

**Tulpehocken Township Planning Commission Meeting
October 5, 2017**

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

The Planning Commission meeting began at 7:35 p.m. and continued with the pledge to the American Flag.

The minutes from the September 7, 2017 meeting were reviewed and approved as written.

Public Comments: None.

Active Plans:

Mountain Meadows Phase 2: Time expires March 8, 2018. No discussion.

Camp Calvary: Time expires March 4, 2017. No discussion.

Nelson Auker Poultry Operation: This 11.27 acre property is located at 16 Rehrersburg Road and is in the RR District. Red Barn Consulting was present as well as the applicant to discuss a revised sketch plan. The new total impervious area coverage would be 24.33%. The plan now proposes two poultry barns that will house approximately 72,000 birds. The barns will be 63 foot by 500 foot. The broiler operation will be through Freebird or Bell & Evans. The woodshop barn would be removed and the residential trailer would eventually be removed as well and replaced with 1200 square foot garage for a woodshop space. This space would not be a place of business. The manure storage would be moved to the North side of the property. Exhaust fans still on the North side of the property. There is 70 feet in between the barns with a 16 foot access driveway. The Stormwater will be maintained on the East side of the property.

The Planning Commission stated that a concern is how the neighbors will react. We are a farming community however it could be an issue due to the property being located in the Rural Residential Zoning District (RR). It was recommended to the applicant and his consultant to execute a plan to obtain reactions from his immediate neighbors.

Another option would be to rezone the property to Effective Agriculture Preservation (EAP). This could be the cleanest way to deal with the plan. There could be an agreement between Mr. Auker and the Township to limit future development for the property.

The applicant and his consultant were advised to submit a revised plan for the Township Engineer to perform a formal review and be discussed with Planning Commission in the future. The Planning Commission will need to determine whether they would recommend that the applicant goes for a variance with the Zoning Hearing Board or if they would recommend to the Board of Supervisors to look into rezone the property.

The Township Solicitor stated that when submitting a revised plan, it should state that it replaces the previous sketch plan and withdraw the original plan. Therefore, not time extension is needed for this plan.

Rufus Eugene & Susan Martin Poultry Plan: Time expires December 6, 2017. No discussion.

New Plans: None.

Walk-In Discussions:

Ryan Newswanger contacted the Township about purchasing a 66.74 acre farm located at 24 Little Mountain Road currently owned by Emanuel Ziegler. This farm is going for auction October 28, 2017. Ryan was not present to discuss. He would like to subdivide the house and outbuildings from the farmland. There could be issues with this as the farm is in Clean and Green and can only be divided off by two acre lot increments. He may end of needing zoning relief.

Brenda Weidenhammer was present to discuss purchasing Noll's Keystone House Restaurant located at 241 Godfrey Street in Rehrersburg and turning into an Adult Daycare Facility. Families would drop of an elderly family member for the day. Snacks and a hot lunch would be provided. There would be social interaction such as physical and mental activities. She is hoping to have fifteen clients daily with three employees. A sketch was presented for review. She would like to use the Gravel Pit Road entrance as her main entrance and place an awning over the sidewalk. The Township Solicitor and Engineer gave the following comments and recommendations.

- Document all zoning requirements such as the use, stairway construction and awning.
- Add parking lot and spaces to the plan. Approximately ten off street parking spaces will be needed with the number of clients and employees she is proposing. She will also need to make sure that she allows two parking spaces for the second floor apartment.
- Apply for zoning permit. Zoning Officer will review and comment. She will need to apply for a special exception use variance however, if there is any additional zoning relief needed, it will be stated in the denial letter from the Zoning Officer. The applicant should include a letter from the current owner giving her permission to apply for the permit/variance or a copy of the agreement of sale.
- Applicant will need to contact the Building & Code Official to be sure that the facility is ADA compliant.

Glenn Auker was present to discuss is property located at 82 Deck Road. There was a Zoning Hearing on March 6, 2017. Mr. Auker would like to construct a 6,000 square feet frame building to house is commercial cabinet making shop in one half and the other half will store supplies. In the Zoning Hearing decision the applicant would need to combine the separate tax parcels into a single parcel. Mr. Auker did do this and had it recorded with the Recorder of Deeds on May 30, 2017. He must also obtain all applicable permits and approvals, including without limitation, land development, stormwater management, erosion and sedimentation controls and building

code. Mr. Auker could ask for a waiver of land development however he would need to submit a plan for the Township Engineer to review and comment to the Planning Commission. He will still need to meet the intent for Stormwater Management and will need to receive E & S approval from the Conservation District. His discharge basin would drain into an open field. He was advised to be sure that the basin is large enough to handle a new residential dwelling which he plans to replace the existing home in the future. No landscaping would be needed. Mr. Auker will discuss with his contractor.

Other Business: The Planning Commission discussed the Met-Ed Rehrersburg Substation Plans. The ninety (90) day time period expired from when the plans were conditionally approved. The plans need to be reaffirmed by the Planning Commission and Board of Supervisors. Scott Hetrick *made a motion to recommend to the Board of Supervisors to reaffirm the Met-Ed Rehrersburg Substation Plans. Ray Daub seconded the motion. All in favor, motion carried.*

Ray Daub made a motion to adjourn the meeting at 9:05 p.m., seconded by Gary Deck. All voted in favor. The meeting was adjourned.

Respectfully submitted,

Heather Claman

Planning Commission Secretary