

CONNOQUENESSING TOWNSHIP
BOARD OF SUPERVISORS
SPECIAL HEARING MINUTES
JUNE 16, 2015

A special public hearing was held on Tuesday, June 16, 2015 to consider the Agricultural Security Area Proposal of Ricky & Lee Ann Kradel. Present were Chairman, Scott Longdon and Vice-Chairman Terry Steinheiser. Supervisor Ray Kroll did not attend. Solicitor Andrew Menchyk, Jr. was present to conduct the hearing and Brenda Davis was present to take the minutes. Mr. & Mrs. Ricky Kradel were present to represent the applicants. The special meeting was called to order by Chairman, Scott Longdon at 7:32 a.m.

Mr. Menchyk, Jr. stated we are here this morning for the hearing that we are required by statute to convene on the Ricky & Lee Ann Kradel Agricultural Security Proposal.

Andrew Menchyk, Jr. presided over the public hearing to consider the Agricultural Security Area proposal of Ricky & Lee Ann Kradel. Mr. & Mrs. Kradel were sworn in by Mr. Mechkyk, Jr.

Mr. Menchyk, Jr. stated that the format for the hearing will be as follows: he will review the history of the postings and the notes and go over the provisions with Brenda, then he will ask the Kradels some questions and if the supervisors have any questions for Mr. & Mrs. Kradel, then the supervisors will vote.

Andrew Menchyk, Jr. asked Brenda if she had received a request for Ricky & Lee Ann Kradel to join Ag Security? Brenda said, "yes on March 26, 2015". Mr. Menchyk, Jr. then asked Brenda if the proposal of the Ag Security submitted by the applicants was mentioned in the next meeting's minutes? Brenda Davis stated, "yes it was in the April 1, 2015 minutes".

Mr. Menchyk, Jr. verified with Brenda that the proposal was posted, the date it was posted and advertised on April 10, 2015. Brenda Davis stated it was posted at the Township office and 4 postings at the Kradel property. Mr. Menchyk, Jr. asked if any comments were received on the original proposal? Brenda Davis stated, "no".

Mr. Menchyk, Jr. asked if the proposal was submitted to the Township Planning Commission, the County Planning Commission and the Township Agricultural Security Advisory Committee? Brenda stated "yes" to all and they were notified on April 27, 2015. Mr. Menchyk, Jr. asked if any comments had been received? Brenda stated Evelyn Hockenberry from the Ag Security advisory board made a comment which was included in the meeting packet. Brenda Davis stated Ms. Hockenberry is submitting the comment as a member and not personally and doesn't seem to have an issue with the Kradels' joining Ag Security.

Mr. Menchyk, Jr. asked if today's hearing was advertised? Brenda Davis stated it was advertised on June 8, 2015. He asked if the notice of the public hearing was posted?

Ms. Davis stated, "yes" same day as advertised, June 8, 2015 which included one on the Township office door and 4 at the Kradel property. Mr. Menchyk, Jr. asked Brenda if any comments were received after posting? Brenda Davis said, "no".

Andrew Menchyk, Jr. asked if Ricky & Lee Ann Kradel were the owners of said properties? Mr. & Mrs. Kradel stated, "yes". Mr. Kradel stated there are 3 parcels for a total of 16.52 acres. Mr. Kradel stated 1 parcel has a house his Aunt Eleanor lives in which has a barn and garage. The barn presently is used for a haunted house but they are in the process of building 5-6 sheds to run the haunted house out of which is seasonal and eliminate using the barn. Mr. Kradel stated the garage is for storage such as vehicles, tractors, etc. The other parcel has 1 house which Mr. & Mrs. Kradel live in and the other parcel around 13 acres is for crop farming, mainly hay. Mr. Kradel stated 90% of their property is for farming, the other 10% is residential housing. Mr. Menchyk, Jr. asked if they plan on continuing to use the large parcel for active farming? Mr. Kradel said, "yes" and the haunted house. Mr. Menchyk, Jr. asked if any soils survey was ever done? Mr. Kradel said, "no". Mr. Kradel said neighbors are in the front, woods on one side and an overgrown swamp on another side and the farm field is in the back.

Mr. Menchyk, Jr. asked for supervisor comments. Longdon questioned if the Kradels farmed 90% of the property or is it rented or leased to a farmer? Mr. Kradel stated they let a farmer work the land for no compensation. Secondly, Mr. Longdon asked if the 5 to 6 sheds being placed on the property for a haunted house falls under "conditional use" mentioned in Evelyn Hockenberry's comments since the permits for the sheds were issued before being approved to join Ag Security? Mr. Kradel stated the haunted house is completely under the requirements of the Dept. Of Agriculture. Longdon said he understood that but totally disagreed. Mrs. Kradel stated only 50% of property is required to be farmed in Ag Security. Mr. Kradel read from the Ag Security Handbook page 19 (3) The landowner may propose to include all of his land, regardless of zoning, in an agricultural security area. Mr. Menchyk, Jr. stated there is no zoning. Longdon pointed out that if the sheds that were permitted as only sheds and not under AG Security, they could be rented out for lawn mower storage which is not agricultural use. Longdon and Steinheiser asked Mr. Menchyk, Jr. if the Kradel Ag Security plan could be accepted with a contingency that the sheds for the haunted house, that were previously permitted, could not be turned into a commercial business later if the haunted house plan changed without going through proper procedures. Mr. Menchyk, Jr. stated he would have to check the legality of whether a contingency could be put in the motion to accept their Ag Security. After more discussion, Longdon stated the Kradels have followed the proper procedures and everything is in order and motioned to accept the Kradel property into Ag Security Plan without contingencies. Steinheiser, seconded. Roll call, yes.

Longdon motioned to adjourn the meeting at 7:58 a.m. to an executive session to discuss personnel and stated the board would not return. Steinheiser, seconded. Roll call, yes.