

**Minutes of the Albany Township Planning Commission
August 7, 2023**

Minutes of the meeting of the Albany Township Planning Commission held on Monday, August 7, 2023, at 8:00 p.m. in the Kempton Fire Company social hall, Kempton, Pa.

The following members were present:

P. Bauscher	B. Hamm	A. Zawada
D. Dietrich	J. Robertson	

J. Body, Township Engineer, was also present

The meeting was called to order by J. Robertson, chairman, and A. Zawada, secretary, took the minutes of the proceedings.

Approval of Minutes

The minutes of the meeting of July 3, 2023, were distributed to the members for their review and comment. J. Body suggested that, under the topic of Delbert Burkholder Ag Building Update, the date of November 6, 2023 be inserted regarding the ninety day extension of time for the township to act on the plans for D. Burkholder. After discussion, a motion to approve the minutes, as amended, was made by D. Dietrich and seconded by B. Hamm. The motion was unanimously carried and the minutes of the meeting of July 3, 2023, were approved, as amended.

Delbert Burkholder Ag Building Update

Proposed duck barn – 156 Kunkel Rd.

B. Nye, of NCS, Inc., presented documents to the Planning Commission concerning the Burkholder’s Odor Management Plan Update, the approval of their Nutrient Management Plan, the Stormwater Discharge Plan Associated with Construction Activities, the Erosion and Sediment Control Plan and Post-Construction Stormwater Management Plan.

There was public comment on the proposed project. D. Sicher asked several questions regarding odor management issues, runoff into the Exceptional Quality Pine Creek and air and water quality impacts to the community. No conditional use or variance application has been submitted as yet. The Environmental Advisory Council will research and advise on buffers. The Planning Commission was ok with reconstructing the manure lagoon at their own risk, but must confirm with the Supervisors. No action taken on plan approval.

Gary Wessner

Rockmore Farm - 3 Bedroom Addition

Stanley Bauman discussed adding an addition to the existing farmhouse. The Planning Commission was concerned that the “addition” appeared to be a complete house, with all the usual facilities, connected to the existing dwelling only by an enclosed corridor hallway, and wanted to ensure that the property remains a single family home and won’t become a rental unit. J. Body will produce a Memo of Understanding in this regard.

Joint Comprehensive Plan

No developments.

Bond-Riemke Subdivision

Quaker City Road – No one was present at the meeting to present this plan.

Public Comment

No public comment.

Adjournment

There being no further business to come before the Commission, a motion to adjourn was made by P. Bauscher and seconded by B. Hamm. The motion was unanimously carried and the meeting adjourned at 9:15 pm.