

Planning Commission Meeting Minutes

Monday, June 14, 2021

7:00 p.m.

Vice-Chair Pam Shellenberger called the meeting to order on Monday, June 14, 2021 at 7:00 p.m. Ms. Shellenberger led those in attendance in the Pledge of Allegiance and introduced the Board.

Members Present: Pamela Shellenberger, Keith Hoover, Mark Harman, James Henke, Martin Peak
Members Absent: Jay Provanzo, Don Mann
Staff Present: Nate Taggart, Adrienne Kautz
Visitors Present: See attached sign in sheet

Approve the Meeting Minutes from April 12, 2021 – Vice-Chair Shellenberger entertained a motion to approve the April 12, 2021 minutes. James Henke so motioned, Keith Hoover seconded, and the motion carried unanimously.

Old Business

21-004-Final Land Development Plan for Rohrer Homestead LLC – The applicant is proposing new structures to be installed on their property as part of their dairy operation. The property is located in the Agricultural Zone.

The applicant is requesting a modification(s) to the following sections: 388-11.A (Preliminary Plan)

Bert Nye with Red Barn Consulting along with Tyler Rohrer, Mitch Rohrer, Molly Hughes, and Todd Gellhocker were present. The proposed site has a mailing address of 124 Charlestown Road which is Zoned Agricultural. The property that is in discussion is approximately a 220-acre parcel. The purpose of the proposed improvements is to replace aging infrastructure and provide future growth. The infrastructure associated with their dairy operation is located generally toward the center of the parcel. The proposed buildings will include the parlor and milking center (approximately 80 x 402), two new barns directly behind it (approximately 123 x 481), a transition barn and two calf barns. There is a proposed Stack Shed that is a NRCS project. Mr. Nye is currently working on this with the NRCS. Since the Rohrer's are going through such a major expansion they have added some additional area for a future bunker silo.

As of June 14, 2021, Mr. Nye responded to Rettew's letter that was provided dated March 21, 2021, the reason for some of the time lapse was because they were waiting on outside approvals. For example, we received permission from Williams to go across their pipeline. Mr. Nye has been working with PPL, they had some questions with regards to the proximity of the transition barn in relation to the Right-of-Way. The Rohrer Family have had all of their nutrient management components taken care of. Mr. Nye did resubmit the comments back to the Township on June 4, 2021 relating to the plan. In the meantime, Mr. Nye and the Rohrer Family wanted to come before the Board to address any questions or concerns that they may have.

Ms. Shellenberger asked Ms. Kelly from Rettew if they have reviewed the feedback on the all the comments. Ms. Kelly commented that they have not had a chance to review the comments submitted last week. There are some additional modifications that Mr. Nye is requesting however they are storm

water related. Ms. Kelly stated that they will be addressing these in a storm water letter. Based on the March 24, 2021 letter there were a couple of minor zoning comments, the majority of the subdivision land development comments Mr. Nye was able to handle.

No action was taken on this plan. It will be continued at the July Planning Commission Meeting when Mr. Nye receives an updated letter.

New Business

2021 Zoning Ordinance Amendments –

James Henke made recommendation to the Board of Supervisors that 2021 Zoning Ordinance Amendments as presented be considered for Adoption. Martin Peak seconded and the motion carried unanimously.

Public Comment – No public comment.

With no further business to discuss Vice-Chair Ms. Shellenberger made a motion to adjourn the meeting. Martin Peake seconded, and the motion carried unanimously. The meeting adjourned at 7:30 p.m.

Respectfully Submitted,

Don Mann
Secretary

Recording Secretary
Adrienne Kautz