

January 6, 2011 Joint Board of Supervisors and Planning Commission Meeting

The Tulpehocken Township Board of Supervisors joint meeting was called to order by Chairman John Kintzer at 6:30 p.m. in the Tulpehocken Township Building. Chairman Robert Sattazahn called Tulpehocken Township Planning Commission joint meeting to order at 6:30 p.m. in the Tulpehocken Township Building. Those attending the meeting were John Kintzer, Rick Kramer, Ron Whitmoyer, Kathy Boltz, Chris Hartman, Robert Sattazahn, John Zimmerman, Scott Hetrick, Gary Deck, Ray Daub, Laverne Frey, Heather Claman, and other interested persons.

Chairman Robert Sattazahn requested to reorganize the Planning Commission Board, since this is the first meeting of 2011. Ray Daub made a motion to reappoint Robert Sattazahn as Chairman of the Tulpehocken Township Planning Commission Board. John Zimmerman made a motion to close the nomination. Upon a roll call vote all six Planning Commission Members cast a yes vote on the motion. John Zimmerman made a motion to nominate Gary Deck as Vice-Chairman, Ray Daub second the motion. Scott Hetrick made a motion to close the nomination, John Zimmerman second the motion; upon a roll call vote all six Planning Commission Members cast a yes vote.

Chairman John Kintzer commented that the special meeting being held is to continue discussing the rezoning of the Teen Challenge Property. At the previous joint meeting the Board of Supervisors and the Planning Commission Board asked for more time and Teen Challenge agreed to go back to the drawing Board and reconsider some of the comments made by the residents. He had asked if there were any public comments at this time and that he would also be asking for public comments at the end of the meeting.

PUBLIC COMMENTS

No comments offered at this time.

TEEN CHALLENGE/NEW MAN

The meeting continued with an update on the proposed project by New Man. In response to the comments made at the November 11, 2010 joint meeting New Man revised the proposed plan and commented the following changes:

- Relocated the warehouse training facility to the rear of the property where the farm is located.
- Proposed a road to be dedicated to the Township, from Four Points Road to Rehrersburg Road to eliminate truck traffic on Teen Challenge Road and at the intersection of Rehrersburg Road, this would also allow any truck to utilize this road instead of the intersection at the convenience store.
- Relocating the farm house and use it as a visitor center/historical site.
- Get rid of barns and put up pole barns.
- The proposed location of the building is 700 feet from closest residential property.
- Moved the entrance to the property and the stormwater facilities
- Positioning of the dock doors is on the opposite side of the residential properties to reduce the amount of direct light shining on residential properties, as well as noise from the trucks. In addition the engineers are proposing an embankment with trees to further reduce the view of the building and direct light.
- Facility will have only a few restrooms for the staff use, as not to require significant water and sewer services.

- As the project progresses housing will be added

It was discussed that the new road being proposed has a length of 700-800 feet and would qualify for liquid fuels when dedicated to the Township. New Man also commented that properties where the road is to be created are for sale and New Man has pending agreements with the property owners. Teen Challenge/New Man has also agreed to pay in lieu of taxes if this project is approved.

Ron Whitmoyer commented that we do have zoning districts created in Tulpehocken Township. He explained the zoning of the properties and where the Industrial/Commercial (IC) areas are located in the Township and that there are only two small areas of the IC district. A small portion of Mount Aetna village is in the IC district as well as the area next to Teen Challenge's property. Ron feels Teen Challenge tried to address the concerns and that this is the only area set aside within the Township for future Industrial Commercial growth.

PUBLIC COMMENTS

Many long term surrounding residents of the proposed project attended the meeting, some of the comments offered were:

- Concerns about truck traffic
- Concerns about noise, lighting, and decrease in property value
- Township created a comprehensive plan to avoid spot zoning.
- Taking farm land from the community
- This area has been rezoned several times
- Dealing with Teen Challenge for 50 years. Teen Challenge brings no benefit or tax revenue to the Township. Teen Challenge is always asking for exception to the rules
- Do not want the warehouse in their area
- No gain for the community
- Happy the building was moved away from existing residential lots
- Moved to the area because of the quietness and no commercial building.
- No jobs for public
- Failure of past job skill training, how long will this job skill training last.

Chairman, John Kintzer asked for comments or question from the Board of Supervisors and Planning Commission. Rick Kramer asked if New Man had done any research on the impact of the community. The response was New Man had done some on the traffic and would create the new road. John Kintzer commented that he has seen warehouses like this be appealing to the community, however if we rezone is the Township setting a precedence?

Chairman, John Kintzer asked the Planning Commission for a recommendation from the Planning Commission. John Zimmerman commented that the Board would like to think about it before making a decision. Chairman, Bob Sattazahn agreed, and commented that New Man changed the acreage and concept of the plan layout. New Man had previously proposed approximately 28 acres to be zoned IC and the revised planed is proposing approximately 65 acres to be zoned IC with moving the building. Board of Supervisors agreed to take more time to consider this proposal.

New Man commented that the reason for using the land is to rehabilitate lives, turning out successful men in communities. Teen Challenge already owns the land and this would provide

training on their own grounds. They feel logistics is the coming thing, we don't make things, we teach them how to handle the merchandise. This would be providing housing, food, and education. Teen Challenge admitted they have failed in some things in the past, and that they have a passion to help the men enrolled in the program.

Township Solicitor commented that there is no specific amendment to the Zoning Ordinance with details. The Planning Commission would have to revisit this officially if it moves forward and can give general feedback about the concept in conjunction with this such as performance requirements, traffic, noise lights etc. Or say not in favor. The Board of Supervisor's has the authority to amend without the Planning Commission if it wishes to and submit it down to the Planning Commission. There has been a substantial revision to the project since the last meeting and asked if the Planning Commission or Board of Supervisors wanted more information from Teen Challenge/New Man. Neither of the Board had any requests at this time.

It was discussed that both Boards meet on a regular monthly meeting and those dates are advertised and if another special meeting is held it would be advertised and the public invited to attend.

ADJOURNMENT OF MEETING

Ron Whitmoyer made a motion to adjourn the joint meeting for the Board of Supervisors at 8:15 p.m. Rick Kramer second the motion, upon a roll call vote all three Board Members cast a yes vote.

Planning Commission continued with the regular scheduled monthly meeting for January.

Respectfully Submitted,

Kathy Boltz

Secretary, Tulpehocken Township