

**Minutes of the Albany Township Planning Commission
October 2, 2023**

Minutes of the meeting of the Albany Township Planning Commission held on Monday, October 2, 2023, at 8:00 p.m. in the Kempton Fire Company social hall, Kempton, Pa.

The following members were present:

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

The following member was absent:

D. Dietrich

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 September 11, 2023, were distributed to the members for their review and comment. After discussion, a motion to approve the minutes was made by P. Bauscher and seconded by A. Zawada. The motion was unanimously carried and the minutes of the meeting of September 11, 2023, were approved.

Bond-Riemke Subdivision

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

Sebastian Stelmach – Possible Subdivision

No one was present at the meeting.

Delbert Burkholder Ag Building Update and Public Comment

Proposed Duck Barn – 156 Kunkel Rd

J. Body informed the Planning Commission that no Conditional Use or variance application has been submitted by the Burkholders. He said our township solicitor is involved and that no action needs to be taken at this meeting. He reminded the Commission members that we have an extension from the Burkholders until November 6, 2023 to either approve or reject the project, and that we should prepare a list of possible conditions for this project.

At this point, a group of residents/neighboring landowners in the audience voiced their concerns about this project's negative impact on our community, and the Planning Commission members appreciated their input and comments.

The Planning Commission then listed the following proposed conditions for the Delbert Burkholder project:

Due to size and hill-top location of the building, the view shed should be considered.

Location of building

Color of roof of the building:

Roof color should be slate grey, dark green or dark brown

Inspection rights

Township has visiting privileges

No composting of animals – only farm mortalities

No importing of commercial waste

Must comply with all federal, state and local regulations concerning the Nutrient Management Plan

Only spread manure generated on the farm

Manure should be spread by injection

Roy Sousley

Possible Subdivision

Discussion about subdividing the farm area on the west side of the road. J. Body will look into it.

Adjournment

There being no further business to come before the Commission, a motion to adjourn was made by B. Hamm and seconded by P. Bauscher. The motion was unanimously carried and the meeting adjourned at 9:30 pm.