

April 21, 2003

THESE NOTES ARE ONLY A SUMMARY OF PROCEEDINGS HELD AT A CONDITIONAL USE HEARING AND ARE NOT A TRANSCRIPT OF ANY STATEMENT OR TESTIMONY PRESENTED AT THE HEARING.

The Board of Supervisors of Strasburg Township held a conditional use hearing at its regular meeting on Monday evening, April 2, 2003, at 8:00, at the Township Municipal Building. Present were Peggy Dearolf, Daniel Herr, Thomas Willig, and a court reporter.

Application of Meck's Produce, Robert N. Meck, 912 Old Road, to extend an existing pullet house 20 feet to increase capacity and to expand an existing intensive commercial livestock operation to 100,000 pullets on property in the Agriculture zone.

The following requested and were granted party status:

Clair Lapp, 817A White Oak Road, adjacent property owner

Morgan E. Foose & Sons, 190 Clearwater Drive, Quarryville, neighboring landowner

Robert N. Meck testified that the farm, where he resides, is 62 acres. He presented a map showing the location of the existing chicken house on the property and the proposed addition, with dimensions from property lines shown. The chicken house will continue to be 300 feet from the nearest property line and 175 feet from the road. Originally the chicken house was farther from the property line, but the former owner sold some land to the Zion UCC church. Meck also presented a nutrient management plan for 100,000 birds, prepared by the Lancaster County Conservation District. Not all the manure will be used on Meck's property. He does not need very much of it. Bryan Foose will haul most of the manure to use on a neighboring farm and other land he farms. Meck said that their sweet corn uses the manure, but vine crops do not need the extra nitrogen.

Bryan Foose said that he grows corn, beans and wheat.

Meck presented a Soil and Water Conservation Plan prepared by LCCD in 1967. The plan has been followed and the contours are well maintained. There is about 700 tons of manure produced now with 65,000 pullets; there will be over 900 tons produced by 100,000 birds. Clyde Slaymaker still owns a ½-acre building lot on White Oak Road. There are no streams on the property, but there is a spring near the road. Meck showed a cross section of the chicken house which is currently 352 feet long. With 20 feet added it will be 372 feet by 40 feet. There are five rows of chickens. The aisle space will be cut down, the cages widened, and a fourth tier of cages will be added to the entire house. The pullets are grown from one day to 18 weeks when they reach 3-3½ pounds and go to a layer house. No new well will be needed.

Morgan Foose stated that he came to verify that they will be using the manure. It saves on their fertilizer bill and they do not need to use as much lime, perhaps due to the calcium in the chicken feed. Their soil is tested by Brubaker's Agronomics.

Clair Lapp asked how many years the manure has been exported and was told about 4 years. Last year the Mecks bought the farm and grew vegetable crops, so more manure was exported. Lapp has a concern about flies. There were fewer last year. Meck said that the old water system in the chicken house has leaks and drips into the manure, making ideal conditions for flies. He will be replacing the water system with a nipple system. The manure should stay drier and this will cut down on flies. The house will be gutted and rebuilt. The new water system should cut down on water use per bird also. They currently use 2.57 gallons per hundred birds per day for the 65,000 birds. The total water usage for 100,000 birds with the new system should increase only about 300 gallons per day.

Herr said that the Strasburg Township Planning Commission has reviewed the plans and recommends that the Supervisors approve the application. No conditions were suggested by the Supervisors. Willig suggested that water use be reduced as much as possible as neighbors had concerns about well water.

On a motion by Willig/Dearolf, the Supervisors unanimously granted the conditional use to increase the existing intensive commercial livestock operation.

The hearing ended at 8:40 p.m.

Caroline D. Herr
Township Secretary