

**Tulpehocken Township Planning Commission Meeting  
September 3, 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 7:35 p.m. and continued with the pledge to the American Flag.

The minutes from the August 6, 2015 meeting were reviewed and John Zimmerman would like it stated that under other business the Township should not have to contact the Developer all of the time, a formal letter should be sent stating that the property needs to be maintained as soon as possible. The minutes were approved as amended.

**Public Comments:** None.

**Active Plans:**

**Mountain Meadows Phase 2:** Time expires September 10, 2015. Pioneer Management LLC, the applicant's engineer, presented a time extension letter to the Township for a 180 day time extension. Since home sales remain slow, the developer is focusing their sales efforts in Phase 1 before Phase 2 at this point. Louie Hurst will plan to come to next month's Planning Commission meeting to discuss the plan. *Gary Deck made a motion to recommend to the Board of Supervisors to grant the time extension request for Mountain Meadows as a 180 day time extension to March 8, 2016. John Zimmerman seconded the motion. All in favor, motion carried.*

**Camp Calvary:** Time expires September 25, 2015. The Township Engineer stated that he went out to the site and they are working at the parking and housing. They are not planning on doing anything else this year. When the parking is completed, they were instructed to contact the Township Engineer. Camp Calvary presented a time extension letter to the Township for a 180 day time extension. *Laverne Frey made a motion to recommend to the Board of Supervisors to accept the time extension letter for 180 days, giving a new date of March 24, 2016. John Zimmerman seconded the motion. All in favor, motion carried.*

**Lanita Specialized Preliminary Plan:** No discussion. Time expires November 11, 2015.

**Elmer King Poultry Operation:** No discussion. Time expires November 4, 2015.

**Greble Road Tract:** Time expires November 4, 2015. The applicant is requesting the following waivers.

- Section 602.2. Greble Road Cartway Improvements. No improvements or earthwork is being considered for Lot #1 at this time. *John Zimmerman made a motion to recommend to the Board of Supervisors to grant the waiver for Section 602.2. Gary Deck seconded the motion. All in favor, motion carried.*
- Section 302. Requires submitting a preliminary plan for approval prior to submitting a final plan. They are requesting to submit the plan as a combined preliminary/final because the plan is minor in scope. *Laverne Frey made a motion to recommend to the Board of Supervisors to grant the waiver for Section 302. John Zimmerman seconded the motion. All in favor, motion carried.*

- The applicant is requesting a Planning Waiver and Non-Building Declaration be signed by the Township. There are no building lots in this subdivision, if the waiver was not completed, sewage testing would be required. Laverne Frey made a motion to have the Planning Commission Chairman, Robert L. Sattazahn sign the Planning Waiver and Non-Building Declaration. John Zimmerman seconded the motion. All in favor, motion carried. The Board of Supervisors will also need sign the form as well at their meeting September 9, 2015.

As for Section 602.7 Monuments and Markers. The Township Engineer stated that the Applicant can establish the markers or post an escrow to cover the cost. The Applicant did provide a probable construction cost opinion in the amount of \$2,310.00. The Township Solicitor will draft an agreement for the Applicant to sign for this escrow.

*Gary Deck made a motion to recommend to the Board of Supervisors to grant conditional Preliminary/Final plan approval with the condition listed below. Laverne Frey seconded the motion. All in favor, motion carried.*

- *The comments in the Ludgate Engineer review letter dated September 2, 2015.*

#### **New Plans:**

**Laverne & Sandra Frey Poultry:** The location of this plan is 5193 Route 419. This plan consists of the construction of two proposed poultry layer houses and is in the EAP (Effective Agricultural Preservation) district. There will be approximately 20,000 birds per house. Numerous waivers will be needed for this plan. The applicant should secure an Ag Conservation Plan as part of the farming operation. The Township Engineer would like to be provided with a copy of the approval letter from the Conservation District.

Both of the buildings will have a 9 foot drop at the last 46 feet of the building for manure to drop off and compost. A new well is proposed and the applicant's engineer will show that on Sheet 1. 2-3 monuments will need to be placed in an area that is not disturbed along Route 419, the south side of property and north corners of the property. Probe testing will also need to be provided. The Township Engineer will want to review the Berks County Planning Commission letter, see a copy of the Nutrient Management Plan to verify the acreage listed for the site for animal calculations and have a review from the Fire Chief and Township Road Master.

#### **Walk-In Discussions:**

Henry Klassen and Ivan Martin were present to discuss converting an existing building located at 40 Ketterman Hill Road into a Mennonite Church. The church name would be Hebron Mennonite Church. The church would be buying the entire property from Ivan & Doris Martin. The five acre property is in the Effective Agricultural Preservation Zoning District in the Township. A special exemption use would need to be granted for the church being in the EAP Zoning District. They would like to use the existing well for both the house and the church. They would also be interested in placing a cemetery on the east side of the property and have a one room school house in the church building. The school would house approximately 25-30

students from grades 1-10. There would be approximately 120 members of the church congregation. A playground would be added and used for both the school and the church. The existing septic system may be able to be expanded. The Township SEO (Sewage Enforcement Officer) would need to look at the current system. Mr. Klassen and Mr. Martin were advised to have their engineer or surveyor contact the Township Engineer to discuss the process.

**Other Business:**

Gary Deck attended the Recreation Board Meeting held on August 27, 2015. It was discussed that the Rec Board should meet with members of the Lions Club members to discuss some options for the Township owned land next to the Lions Club on Lions Park Drive in Rehrersburg. Grant money is available through DCNR for recreation however, the Township would have to put a percentage towards the grant to be eligible. Gary Deck stated that he will discuss starting a savings account for the Recreation Board at the next Board of Supervisors meeting.

The Planning Commission Secretary gave the members information on a meeting hosted by PennAg regarding HPAI (highly pathogenic avian influenza) on September 8, 2015 at 6:30 p.m. Robert Sattazahn and John Zimmerman plan on attending.

Albright College is holding classes for the Planning Commission members to complete their Master Planner and/or Advanced Master Planner certificate. John Zimmerman, Scott Hetrick, Robert Sattazahn and Ray Daub will be attending the Community Planning course to be held October 1<sup>st</sup>, 8<sup>th</sup>, and 15<sup>th</sup> at 6:30 p.m. in the Roessner Hall. The Planning Commission Secretary will register the members.

*Laverne Frey made a motion to adjourn the meeting at 10:03 p.m., seconded by Scott Hetrick. All voted in favor. The meeting was adjourned.*

Respectfully submitted,

Heather Claman, Planning Commission Secretary