**Tulpehocken Township Planning Commission Meeting**

**March 3, 2022**

**Present:** Planning Commission Members: Scott Hetrick, Laverne Frey, Robert Sattazahn, John Zimmerman, and Gary Deck. Township Solicitor- Chris Hartman, Township Engineer- Matt Mack and Planning Commission Secretary- Heather Claman.

The Planning Commission meeting began at 7:38 p.m. and continued with the pledge to the American Flag.

*John Zimmerman made a motion to approve the minutes from the February 3, 2022 Planning Commission meeting,* *seconded by Robert Sattazahn and approved unanimously.*

**Public Comments:** None.

**Active Plans:**

**Capitol City Remodelers, LLC:** Time expires May 11, 2022.

**New Plans:**

**Shirk Farm Annexation:** This plan is located along Teen Challenge Road and was submitted prior with some minor changes.There should be an agreement for easements for the right of way. This document should provide ingress, egress and regress for vehicular and pedestrian access and also for installation of utilities both underground and above ground.

The number of development units is based on the size of the lot. The parent tracts that existed prior to 1999 are where all of the developmental units come off of for future subdivision. By annexing lots together, they can’t add or subtract development units. The units are based on the parent tracts from 1999. The plan needs to show units for the file here at the Township. The Township needs to consistently interrupt the ordinance and apply it. Development units need to show where they are being placed on the frontage of the parent tracts based on the acreage of the parent tract.

The Township Solicitor stated that the recorded plan should show which of the new lots has the development units from the original parent tract. The placement of the location of the lots does not need to be on the recorded plan. When lots are annexed together, the development units have to be within the geographic boundaries of the original parent tract. They cannot shift from one parent tract to the other. The residue has to be a development unit, all of the houses cannot be placed on the frontage and then make the residue ineligible for a house.

The Township Engineer stated a $500 escrow will need to be posted by Mr. Shirk to be sure that the plan is recorded and the deeds are executed since it is an annexation once that is completed, the $500 escrow will be returned to Mr. Shirk.

It was discussed as to whether the lots are in Clean & Green. The Township Engineer will bring that to the surveyor, DeVon Henne’s attention to be sure that there will not be any issues with Clean & Green.

*John Zimmerman made a motion to recommend to the Board of Supervisors to grant conditional plan approval with the conditions of the Township Engineer’s review letter dated March 1, 2022 and to adjust the title sheet, complete the driveway agreements, and correct the front allocation number. Seconded by Laverne Frey and approved unanimously.*

**Walk-In Discussions:** None.

**Other Business:**

Scott Hetrick would like to subdivide right under 2 acres off of the farm located at 49B Summer Mountain Road. The 84 acre farm is in farm preservation. He would like to split the 5.9 acres on the north side of the road, have the house subdivided onto 1.98 acres.

The septic system is on the south side of the road. A back up septic system will need to be placed to the west. The old milking parlor is being proposed as possibly being removed.

If the building is removed, be sure to note the impervious surface that is being removed and that way if something would want to be built in the future, there is a credit noted.

A back up percolation test would need to be done as well as an easement on the south side of the road. There is a shared driveway so a mutual easement should be recorded so that the farm may utilize the house driveway and the residents in the house are able to utilize the farm driveway.

The Township Engineer recommended that percolation and probe tests are performed first. Mr. Hetrick was given the Township SEO, Jeremy Bentz’s contact information. Have the system looked at across the road to be sure that everything looks good. And do back up testing as well. Check to also see if this could qualify for a planning module exemption through DEP. This is when you have a primary and a backup septic test. Planning module approval is when you are looking at the current needs of the property you are creating and the future needs as well. This is much easier than filing for a component.

John Zimmerman questioned the street light issues in Mountain Meadows. The Township Engineer stopped in on the way to the meeting. There is a light out in the Thistle Court cul-de-sac again and the light at the mailboxes on Meadowlark Lane is still out. He spoke to Bob Martin with Skyview Electric and he stated that the previous issues with the lights not working were photocells. Mr. Martin will be out at Mountain Meadows tomorrow, Friday March 4 to look at the street lights. Lester Feick, the Township Roadmaster would like to meet with Mr. Martin to go over what the issues are and what parts they are using to fix any issues for when the Township takes the street lights over in the future. Wires could have be sliced when construction was performed for a new house.

