

Minutes of the Albany Township Planning Commission

November 6, 2023

Minutes of the meeting of the Albany Township Planning Commission held on Monday, November 6, 2023, at 8:00 p.m. in the Kempton Fire Company social hall, Kempton, PA.

The following members were present:

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

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 October 2, 2023, were distributed to the members for their review and comment. After discussion, a motion to approve the minutes was made by A. Zawada and seconded by D. Dietrich. The motion was unanimously carried and the minutes of the meeting of October 2, 2023 were approved.

Delbert Burkholder Ag Building

Proposed Duck Barn – 156 Kunkel Rd.

J. Body addressed the Planning Commission and the public and gave a brief overview of the Burkholder project.

Since there was much public interest, all in attendance were given the opportunity to voice their concerns about the project. S. Grace, president of Hawk Mountain Sanctuary presented two letters to the Commission (Document Nos. 1 and 2) outlining his concerns for our community, including: runoff into the Pine Creek, odors from the barn and the spreading of manure, noise, fan vibration and impacts on migratory raptors from Avian influenza. He stated that having an industrial scale duck operation along PA's most significant migratory bird thoroughfare is inviting disaster.

J. Body then informed the planning commission and the audience that, generally, all the conditions recommended by the planning commission were agreed upon by the Burkholders. He then read us those conditions that will be listed on the buildings plans, as follows:

The building roof color shall be green and exterior walls shall be light gray

The township will have visitation rights and be able to review manure management records and operations

No composting of animals – only farm mortalities

No importing of waste water or manure

Only spread manure generated on the farm

Manure will be spread by injection when conditions permit

Provide 8' high earthen berm at eastern end of the building with buffer trees on the outer side

Provide tree buffer strips along western and eastern property lines to buffer neighboring residences.

Delbert Burkholder or farm operator will live in the farmhouse (on-site) when the building is ready for duck occupancy.

If building is vacant and no longer used for agricultural production, it shall be removed and the ground restored for ag usage.

Must comply with all applicable federal, state and local regulations.

Any manure pump discharge lines to the fields on the east side of Kunkel Road shall be through a casing pipe installed under the road surface

Then, a motion to recommend approval of the Burkholder duck barn was made by P. Bauscher and seconded by B. Hamm. The motion to recommend approval of the Burkholder duck barn was carried by a 4 – 1 majority vote.

Bond – Riemke Subdivision, Quaker City Rd.

No one was present at the meeting.

Adjournment

There being no further business to come before the Commission, a motion to adjourn was made by B. Hamm and seconded by D. Dietrich. The motion was unanimously carried and the Meeting adjourned at 9:20 p.m.