

November 11, 2010 Joint Board of Supervisors and Planning Commission Meeting

The Tulpehocken Township Board of Supervisors joint meeting was called to order by Chairman Ronald Whitmoyer at 7:00 p.m. in the Tulpehocken Township Building. Chairman Robert Sattazahn called Tulpehocken Township Planning Commission joint meeting to order at 7:00 p.m. in the Tulpehocken Township Building. Those attending the meeting were Ron Whitmoyer, John Kintzer, Rick Kramer, Kathy Boltz, Chris Hartman, Robert Sattazahn, John Zimmerman, Scott Hetrick, Gary Deck, Ray Daub, and other interested persons.

The joint meeting was held to discuss a proposed project by Teen Challenge Training Center. Chairman Ron Whitmoyer asked the Teen Challenge representatives to give an overview of the project that is being proposed. The project overview is the construction of a large industrial warehouse building to prepare the student residents at the center for jobs, and that the project does require a zoning change. The 300,000 square feet warehouse will serve as home base for a work force training program working on a "concession basis" with a local business. Third party logistics (packaging, assembling, re-packaging, and repair) is the intended use. Projected construction cost is \$12m. It was explained that the goal is for the students to benefit by receiving training and potential employment opportunities. The students' families will benefit by having self-supporting productive family members; businesses will benefit by having a reliable work force.

The Board of Supervisors and Planning Commission Members discussed concerns and questions with the proposed project. Some of the items discussed where, what happened to the job skills training that had been offered in the past such as farming, and green houses. The response was that these skills were not income producing for the center and that the skills learned taught a value of hard work but not a technical skill. Print, Auto Mechanic, and Auto Body Shops at the Teen Challenge Center do not exist anymore because it is difficult and costly to provide the proper training and supervision of these shops. Currently most training for the students is done off campus with business partners. The students do not receive a salary while in training; however the partner corporations do make financial donations to the center to help with funding. Both Boards also shared concerns about traffic increases as well street intersections not being able to handle the large trucks coming from the main highways and the site distance of the driveway. The Boards were also concerned about the longevity of the warehouse if it is not profitable. It was also discussed that the warehouse would tap into the public sanitary sewer.

Teen Challenge informally asked the Township to rezone approximately 27 acres to construct the proposed facility. It is currently zoned Effective Ag and Teen Challenge would like the site plan area to be rezoned Industrial Commercial.

PUBLIC COMMENTS

Many long-term neighboring property owners attended the meeting and were in agreement that they do not want the warehouse in the proposed location. Currently some of the property owners have problems with trucks trying to navigate the nearest street intersection. Poles are taken down and their yards get damaged by the trucks.

Linda Althouse commented that she is worried about property values and does not want to see a warehouse in her backyard.

Dennis Royer commented that this is a bad place for a warehouse and he does not want it. He is concerned about stormwater problems, truck traffic, noise from trucks and light pollution. Mr.

Royer also commented that the existing and proposed driveway does not have proper site distance and will create a dangerous intersection. He asked both Boards to vote no at this time.

The Planning Commission commented that it is not ready to vote tonight.

Chairman Ron Whitmoyer commented that he sees good and bad things with the proposed project. Board of Supervisors decided not to take action tonight. Ron asked Teen Challenge Representatives to take the comments given at this meeting and think about them.

Teen Challenge thanked both the Boards and Residents for their time and will take the comments to heart. Teen Challenge will contact the Township Solicitor to set another meeting date.

Township Solicitor contacted the School Board Solicitor about the proposed project and this meeting.

ADJOURNMENT OF MEETING

John Kintzer made a motion to adjourn the joint meeting for the Board of Supervisors at 8:13 p.m. Rick Kramer second the motion, upon a roll call vote all three Board Members cast a yes vote.

Ray Daub a motion to adjourn the joint meeting for the Planning Commission at 8:13 p.m. John Zimmerman second the motion, upon a roll call vote all three Board Members cast a yes vote.

Respectfully Submitted,

Kathy Boltz

Secretary, Tulpehocken Township