

**Tulpehocken Township Planning Commission Meeting
May 2, 2013**

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

The Planning Commission meeting began at 7:32 p.m. and continued with the pledge to the American Flag.

John Zimmerman gave formal notification of his resignation from the Tulpehocken Township Planning Commission effective April 30, 2013. He has accepted the unfinished term of Township Supervisor until the end of 2013.

The minutes from the April 4, 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: The Township Engineer received an email from Christopher Sheaffer from Larson Design Group. The golf course and cabin A and B have been completed while the stormwater trenches will be built sometime this spring. The next item to be constructed would be the Bunkhouse with a parking area and then the Camp Store with the parking and stormwater to proceed after the bunkhouse. The timeline for these items is undetermined due to decreased donations.

Martin Farm Annexation: The applicant's surveyor, DeVon Henne presented the Township with a time extension request dated May 2, 2013 requesting the Township grant the project an additional 90 day time period. There has been a couple planning issues with Marion Township. This project is located in both Marion Township and Tulpehocken Township. *Gary Deck made a motion to recommend to the Board of Supervisors to accept the offer of a 90 day time extension until July 8, 2013. Scott Hetrick seconded the motion. All in favor, motion carried.*

New Plans:

Mt. Aetna Mennonite School: This plan is for a two lot subdivision with one lot proposing a 13,240 square foot school. The other lot use is to be determined. The driveway entrance will be at the intersection of Greble/Woleber/West Market Street outside of Mt. Aetna. The Township Engineer toured the school in Ephrata which is similar to this proposed school and water records were provided for comparison.

Section 501.2Q.5. Solid Waste Management. The school will have a dumpster for their solid waste disposal. They will need to provide either a screen or fence for the dumpster to be partitioned off.

Section 602.9. Street Lights. The Planning Commission would like to see parking lot lights for this plan. They will need to make sure that the lights do not affect any neighboring property owners negatively.

Section 602.11. Landscaping Plan. They are planning on keeping the trees located along the north side of the property. The Planning Commission suggested that shrubs be placed along the front of the property for a buffer/screening.

The applicant's engineer needs to provide a floor plan of the proposed school, the DEP mailer, and meter information for the well to the Township Engineer. The applicant's engineer will meet with the Township Engineer to go over other comments in the Township Engineer's review letter and submit a revised plan.

Shoestring Industries Subdivision: This plan is proposing a five lot single family home subdivision located along Stouchsburg Road outside of Mt. Aetna.

The Planning Commission would like concrete monuments placed in the front corner of each lot and have one on each of the back corners of the subdivision. The total number of monuments would be eight.

Section 602.9. Street Lights. The Planning Commission stated that they feel that each lot can have the lighting come from the lights at the houses. Street lights are not necessary.

Section 602.11. Landscaping Plan. It was discussed to have a tree line as a buffer on the west side of the subdivision. Also to place trees along the north side of the lots in 50 foot intervals, but to have them back 5-10 foot off the right-of-way.

The Fire Chief for Mt. Aenta, Gary Keener will need to review the plan. And the plans should address how stormwater will be handled during constructions.

The proposed plan show on lot systems, however the applicant's engineer did ask about capacity for the public sewer. DEP wants a hydro-study performed. The Township Engineer stated that there is sewer capacity available at the present time.

Forry Poultry Plan: This plan is proposing two poultry barns along Potteiger Road. The barns will each measure 63 ft. x 600 ft. and they would be 50 ft. apart as well. The barns will hold broiler chickens on the floor. The plan proposes a drum composter 15-20 ft. away from the barns. A suggestion was made to have the entrance paved a couple of feet in from the road. *Gary Deck made a motion to recommend to the Board of Supervisors to grant the following waiver request. Scott Hetrick 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 there is no subdividing of land, the plan is minor in scope, and no facilities are being offered for public dedication.*

Scott Hetrick made a motion to recommend to the Board of Supervisors to grant the following waiver request. Ray Daub seconded the motion. All in favor, motion carried.

- *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 two monuments have been located.*

The Planning Commission stated that they would like to see additional concrete monuments every 50 to 100 foot to mark the west side property line.

Laverne Frey made a motion to recommend to the Board of Supervisors to grant the following waiver request. Scott Hetrick 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.

Ray Daub made a motion to recommend to the Board of Supervisors to grant the following verbal waiver request. Gary Deck seconded the motion. All in favor, motion carried. Red Barn will provide a written waiver request to the Township.

- *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.*

There are additional comments in the Township Engineer's review letter that need to be addressed by the applicant's surveyor. They will make the necessary changes and present a revised plan to the Planning Commission in the future.

Rufus Martin Poultry Plan: This plan is proposing two poultry barns located at Deck Road and Ketterman Hill Road. The barns will each measure 63 ft. x 600 ft. A suggestion was made to have the entrance paved a couple of feet in from the road. *Scott Hetrick made a motion to recommend to the Board of Supervisors to grant the following five 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 there is no subdividing of land, the plan in minor in scope, 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.*

The Planning Commission stated that they would like to see additional concrete monuments two at the road and the front and back of the property lines.

- *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 311.K. – This section requires a minimum 18 inch pipe cover for storm sewers. They are requesting a waiver of this section because the stormwater management facilities are not dedicated to the Township, the property owner is required to maintain the facilities in their design condition required under the NPDES permit, and the pipes will have a minimum one foot of cover over the pipes (general industry standard).*
- *(This was a verbal waiver request. Red Barn will provide a written waiver request to the Township) 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.

There are additional comments in the Township Engineer's review letter that need to be addressed by the applicant's surveyor. They will make the necessary changes and present a revised plan to the Planning Commission in the future.

Walk-In Discussions:

Bert Nye from Red Barn Consulting Inc. was present to discuss proposed poultry barns for Gerald Martin to be located along New Schaefferstown Road. There will be two broiler houses, each being 500 foot long. They would like to merge two properties on the same deed; joined in common. The Township Solicitor and Township Engineer recommended they add an annexation to the plan and obtain a new deed. There is also an existing poultry barn which has a current contract that is going to expire. The barn will then be used for storage and cannot be reused for poultry housing. A note of this should be mentioned on the plan.

Bert Nye from Red Barn Consulting Inc. was present to discuss proposed poultry barns for Larry Dean Martin to be located along Cherry Hill Road (the former Gettel Acre Subdivision property). He has purchased the property and is proposing two poultry barns and a single family home with a joined driveway. To do so, the property will need to be rezoned from rural residential to effective agricultural. The approximate total acres that will be developed are 15 acres. Some ideas that were discussed were to have a buffer at village center and the agricultural land property lines and maybe donate a recreation area. The applicant and their consultant will discuss some of the ideas discussed and come back next month for additional feedback from the Planning Commission.

Other Business: None.

Laverne Frey made a motion to adjourn the meeting at 10:48 p.m., seconded by Scott Hetrick. All voted in favor. The meeting was adjourned.

Respectfully submitted,

Heather Claman, Planning Commission Secretary