

**Tulpehocken Township Planning Commission Meeting
November 6, 2014**

Present: Robert Sattazahn, John Zimmerman, Gary Deck, Ray Daub, Scott Hetrick, Matt Mack, Michelle Mayfield 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 October 2, 2014 meeting were reviewed and approved as written.

Public Comments: None.

Active Plans:

Mountain Meadows Phase 2: No discussion. Time expires March 10, 2015.

Camp Calvary: No discussion. Time expires March 29, 2015.

Sketch Plan of Record for Robert Conner: Bert Nye from Red Barn Consulting was present to discuss this sketch plan. This plan has 2 lots and meets the requirements for a sketch plan of record. The Township Engineer's review letter was discussed. *Ray Daub made a motion to recommend to the Board of Supervisors to grant conditional plan approval with the following conditions:*

- *The comments in the Ludgate Engineer review letter dated November 5, 2014.*
- *Address needs to be obtained for Lot 2. Township will address this condition. Lot 1 is addressed as 8 Godfrey Street.*
- *Monuments to be set at all four corners of Lot 2. The monuments need to be set before plan is released for recording.*
- *Plans need signatures.*

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

Curvin Reiff Poultry Operation: Bert Nye from Red Barn Consulting was present to discuss this poultry plan. There will be 37,000 broilers per barn. The Township Engineer would like a note on the plan regarding the number of animal units. Also to note relating to Section 501.2Q.4.f the landscaping plan. The tree line at the north side of the property line stays there as a buffer. The Stormwater basins will be South of the buildings. A mortality compost facility will be east of the barns and measure 40 feet x 60 feet.

The following waivers were discussed:

Section 305-This section pertains to requiring the submission of a preliminary plan ahead of submitting a final plan. This plan is minor in scope and the ordinance would still be met as a combined preliminary/final plan. *John Zimmerman made a motion to recommend to the Board of Supervisors to grant the waiver for Section 305. Gary Deck seconded the motion. All in favor, motion carried.*

Section 303.1.B-This section requires plans to provide precise bearings and distance for the entire tract and all boundaries are to be accurately labeled. This property is located over one hundred feet from any property line and a deed plot has been provided. *Scott Hetrick made a motion to recommend to the Board of Supervisors to grant the waiver for Section 303.1.B with the condition that a boundary survey is done for the North side of the property line and five monuments are placed; one in the northwest corner, one in the southwest corner, another in the northeast corner and two additional monuments be place along the north side boundary were the property line is on a 90 degree angle. 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. Hershey Surveying Inc will review and certify the Deed Plot prior to plan approval. *John Zimmerman made a motion to recommend to the Board of Supervisors to grant the waiver request for Section 303.1.L. Scott Hetrick seconded the motion. All in favor, motion carried.*

Section 307.B.1.a-This section requires the plan to provide a minimum of 48 inches of separation between the bottom of the basin and the limiting zone. Testing for this plan provided a minimum of 24 inches of separation. The PA BMP Manual only requires a minimum of 24 inches. *Scott Hetrick made a motion to recommend to the Board of Supervisors to grant the waiver request for Section 307.B.1.a. John Zimmerman seconded the motion. All in favor, motion carried.*

John Zimmerman made a motion to the Board of Supervisors to grant conditional preliminary/final plan approval with the following conditions:

- *The comments in the Ludgate Engineer review letter dated November 5, 2014.*
- *Stormwater maintenance agreements.*
- *Financial agreements.*
- *Monumental placement and boundary survey is performed along the north side property line.*

Ray Daub seconded the motion. All in favor, motion carried.

New Plans: None.

Walk-In Discussions:

Cleason Nolt was present to discuss a property located south of the intersection of Stouchsburg Road and Knob Hill Road. He is questioning whether a 5,376 square foot meeting house and cemetery could be built on this parcel. They would like to place outhouses on the property as well. The Township Engineer and Township Solicitor gave a couple comments and recommendations. The meeting house would be a permitted use in the rural residential zoning district; however the cemetery may not be an allowed use in this district. The Township Solicitor will review and Mr. Nolt can contact the Solicitor for information on the findings. The Township Engineer recommended presenting a sketch plan for the Planning Commission to

review. The plan should show parking, Stormwater and E & S. Mr. Nolt thanked the Planning Commission, Township Engineer and Township Solicitor for their time and feedback.

Brothers Tim & Joel Crouse were present to discuss their family farm located at 259 Greble Road. They currently have a swine farm, but are entertaining the thought of proposing a cage free layer operation. This farm is 23 acres and is in Agricultural Preservation. They will most likely have an issue with coverage and meeting the required setbacks. A recommendation was made to review the property deed, the survey that was performed and talk to their neighbors. Maybe have a sketch plan prepared and present it to the Planning Commission for review.

Bert Nye from Red Barn Consulting was present to informally discuss an expansion for an existing poultry layer operation located at 50 Parkside Inn Road. Currently there are 187,000 caged layers and has been in operations since 1996. This is a 65 acre farm. They are proposing adding two additional houses and an egg wash room. There will be a total of 700,000 caged layers. The operation will employ 8-10 people. Stormwater management is a concern. They would propose two basins for Stormwater. This plan is in the early stages and Red Barn projects to present a formal review the beginning of next year.

Other Business:

The Township Solicitor presented a copy of the zoning ordinance amendment for home based businesses to the Planning Commission for the members to comment. The Township Solicitor will be submitting it to the county on November 7, 2014 and the Planning Commission members will perform an official review at the December meeting. The amendment was reviewed, no comment was made by the Planning Commission members at this time.

Scott Hetrick made a motion to adjourn the meeting at 9:35 p.m., seconded by Ray Daub. All voted in favor. The meeting was adjourned.

Respectfully submitted,

Heather Claman, Planning Commission Secretary