

**Tulpehocken Township Planning Commission Meeting  
November 5, 2015**

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

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

The minutes from the October 1, 2015 meeting were reviewed and one correction was noted, Ray Daub was in attendance at the October 1, 2015 meeting. His name as not listed. The minutes were approved as amended.

**Public Comments:** None.

**Active Plans:**

**Mountain Meadows Phase 2:** No discussion. Time expires March 8, 2016.

**Camp Calvary:** No discussion. Time expires March 24, 2016.

**Laverne & Sandra Frey Poultry:** Time expires December 2, 2015. The applicant's engineer was present for discussion. A response letter was presented at the meeting and the Township Engineer will review the revised plans and letter and be in touch with the applicant's engineer. The response letter does state that the Berks County Conservation District has approved this plan. The following waivers/modifications were requested:

- **Section 302.** To allow the plan to be processed as a combined Preliminary/Final Plan. The proposed improvements are all contained within the property with no additional street construction and financial guarantee will be submitted prior to plan approval. *Ray Daub made a motion to recommend to the Board of Supervisors to grant the waiver request for Section 302. Scott Hetrick seconded the motion. Laverne Frey abstained from voting due to this being his Land Development Plan. All others in favor, motion carried.*
- **Section 303.1.B and Section 303.1.L.-Tract Boundary.** A waiver is requested to the requirement of the total tract boundary to be surveyed. The proposed plan is centrally located between the property lines. No perimeter survey is proposed and no additional perimeter monuments will be placed. *John Zimmerman made a motion to recommend to the Board of Supervisors to grant the waiver request for these sections. Gary Deck seconded the motion. Laverne Frey abstained from voting due to this being his Land Development Plan. All others in favor, motion carried.*
- **Section 602.4-Monuments and Markers.** A modification is requested to require placing additional monuments and markers for the property. The proposed plan is centrally located between the property lines. *Gary Deck made a motion to recommend to the Board of Supervisors to grant the modification request for Section 602.4. Two (2) concrete monuments are to be placed along the southern corners of the property. One along the road side right-of-way and the other along the Southeastern corner of the*

*property. Scott Hetrick seconded the motion. Laverne Frey abstained from voting due to this being his Land Development Plan. All others in favor, motion carried*  
The applicant's engineer was instructed to get the cost estimate to the Township Engineer for review. Escrow will also need to be posted and the improvements agreements will need to be drafted and signed prior to plan approval.

*John Zimmerman made a motion to recommend to the Board of Supervisors to grant the time extension request to January 13, 2016. Scott Hetrick seconded the motion. Laverne Frey abstained from voting due to this being his Land Development Plan. All others in favor, motion carried.*

**Meadow Springs Meeting House:** The applicant's engineer was present for discussion. A response letter was presented at the meeting and the Township Engineer will review the revised plans and letter and be in touch with the applicant's engineer to discuss any necessary changes if needed.

- A waiver for Section 302 was presented. This is to allow the plan to be processed as a combined Preliminary/Final Plan. The proposed project is located on an existing lot of record along an existing township road with no additional street construction and financial guarantee will be submitted prior to plan approval. *Laverne Frey made a motion to recommend to the Board of Supervisors to grant the waiver request for Section 302. John Zimmerman seconded the motion. All in favor, motion carried.*

Section 306.C.3-Standards for Grading-top/bottom edge of proposed slopes. A modification is requested to allow the top edge of proposed grading for swale "B" to be closer than the required five feet from the property line. The Planning Commission discussed having stakes placed along the property line.

The applicant's engineer was instructed to see that the Township Engineer gets the architectural plans for the proposed meeting house for him to review.

In case there would be evening sessions at the meeting house, the Planning Commission recommended having a minimum of four foot vinyl fence or buffer on the front side of the property as a screen for the neighboring properties.

**The Tulpehocken Township Zoning Ordinance Section 1043.02. Minimum Requirements for Accessory Garage or Parking Areas states that for churches as a building type that the minimum parking spaces required are one for every four members. The Planning Commission discussed this section and feel that maybe this section should list that churches should be changed to seating capacity versus members to determine parking spaces. This should be noted to discuss when a revision of the zoning ordinance is performed again.**

**Tim Crouse Poultry:** The two new cage free layer poultry barns will house 20,000 birds in each house. This plan is fairly clean, however it will be held up until the Greble Road Tract Plan is recorded. Or the applicant could have a temporary Stormwater easement for Lot 2 of the Greble Road Tract Plan drafted with Louie Hurst prior to settlement.

*John Zimmerman made a motion to recommend to the Board of Supervisors to grant conditional Preliminary/Final Plan approval with the conditions of the Ludgate review letter dated November 4, 2015. The comment under general comments states that this plan cannot be approved until the non-building waiver from DEP is approved and the prior subdivision plan (Greble Road Tract) is recorded. This comment could be satisfied with an easement shown for Lot 2. Ray Daub seconded the motion. All in favor, motion carried.*

**New Plans:** None.

**Walk-In Discussions:** None.

**Other Business:**

The request for Planning Waiver & Non-Building Declaration for Lot #2 of the Greble Road Tract Plan was signed by the Planning Commission Chairman, Robert Sattazahn. The Board of Supervisors Chairman will sign at their meeting on November 11, 2015.

It was noted that the Tulpehocken Times did list an article regarding the Avian Influenza to educate the residents in the community.

*Ray Daub made a motion to adjourn the meeting at 9:25 p.m., seconded by Laverne Frey. All voted in favor. The meeting was adjourned.*

Respectfully submitted,

*Heather Claman, Planning Commission Secretary*