

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

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

The Planning Commission meeting began at 7:37 p.m. and continued with the pledge to the American Flag.

The minutes from the October 6, 2016 meeting were reviewed and approved as written.

Public Comments: None.

Active Plans:

Mountain Meadows Phase 2: No discussion. Time expires March 8, 2017.

Camp Calvary: No discussion. Time expires March 19, 2017.

John Bicksler Poultry Plan: This plan will need to be revised due to the applicant not obtaining the HOP (highway occupancy permit) permit from PennDot for the driveway along Route 501. Mr. Bicksler would like to begin pouring footers before it gets to cold. A solution would be to utilize the Deck Road driveway and do the improvements on it since this is a Township road. By the time the chicken houses are built, the HOP permit should be secured and then the driveway along Route 501 can be accessed. The Deck Road improvements would not need to be installed if he doesn't plan to use it and they construct the Route 501 driveway improvements as part of the HOP permit from PennDot.

The following note (#33) was added to the plan. The property owner shall apply for a driveway permit from Tulpehocken Township for an improved driveway onto Deck Road and install the improvements at Deck Road depicted within this set of plans prior to using that driveway for operation of the newly erected poultry houses, or the property owner shall secure a highway occupancy permit from Penn Dot for the use of an improved driveway onto State Route 501 and install the improvements at State Route 501 depicted within this set of plans prior to using that driveway for operation of the newly erected poultry house. Unless a driveway permit is obtained and the improvements to Deck Road depicted on the plan are installed, inspected and approved, the driveway off of Deck Road shall not be utilized for operation of the poultry houses and the driveway onto State Route 501 shall be the only driveway which may be used.

John Zimmerman made a motion to recommend to the Board of Supervisors to reapprove the preliminary/final plan with the additional driveway improvement changes on Deck Road. Ray Daub seconded the motion. All in favor, motion carried.

New Plans: None.

Walk-In Discussions: None.

Other Business:

Bert Nye from Red Barn was present to discuss an additional poultry barn for Larry Dean Martin. This poultry operation is located at 7 Cherry Hill Road. This would give a total of 4 poultry barns for this operation. This would not be a KFO operation. Mr. Martin is housing approximately 32,000 birds per house currently, totaling approximately 96,000 birds per flock. Under the new organic requirements, he would have 30,000 birds per house, totaling approximately 120,000 birds per flock if he has the 4 poultry barns. He is also proposing manure storage to the east of the barns and a storage shed to the north of the barns. He stated that the fourth chicken house will help to cover taxes. Stormwater improvements were also discussed. He plans to utilize the existing stormwater basins to minimize the amount of farmland disturbance. The NPDES permit will also need to be modified and the nutrient management plan will need to be revised. It was recommended that the plan is submitted as a new preliminary/final plan. Bert stated that he should be back in the spring with a plan. Mr. Martin hopes to have birds in the new barn by next November.

John Zimmerman brought up discussion regarding recreation spaces in the Township. We as a Township need to appoint someone who knows how to get grants for recreation. We first need a grant for planning and then a grant for a project. It was mentioned to have surveys sent out to the residents in the Township for their input on how the recreation space should be used. We need to know what we are planning for now, what we want to have, how to get there, benefits of the recreation space, map for the future, information source, public relations and a vision statement. The Township could possibly charge a local services tax of up to \$52.00. The Township Solicitor mentioned that the Township may want to consider contacting Sue Landes with Recreation and Parks Solutions. She could help the Township with the planning grants process.

Scott Hetrick made a motion to recommend to the Board of Supervisors to contact Sue Landes and have her be a spokesperson at a meeting with the Board of Supervisors, Planning Commission members and Recreation Board members to discuss the recreation options for the Township. Ray Daub seconded the motion. All in favor, motion carried.

John Zimmerman made a motion for the Board of Supervisors to discuss means on which to move forward to establish a recreation plan the beginning of 2017. The Planning Commission members will assist wherever is necessary. Scott Hetrick seconded the motion. All in favor, motion carried.

Ray Daub made a motion to adjourn the meeting at 9:10 p.m., seconded by Scott Hetrick. All voted in favor. The meeting was adjourned.

Respectfully submitted,

Heather Claman, Planning Commission Secretary

