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**Dale Brubaker Land Dev Plan (con't)**

There will be 3 poultry barns, which will be located to the rear of the house and the current barn area. Mr. Brubaker had met with Red Barn consultants many times to strategically locate the poultry barns in the least conspicuous area in order to not offend any of the neighboring property owners. The poultry barns will be constructed in phases. Two barns will be constructed and be placed in operation and another barn constructed a year later. Mr. Brubaker comes from a family of farmers. His family farms in Lancaster County and his in-laws operate a farm in Myerstown.

Mr. Nye reported that notification letters had been mailed to neighboring property owners. As a result there have been a few comments or questions pertaining to the plan. One of the questions pertained to arsenic being used in the chicken feed. Nye told the Commission this practice has been eliminated and is no longer in use since 2005. Another concern expressed was the truck traffic. This type of operation will not require continuous traffic. One truck a day. There will be a period of time when the trucks are more frequent. This happens in the cycle of timing when the peeps are grown and are ready to be removed from the Brubaker farm. Once the barns are emptied, they will have to be thoroughly cleaned out. The poultry barns remain empty for a period of approximately 2 weeks before new peeps are brought back in.

Mr. Nye stated that the footprint of the farming area was reviewed carefully in consideration of easements required for the power lines that are in existence on the property. As mentioned the original house will be remaining with an addition planned and some of the existing outbuildings being demolished. Mr. Brubaker has planned to construct a new building which will probably become a hay barn. The driveway will be redesigned per Township requirements. The first 15' of the driveway will be paved with the remaining drive being of a gravel nature. A Nutrient Management Plan has been submitted and approved by the Conservation District as well as an Odor Abatement Plan which has been approved by the State. He informed the Commission that a part of Mr. Brubaker's operation is a small "office" area where there will be data stored regarding the air quality and various other required information that will be used for his farming operation.

**Member Martin** questioned the length of the driveway to the chicken houses. Nye stated the total length of the driveway from street to the poultry barns is about 800'. The width of the entrance will be 125' wide. Mr. Nye reported to the Commission the existing driveway will be utilized for the operation and there will be a turning radius of 55' which allows for a tractor trailer to make this turn without crossing the centerline. The first 15' of the driveway will be paved according to Township regulation. Chp Martin questioned if fire equipment will be able to access from this driveway and be able to navigate in the farm area itself. Nye assured her the fire equipment will have no problem navigating the driveway or the farming area if a situation arises that the equipment will be needed.

**Member Smeltzer** asked about the feedback from the neighboring property owners. Mr. Nye stated that several comments had been in reference to the truck traffic which he has addressed already. The arsenic in the chickenfeed is no longer an issue as that practice has been discontinued.

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**Dale Brubaker Land Dev Plan (con't)**

**Member Sattazahn** asked about the litter resulting from this operation. Will it all be used on this particular property? Nye responded that some of it will be used for this property but Brubaker also has an exporter agreement. That means the manure will be removed from this location and most likely be taken to a mulch operation or something of that nature.

**Member Tice** expressed concern about water runoff in to the nearby Swattie. Nye explained several of the details designed to contain any water runoff issues. He pointed out an area where a 500' long basin is proposed and then explained how the water is transported to the basin. The area between the poultry barns will have underground piping to carry the water to the basin area. A riser pipe is installed in the area with stone fill just above the pipe. This will allow for the water to permeate the ground area and be distributed throughout the property. Nye said the only two "oil surfaces" will be the asphalt roof shingles on the house and the 15' of paved driveway area. The rest will all be of a grassy nature. Nye mentioned that part of the NPDS permitting process is to address water runoff issues. After several inspections are made, Red Barn will be required to sign off on this basin design and construction work.

**Member Smeltzer** questioned Red Barns connection with Bell & Evans as far as doing this type of planning for them? Mr. Nye replied that Red Barn does a lot of work with Bell & Evans as they deal with large farming operations. A lot of the regulations that have to be followed coincide with Bell & Evans regulations. Another consideration being addressed is the possible loss of power. A generator will be in place that will insure the farms continuous operation without interruption. Continuous uninterrupted operation is a requirement of Bell & Evans.

