

**Tulpehocken Township Planning Commission Meeting
October 7, 2015**

Present: Robert Sattazahn, John Zimmerman, Laverne Frey, Scott Hetrick, Gary Deck, Chris Hartman, Matt Mack 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 September 3, 2015 meeting were reviewed and approved as written.

Public Comments: None.

Active Plans:

Mountain Meadows Phase 2: Time expires March 8, 2016.

Camp Calvary: Time expires March 24, 2016.

Lanita Specialized Preliminary Plan: Time expires November 11, 2015. The applicant's engineer was present to discuss this plan. He stated that they are still waiting for the HOP permit from PennDot. They had to apply for two permits for the two entrances that they will have. The proposed truck entrance/exit and one entrance/exit for the old Expressions building. They will be eliminating the other one. There was a concern with the truck traffic exiting and then immediately re-entering in the other entrance. This does effective the flow of traffic on Route 501/Lancaster Avenue. The applicant's engineer stated that PennDot is also aware of this and is taking that into consideration when reviewing the permit application. A HOP permit will be required before final plan approval is granted.

The Township Solicitor will need to prepare an agreement for the purchase of 1 edu for the new purposed building. This building will be metered as well. This agreement will need to be signed prior to Final Plan approval.

The Township will need to evaluate the existing bay system to ensure that no wash water will be getting into the proposed infiltration basin.

The Developer will need to include a note on the Plan to hold the Township harmless regarding directing drainage onto the adjoining lot. This is relating to SALDO Section 301.D.

The applicant's engineer presented two letters, one dated July 2, 2015 and the other is dated October 5, 2015 requesting the following waivers:

- *Section 307.B.1.a Minimum 48 inch limiting zone. They will be following the PA BMP Manual requirements.*
- *Section 501.2M.3.b. Parking Areas. This will allow a majority of the project to use gravel paving.*
- *Section 602.12 Buffering. They would like the width of the buffer strip to be reduced from 20 feet wide to 10 feet wide for the strip along the southern property line.*

Laverne Frey made a motion to recommend to the Board of Supervisors to grant the waiver requests. Seconded by Gary Deck. Ray Daub abstained from voting due to being an adjoining property owner. All other members were in favor, motion carried.

John Zimmerman made a motion to grant conditional preliminary plan approval with the condition listed below. Gary Deck seconded the motion. Ray Daub abstained from voting due to being an adjoining property owner. All other members were in favor, motion carried.

- *The comments in the Township Engineer review letter dated October 6, 2015.*

Elmer King Poultry Operation: Time expires November 4, 2015. The applicant's engineer was present for discussion. He addressed some of the concerns that the Planning Commission had at the August Planning Commission meeting. They did contact the neighboring property owner to the south of this project about a buffer for the project. The neighbor does not want a buffer due to shading the crops that he plants in the field at the property line. As for relocating the driveway. They will be closing the existing driveway and the new entrance will be along Host Church Road further from the intersection of Host Church Road and Parkside Inn Road. Hershey Surveying Inc. will be setting stakes along the south side of the property.

The applicant's engineer presented a letter dated July 2, 2015 and the other is dated October 5, 2015 requesting the following waivers:

- *Section 302. Applicant is requesting to submit the plans as a combined preliminary/final plan. The plan is minor in scope and the intent of the ordinance is still met.*
- *Section 303.1.B. This section requires the plan to provide precise bearings and distance for the entire tract and all boundaries. This plan is located near the road and setbacks are established and the southern property boundary which has been surveyed by Hershey Surveying Inc.*
- *Section 303.1.L. This section pertains to the requirement of providing a certificate of Accuracy to be signed and sealed by a surveyor. This plan will have the monuments set by an established registered surveyor. Hershey Surveying Inc. will review and certify the Deed Plot prior to final plan approval.*
- *Section 307.B.1.a Minimum 48 inch limiting zone. They will be following the PA BMP Manual requirements.*

Gary Deck made a motion to recommend to the Board of Supervisors to grant the waiver requests listed above. Scott Hetrick seconded the motion. Laverne Frey abstained from voting due to being an adjoining property owner. All other members were in favor, motion carried.

John Zimmerman made a motion to recommend to the Board of Supervisors to grant a 60 day time extension request which would give a new date of January 3, 2016. Ray Daub seconded the motion. Laverne Frey abstained from voting due to being an adjoining property owner. All other members were in favor, motion carried.

Ray Daub made a motion to recommend to the Board of Supervisors to grant conditional preliminary plan approval with the condition listed below. Scott Hetrick seconded the motion. Laverne Frey abstained from voting due to being an adjoining property owner. All other members were in favor, motion carried.

- *The comments in the Township Engineer review letter dated October 6, 2015*

Laverne & Sandra Frey Poultry: Time expires December 2, 2015. The applicant's engineer was present for another plan. He stated that they will hopefully have comments from the Conservation District for next month's meeting.

New Plans:

Meadow Springs Meeting House: This plan is located at 16 Stouchburg Road outside of Mt. Aetna. The zoning district is Rural Residential (RR). The plan is proposing two 12 x 26 foot privies.

A waiver for submitting the plan as a preliminary/final plan will need to be submitted.