John Zimmerman questioned the status of Phase II for Mountain Meadows. The Township Engineer stated that there was a meeting between Pioneer Management (the applicant’s Engineer), the Township Solicitor and himself to go over the easements to finalize the plans. The Township Engineer is still waiting for a cost estimate to approve. The Township would like a plan to show all of the easements on it so it is recorded and the language in the agreements is an exhibit in the plan so that anyone that looks at the plan understands where everything is located.

The storm sewer and sanitary is all installed for Phase II. The E & S and basin has been constructed and the meter pit and the new pump station base has been installed. Mr. Hurst has buyers for lots in Phase II already. The road base for Phase II has not been installed yet because it is so wet. The stone base can be installed fairly quickly when conditions allow.

The Township Solicitor questioned whether there is a push for solar easements in the Township. None of the Planning Commission members are aware of this. The Township Solicitor stated that it is something to consider with the Township Zoning Ordinance. There should be a reclamation plan and have it bonded as part of zoning approval. This cannot be done on a preserved farm. There would be special stormwater rules that deal with a solar farm. The conventional stormwater management doesn’t know what to do with a solar farm. There is impervious area surface with dirt under it. DEP has guidelines with spacing of the panels so that they are separated enough to grow grass underneath. There should be stormwater rules that are specifically designed to deal with solar farms. There should also be noted as to what happens at the end of a lease and there should also be bonding. There are usually fencing and screening requirements. Goats and sheep are also brought in because they graze under the solar panels. *Robert Sattazahn made a motion to recommend to the Board of Supervisor to have the Township Solicitor draft a reclamation for solar farm easements. Seconded by Laverne Frey and approved unanimously.*

Gary Deck mentioned concerns regarding the recreation grant. We still do not have a lease with the Rehrersburg Lions Club and he is not sure that the other Board members are for park and recreation. Scott Hetrick stated there are younger people moving into the Township. John Zimmerman stated that looking at the aspect of people moving into the area and the younger generation staying in the area, that one of the things that need to be looked at is if you do not provide recreation, they will go elsewhere. If you have the aspect of keeping people in the community it helps children that are not involved in school activities to have a place to go for recreation. The playground in Mt. Aetna is utilized.

Gary Deck stated that some concerns of the other Board members are that taxes will need to be raised. John Zimmerman stated that the Mennonite Community likes activity and he can’t see that they would be any different than anyone else. The Township has a good opportunity to provide this space since we have funds. We have a Police Department here as well to help keep things in order.

The Rehrersburg Lions Club and the Board of Supervisors met about a month ago and seemed to go well. They were supposed to meet in February again, however that meeting has now been pushed back to April. The Lions Club made that decision. And after the next meeting, both the Township Solicitor and the Lions Club Solicitor would then address the various concerns.

The Township Solicitor would like to know why the Lions Club cannot give the property to the Township. Is it a Lions Club rule or in their non-profit documentation? If there is a reason, we need to know what that is and try and work around it.

The Township Engineer stated that maybe an extension could be granted if we ask for additional time, but there needs to be a reason and a place to be utilized for the grant. The Township also has the money from the developer for Mountain Meadows as well. The Township could also ask to have the grant reassigned to another project, however there needs to be details and a plan.

John Zimmerman discussed the Tulpehocken Administration Building. He had discussions with the school Superintendent a while ago, he was very much in favor of giving the Township the right to look at the property from his standpoint. We were interested in it due to the size of the facility and location. Scott Hetrick stated that he believes that the School Board is looking at using the space for busing because they are currently paying rent for bus storage.

The Township should contact Sue Landis and Ann Yost to continue with the planning of the recreation. The master plan can be done with the grant. However, we need to have a specific use and development for the Rehrersburg Lions Club because the grant was awarded with the understanding that the Township was obtaining a long-term lease with the Rehrersburg Lions Club.

Gary Deck stated that the Township has stimulus money and it is never mentioned. John Zimmerman asked if we need to have members of the community attend a Board meeting and show an interest in recreation space. *Gary Deck would like the discussion of the Lions Club agreement on the Board of Supervisors agenda for the March meeting.*

Scott Hetrick stated that Jeremy Meck approached him recently and stated that he would like to be active in the Township and would be interested in being on a committee.

*John Zimmerman made a motion to adjourn the meeting at 9:53 p.m., seconded by Gary Deck and approved unanimously. The meeting was adjourned.*

Respectfully submitted,

Heather Claman, Planning Commission Secretary