

**Tulpehocken Township Planning Commission Meeting
March 3, 2016**

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

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

The minutes from the February 4, 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: Time expires March 24, 2016. Camp Calvary presented a time extension letter to the Township for a 180 day time extension. *Ray Daub made a motion to recommend to the Board of Supervisors to accept the time extension letter for 180 days, giving a new date of September 20, 2016. Scott Hetrick seconded the motion. All in favor, motion carried.*

New Plans:

Ben Schueller Poultry Plan: This plan is located at 5324 Four Point Road. The plan is proposing three poultry barns, manure storage and a garage. It is located in the Effective Agricultural Preservation District (EAP). The Township Engineer discussed his review letter dated March 2, 2016. The truck turning template needs to describe how trucks will enter and maneuver through the site. This needs to be labeled on the plan. The applicant's engineer will be present next month to address waiver requests. They would like to have the HOP permit from Penn Dot and E & S approval prior to next month's meeting. The access easement to the rear property was discussed as well as a declaration of easements for the owner to be willing to promote access to the Fire Company to the pond for fire services.

John Schueller Poultry Plan: This plan is located at 59 Summer Mountain Road. The plan proposes three poultry barns and manure storage. It is located in the Effective Agricultural Preservation District (EAP). The Township Engineer reviewed his letter dated March 2, 2016. This plan has been discussed several times at previous meetings. The truck turning template needs to describe how the trucks will enter and maneuver through the site. A truck turning template for the driveway connection with the existing driveway will also need to be provided. This plan still needs the HOP permit from Penn Dot and E & S approval. The applicant's engineer will be present next month to discuss waiver requests.

Walk-In Discussions: None.

Other Business:

The Planning Commission reviewed the Zoning Hearing Board Application for the Hebron Mennonite Church for a permitted use variance from Sections 834.06 and 834.13 of the Tulpehocken Township Zoning Ordinance of 2013, as amended, to expand the existing residential dwelling, increase parking area and place a cemetery on the lot located at 40 Ketterman Hill Road, Tulpehocken Township, said property being situated within the EAP – Effective Agricultural Preservation District.

Based on reviewing the application, the Planning Commission made a recommendation to the Zoning Hearing Board to accept the application request with the following recommendations. They have no objection for a cemetery to be placed on the property with a place of worship. The Planning Commission does recommend that proper setbacks are met for this parcel and that a screening made of a type of evergreen plant or ornamental fencing be placed along the property line along all three sides of the proposed cemetery. The members of the Planning Commission would also like the applicant to correspond with the adjoining property owners for their input on the screening. *John Zimmerman made a recommendation to the Zoning Hearing Board to accept the application request with the above mentioned recommendations. Laverne Frey seconded the motion. All in favor, motion carried.*

The Planning Commission members were given a revised Sketch Plan checklist for land development. The Township Engineer recommended that the checklist be forwarded to the agricultural firms that the Township has dealt with in the past. The Planning Commission Secretary will forward the information next week to Team Ag, Red Barn, Diehm & Sons, and Matthew & Hockley.

The Berks Municipal Officials Dinner will be held March 31, 2016 at the Reading Country Club. All of the Planning Commission members will be attending.

Laverne Frey made a motion to adjourn the meeting at 8:27 p.m., seconded by Scott Hetrick. All voted in favor. The meeting was adjourned.

Respectfully submitted,

Heather Claman, *Planning Commission Secretary*