

September 14, 2011 Board of Supervisors Workshop and Other Business Meeting

Chairman John Kintzer called the special workshop meeting of the Township Board of Supervisors to order at 7:00 p.m. in the Tulpehocken Township Municipal Building. Those attending the meeting were John Kintzer, Kathy Boltz, Chris Hartman, Robert Ludgate Sr, Robin Royer, Gary Deck, Robert Sattazahn, and John Zimmerman.

Workshop Discussion

The committee reviewed the draft revisions of the Zoning Ordinance and SALDO for VC District provided by Chris Hartman. The following changes were agreed upon:

- Section 541.12 move dry-cleaning establishment or pick-up agency to the IC district
- Section 543.02 community center building, public library, municipal buildings, fire or police station move to section 541 (permitted uses)
- Make 543.02 a new Section – Retail store or shop in excess of 10,000 square feet

There was also discussion on section 541.14 and to add excluding drive through windows and to add drive through windows as a special exception use. It was agreed to let it alone. No changes were made.

At this time Zoning Officer Robin Royer arrived at the meeting. Chairman John Kintzer stopped the zoning ordinance discussion to talk about an issue with Robin.

The property at 124 Rehrersburg Road has a potential buyer. The current property owner, Carol Stoudt, has contacted Robin with some zoning questions. The potential buyer would like to make this a rental property. The property consists of a house, two apartments and garages. The zoning of the property has changed from Ag to Commercial and now back into the Ag District. The house and apartments are established and permitted uses. It is unknown at this time if the garages were used as commercial or an accessory to the house. Hartman suggested Robin contact the owner and ask for more factual information to clarify the use of the garage, commercial or accessory. Once Robin has the use of the garage it can be determined if this is a nonconforming use being converted to another nonconforming use or an accessory to the house?

ADJOURNMENT OF MEETING

Meeting was adjourned at 9:14 p.m.

Respectfully Submitted,

Kathy Boltz

Secretary, Tulpehocken Township