items that have potential off site impacts.

The NPDES permitted needed to be amended which was a process as well.

The chapel that was talked about years ago was discussed. Camp Calvary does not wish to proceed with the chapel as there was an issue with fire access and they do not want to disturb the hill to that extent.

The applicant's engineer will revise a cost estimate and submit it to the Township Engineer for his review and approval. Upon doing so, Camp Calvary will proceed with finalizing this plan. And then will come back in the future as other projects would like to be constructed.

The applicant's engineer presented a waiver request from the Stormwater Management Ordinance Section 307.B.1.a – Limiting Zone Separation. This section requires a minimum separation of 48 inches between the soil limiting zones and the bottom of the infiltration facility. This plan proposes a minimum of 33 inches of separation for the proposed infiltration basin. This basin will be constructed with a porous planting soil mix and a rain garden seed mix, which will enhance water quality of the runoff through filtration and biological treatment.

Gary Deck made a motion to recommend to the Board of Supervisors to grant the waiver for Section 307.B.1.a. Seconded by Scott Hetrick and approved unanimously.

John Zimmerman made a motion to recommend to the Board of Supervisors to grant conditional final plan approval based on the Township Engineer review letter dated June 5, 2019. Seconded by Robert Sattazahn and approved unanimously.

David G. Martin Poultry Plan: Time expires September 3, 2019. Frank Kuchinski from Red Barn Consulting was present to discuss the plan. This plan has been amended to no longer include the subdivision due to Ag Preservation issues. Mr. Martin will need to go to the state for subdivision approval.

The basins are based upon the limit of disturbance, so the amount that is needed to infiltrate into the ground is calculated upon that area. So what happens during the pre-development, everything is looked at as a meadow. And then in the post development, the areas that are being graded are looked at as lawn.

The Township Engineer is good with the cost estimate. The Township Solicitor will need to draft the financial agreements. The agreements will be forwarded to Red Barn on Monday, June 10. The Township still needs to receive the financial security as well.

John Zimmerman made a motion to recommend to the Board of Supervisors to grant waivers for Sections 302 and 307.B.1.a. Seconded by Laverne Frey and approved unanimously:

Section 302 – This section pertains to the requirement of submitting a separate preliminary plan. There aren't any streets or subdivision of land proposed with this plan.

Section 307.B.1.a. The section pertains to the requirement of providing a minimum of 48 inches of separation from the bottom of the infiltration facility to a limiting zone. The results with this plan provided a minimum of 24 inches of separation from a limiting zone.

Laverne Frey made a motion to recommend to the Board of Supervisors to grant conditional preliminary/final plan approval based on the Township Engineer review letter dated June 5, 2019. Seconded by Robert Sattazahn and approved unanimously.

New Plans: None.

Walk-In Discussions: None.

Other Business:

Joseph Halteman Farm Shop: This farm pole building was granted a waiver of land development in December 2018 and have presented a stormwater plan. The Township Solicitor stated that the Planning Commission and Board of Supervisors do not need to sign the stormwater plans. An 11 x 17 sheet of the plan should be emailed to the Township Solicitor and Township Engineer to attach to the agreements as an exhibit for this project.

John Zimmerman stated that he reviewed the Board of Supervisor minutes from May 8, 2019 and saw that Lanita Specialized letter of credit was released. The Township Engineer stated that they got a new contractor. The bottom of the basin was amended with sand and drains nicely, 7 inches per hour. They mulched and planted trees. The NPDES was closed and a sealed letter from their engineer stating that he inspected the berm. The Township Engineer recommended to Scott Diller that a stormwater easement is put with the property at 1 Horse Alley if he would sell the property.

Robert Sattazahn stated that he was asked what the setbacks are for a utility shed. In reviewing the Zoning Ordinance, the setback would be 5 feet provided that the building is less than 770 square feet with no length or width greater than 32 feet and less than 18 feet in height.

Informal discussion on the housing market and warehouses in the area.

John Zimmerman made a motion to adjourn the meeting at 9:05 p.m., seconded by Robert Sattazahn and approved unanimously. The meeting was adjourned.

Respectfully submitted,

Heather Claman

Planning Commission Secretary