**Member Sattazahn** asked about the number of birds. He was told 111,000 birds total of all 3 barns. The Commission members had no further questions and thanked Mr. Nye for his thorough explanation regarding this plan.

**MOTION** was made and seconded to receive the Dale E Brubaker Land Development Plan. Motion unanimously carried.

**B.) Robert D. Yancey Subdivision Plan (lot additions) Date Submitted: 2/27/2013**

**Location/Zoned:** Ebenezer Rd/ C2A

This subdivision plan shows a lot addition to 2 different properties. A 409 sq ft addition to Beth & Bob Hoch from the Yancey property is 1 lot addition. The 2<sup>nd</sup> lot addition is a 7,694 sq ft addition to the lands owned by Mildred & Paul Rittle. The required legal descriptions have been submitted for review by the Municipal Authority. Once approved the lot additions will be merged with the existing properties owned by both the Hocks and the Rittles.

The Commission members looked over the proposed lot additions. Member Smeltzer pondered the reasoning for the lot additions. Mgr Grumbine told him he could ask but the developer is not required to explain the reasons. They discussed the possibility that a buffer will be created for the rear property in the event of any future development.

**MOTION** was made and seconded to receive the Robert D. Yancey Subdivision Plan. Motion unanimously carried.

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**ITEMS FOR DISCUSSION / COMMENTS FROM COMMISSION MEMBERS****A.) Seneca Foods Corp**

Date Submitted: 1/10/2013

This plan has not been received by the Planning Commission. However the plan had been submitted to the office in January. Since that time word was received from the Engineer that the developer had changed their minds. However there was no formal withdrawal notice issued from the developer. Until this formal notice is received this item will be carried on the agenda.

**B.) Annual Activity Report for 2012**

The Commission has had this report to review. The revisions have been completed that were recommended by the Commission and the report is now ready for submission to the Board of Supervisors. The members all agreed to submit the report to the Supervisors.

**MOTION** was made and seconded to forward the Year End Summary Report from 2012 to the Supervisors. Motion unanimously carried.

**C.) Regional Comp Plan Update**

Chp Martin asked the Commission members if all of them had received the proposed Preamble for the Comprehensive Plan to review. All members indicated they had received and reviewed the document.

**Chp Martin** stated she is not impressed with this document and does not like any of the wording it contains. She said she is not in favor of this Preamble and asked her fellow Commission members to comment.

**Member Allwein** stated that he agrees with Darlene's remarks. He feels this document is worthless. He is ready to offer a recommendation to reject it.

**Member Smeltzer** mentioned item #5 which states that a denial of a proposal means financial compensation will be provided to the requestor. He feels this is ridiculous.

**Member Sattazahn** referenced item #3 which talks about insects, vegetation and other nature being second to humans. Mgr Grumbine said she thinks this is in reference to the Bog Turtle which is out of our hands as that is Federal regulations.

The Commission members questioned who had written this Preamble and where the wording came from. West Cornwall submitted the document and the document had been written by Jeff Steckbeck and Frank Dombrowski, West Cornwall Supervisor. Chp Martin asked if this discussion was had at any time during the meetings for the Comp Plan. She was told no. This came up at the "11<sup>th</sup> hour". The Commission discussed the Preamble and decided to move on this item.

**Member Smeltzer** questioned this Preamble being shot down and the affect it might have on the final approval of the Comprehensive Plan. Mgr Grumbine shared her thoughts that with Cornwall pulling out and the possibility of West Cornwall declining, it may come down to North Cornwall, South Lebanon and North Lebanon Townships taking action on the final Comprehensive Plan, which would still be acceptable because there will be 2 or more municipalities involved.

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**MOTION** was made and seconded to recommend definite rejection of this Preamble provided by West Cornwall Township. Motion unanimously carried.

With no further business to discuss, the meeting was unanimously adjourned.

Respectfully Submitted,

Theresa L. George  
Recording Secretary