ZONING:

Section 748.03. Lighting. The applicant may want to consider lighting if there will be events in the evenings.

Section 1043.02. Parking. It appears there are 88 parking spaces shown on the plan. Only 23 are required based on the calculations required. The applicant should justify why the additional spaces are shown.

SALDO:

Section 602.11. Landscaping Plan. The Planning Commission discussed maybe some kind of fencing or shrubs along the road side of the property. A Green Giant tree was mentioned for buffers as well. They are very hardy and a fast grower.

The Planning Commission would recommend a fence around the wet bottom Basin. It was discussed that an escrow could be submitted to ensure that the basin is functioning correctly. If it drains properly over a set period of time, the escrow amount could then be released.

There were other various comments in the Township Engineers review letter dated October 4, 2015 and the applicant's Engineer will address and revise the plan accordingly.

F A Giorgio Annexation: This plan is located at 18 and 26 New Schaefferstown Road. The zoning district is Village Center (VC). 18 New Schaefferstown Road address will have a remaining acreage of 1.495 acres after annexing .417 acres (referred to as Lot A) to 26 New Schaefferstown Road (referred to as Lot B). This property is owned by FA Giorgio Real Estate Corp. 26 New Schaefferstown Road will have a combined acreage of 1.437 acres. This parcel is owned by Franco and Jane Girogio.

The setbacks comply with the Township Ordinance. The plan needs to depict the septic absorption area. This is a fairly simple annexation plan.

Scott Hetrick made a motion to recommend to the Board of Supervisors to grant conditional plan approval with the condition below. John Zimmerman seconded the motion. All in favor, motion carried.

- *The comments in the Township Engineer review letter dated October 5, 2015. The letter does state that review from the Berks County Planning Commission is required prior to granting plan approval.*

Tim Crouse Poultry: This plan is located at 259 Greble Road. The zoning district is Effective Agricultural Preservation (EAP). It consists of two new cage free layer poultry barns with manure storage on the eastern ends of the houses. The manure storage can hold approximately six months' worth of manure. The manure will be exported. There is a proposed egg room as well.

They are proposing that the truck traffic will be approximately one truck per day for egg pick-up and feed. There will be exhaust fans at the east end of the houses to dry out the manure to decrease the fly population. There will also be a mortality composter in the southeast corner of the operation.

The Planning Commission would like to see two concrete monuments along the Greble roadside one in the north corner and one in the south corner. They plan to pave the first part of the driveway and gravel the opposite side of the road from the entrance.

It was noted that there should be a note on the plan stating that the barn will post bio security area signs. They are still waiting for the NPDES permit as well.

The applicant's engineer presented a letter dated September 11, 2015 requesting the following waivers:

- *Section 302. Applicant is requesting to submit the plans as a combined preliminary/final plan. The plan is minor in scope and the intent of the ordinance is still met.*
- *Section 303.1.B. This section requires the plan to provide precise bearings and distance for the entire tract and all boundaries. This plan is located over one hundred feet from any property line or street right of way line. Hershey Surveying Inc. will be establishing the property boundaries directly around the buildings to be compliant with zoning.*
- *Section 303.1.L. This section pertains to the requirement of providing a certificate of Accuracy to be signed and sealed by a surveyor. This plan will have the monuments set by an established registered surveyor. Hershey Surveying Inc. will review and certify the Deed Plot prior to final plan approval.*
- *Section 307.B.1.a Minimum 48 inch limiting zone. They will be following the PA BMP Manual requirements.*

Laverne Frey made a motion to recommend to the Board of Supervisors to grant the waiver requests listed above. John Zimmerman seconded the motion. All in favor, motion carried.

Walk-In Discussions: John Bicksler was present to discuss building a 3rd poultry barn at his existing facility located at 7691 Lancaster Avenue outside of Mt. Aetna. The existing facility is 10 years old and is on a 154 acre farm. They would like to place the new barn to the South of the existing barns and it would be on farmland. Mr. Bicksler was advised to contact the Conservation District first to discuss nutrient management. A NPDES permit will be required. A Stormwater design will be based on the increase in the impervious area.

Other Business:

Ag Security Application:

Jeffrey Stoltz – 39 Deck Road

Ag Security Application:

John & Beth Schueller – 9 Summer Mountain Road

Laverne Frey made a motion to recommend to the Board of Supervisors to approve both applications to be placed into Ag Security. Scott Hetrick seconded the motion. All in favor, motion carried.

John Zimmerman and Robert Sattazahn both attended the meeting regarding HPAI (highly pathogenic avian influenza) hosted by PennAg on September 8, 2015 in Lancaster. The Pennsylvania Department of Agriculture is preparing for the worst. The fear is that there will be issues due to the migratory birds flying south for the winter. If a poultry house or back yard growers are effected, any operation within a 7 mile radius could be effected and quarantined. It was discussed having the school list information in their quarterly newsletter to inform the community of the concern.

Scott Hetrick made a motion to adjourn the meeting at 10:04 p.m., seconded by Gary Deck. All voted in favor. The meeting was adjourned.

Respectfully submitted,

Heather Claman, Planning Commission Secretary