

**Tulpehocken Township Planning Commission Meeting
March 7, 2019**

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

The Planning Commission meeting began at 7:31 p.m. and continued with the pledge to the American Flag.

The minutes from the February 7, 2019 meeting were reviewed and approved as written.

Public Comments: None.

Active Plans:

Mountain Meadows Phase II: Time expires September 13, 2019. The Township Engineer stated that the person working on the pump station design has been in contact with him.

Camp Calvary: Time expires August 26, 2019. No discussion.

Hope Mennonite Church Annexation: Time expires May 9, 2019. Applicant's surveyor submitted revised plans this week. The Township Engineer will review for next month's meeting.

New Plans:

David G. Martin Poultry Plan: This plan is located at 32 Bordner Road. This is a 253 acre property that will be divided into 2 subdivision lots and is located in the Effective Agricultural Preservation (EAP) zoning district. There will be 3 broiler barns. Hershey Surveying will need to survey the actual boundary of this subdivision. The Planning Commission will need to make sure that monuments are set to establish the boundaries. There could be five future allocated residential lots.

Stormwater will go down to a basin and then into the stream. The slope beside the poultry barns is 3 to 1. It is pretty steep for farmable land. The Planning Commission would like to see if they are able to make it a 4 to 1 slope. The Township Engineer will relay this comment to Red Barn Consulting.

The manure management setback is based upon the nutrient management. The one brother will need to get a letter from the other brother to lessen the setback because he only has 160 feet and he needs 200 feet for the setback.

Walk-In Discussions: None.

Other Business:

Nelson Brubaker Jr. was present to discuss his zoning hearing application. Mr. Brubaker resides at 33 Parkside Inn Road. He would like to build a garage addition, however the proposed addition does not meet the rear yard setback requirements for Section 844.043 of the Township Zoning Ordinance. If the variance is granted, the garage could be within 10-12 feet from the property line.

Mr. Brubaker stated that he really cannot have the garage straight out from the house due to the contours of the property. His property is 5.6 acres and the house is on located at the highest elevation point on the property. The existing garage would be living room space. The septic is in the back yard and not near the proposed addition.

Mr. Brubaker will need to present a hardship to the Zoning Hearing Board. The Planning Commission gave the following comments to Mr. Brubaker:

- A letter from the adjoining property owner, Glenn Riegel would be helpful supporting detail.
- Aerial image of the property and the neighboring properties to show the distance to these properties.
- Pictures of the proposed location of the addition and the terrain of the property.
- He did not build the house.
- This would be for residential use only.
- There will not be any additional bedrooms added.

The Township Engineer stated that if the variance is granted, Mr. Brubaker will need to meet the intent of the ordinance for Stormwater Management. This can be handled through the zoning permit process. An E & S plan will only be needed if the area of disturbance is over 5,000 square feet. The Conservation District is mainly concerned with the sediment run off.

Robert Sattazahn made a motion to recommend to the Zoning Hearing Board to grant the Zoning Hearing Application for the proposed garage. Seconded by John Zimmerman and approved unanimously.

The Swope Annexation Plan conditions have all been met according to the Township Engineer. The applicant's engineer will need to get the plans to the Township for the Planning Commission members and the Board of Supervisors to sign. The Planning Commission Secretary will call the members when the plans have arrived at the Township Office.

John Zimmerman stated that the developer should be present to discuss Mt. Meadows Phase II. It has been awhile since plans were presented and part of Phase II was sold to the Crouse Poultry Plan. The Recreation Area that was originally to be given to us is no longer accurate. The Recreation Board no longer wants land, they would prefer money.

John Zimmerman stated as Mt. Meadows Phase I is close to completion, when is the developer required to put the topcoat on the roads and turn the street lights on? The base is already sinking on the roads. What could be done is to have the developer topcoat and bond the existing roads. As for the lighting, the Township Engineer stated that until the streets and lights are dedicated to the Township, they are not Township responsibility. The dedication of the lighting could be done really anytime. The topcoat could be done after construction of Phase II is complete. The houses wouldn't have to be done, but most heavy equipment will be removed. Another option is that when the Improvements Agreement is done for Phase II, it could state that the developer is responsible for any damages to the road.

John Zimmerman stated that the Planning Commission should consider what they would like to see for recreation space. Whether the Township buys land with money from the developer or easements for walking trails. It was noted that the playground equipment in Marion, Bethel and Tulpehocken Townships are mostly outdated. John would like to add discussion for ideas for recreation area for Phase I and Phase II to next month's Planning Commission agenda.

Laverne Frey made a motion to adjourn the meeting at 8:29 p.m., seconded by Gary Deck and approved unanimously. The meeting was adjourned.

Respectfully submitted,

Heather Claman

Planning Commission Secretary