

Tulpehocken Township Planning Commission Meeting
April 7, 2022

Present: Planning Commission Members: Scott Hetrick, Laverne Frey, Robert Sattazahn, John Zimmerman, and Gary Deck. Township Solicitor- Michelle Mayfield, Township Engineer- Matt Mack and Planning Commission Secretary- Heather Claman.

The Planning Commission meeting began at 7:32 p.m. and continued with the pledge to the American Flag.

John Zimmerman made a motion to approve the minutes from the March 3, 2022 Planning Commission meeting, seconded by Robert Sattazahn and approved unanimously.

Public Comments: None.

Active Plans:

Capitol City Remodelers, LLC: Time expires May 11, 2022. No discussion.

New Plans:

Walk-In Discussions: None.

Other Business:

Ted Cromleigh with Diehm & Sons along with representatives from Shank Door to discuss a proposed 100,000 square foot building to warehouse doors and additional storage. The property is located at 165 Greble Road. The business is growing and they are in need of additional space. There are three (3) commercial buildings and one (1) residential dwelling on the property currently. Most of the employees take their work vehicles home for the evening. There is a proposed access driveway off of Camp Swatara Road for tractor trailers to enter and exist. A PennDot permit will be required. There are approximately 5-10 tractor trailers delivering on a daily basis currently and the representatives from Shank Door do not feel that there would be a significant increase in truck traffic. There would be forty-seven (47) additional parking spaces provided around the proposed building. The loading docks would be in the rear of the building (north side).

There are five (5) variances they feel would be needed for this proposed project.

- Expansion for a non-conforming use
- Construction of an additional structure in connection with a non-conforming use

- Maximum building coverage is 15 percent and they would be up to 18 percent with the new building.
- Maximum impervious coverage which is 25 percent and the proposed expansion would be 54 percent.
- Maximum of one entrance per property. Currently there is an entrance that goes into the existing single family dwelling and the upper part of the business. A separate truck entrance is being proposed.

The Engineer and representatives are looking for comments and concerns that the Planning Commission may have before a Zoning Hearing application is filed for relief. They would be paving the area close to the proposed building. There would be stormwater basins along Camp Swatara Road. The Township Engineer stated that there will need to be a backup system for existing and the new building. There is currently one (1) well on the property.

The Township Engineer stated that the existing impervious coverage that is on the property currently could possibly be removed. If you would go to the Zoning Hearing Board, a hardship would need to be shown. Another option would be to install paver blocks where grass grows in between them. The pavers would emulate what the existing ground is currently. The old chicken house that is currently being used for storage could also be removed to reduce the impervious area.

This property is part of the MS4 area that the Township has. Once this expansion occurs, we may not qualify for the MS4 waiver.

Aaron Hoover resides at 47 Little Swatara Church Road and has applied for a special exception use by right through the Zoning Hearing Board. He would like to sell agricultural equipment on the property located at 15 Hoover Lane. This property is located in the Effective Agriculture Preservation (EAP) zoning district. A concern would be specify where he will be storing this equipment. Mr. Hoover's proposed use does meet all conditions in Section 1032. Off street designated parking will need to be provided for his customers. *John Zimmerman made a motion to recommend to the Zoning Hearing Board to not allow any of the agricultural equipment listed for sale sit within 1,000 feet of Little Swatara Church Road and Airport Road and require designated off street parking for his customers. Seconded by Laverne Frey, four (4) member voted in favor and Robert Sattazahn opposed.*

Michael and Katrina Oberholtzer reside at 102 Rehrersburg Road, have applied for a special exception use by right through the Zoning Hearing Board. They would like to build a 131'4" by 56" (7,336 sq ft) combined garage and kennel on their property. This property is stated to be in the effective Agriculture Preservation (EAP) zoning district. In reviewing the Township zoning map, it appears as if the property could actually be in the Rural Residential (RR) zoning district. The kennel is being proposed as being soundproof and dog would not be permitted in the outdoor runs of the kennel between the hours of 8:00 p.m. and 8:00 a.m. There is a 5,650 square foot proposed gravel area. The definition of a kennel is that it is a commercial activity. Some

concerns are noise, screening, outdoor runs and would like clarification if they are raising and boarding dogs for customers.

Land Development will be needed due to the size of the building. It looks as if there would be over one (1) acre of disturbance. The applicants may not be allowed to amend the application. There was also discussion of possibly having the proposed building tie into the public sanitary sewer system.

Laverne Frey made a motion to recommend to the Zoning Hearing Board that if it is confirmed that the property is located in the EAP zoning district, the following concerns should be addressed. Seconded by John Zimmerman and approved unanimously.

- *Noise*
- *Screening*
- *State licensing*
- *Parking*
- *Washdowns*
- *Verify if manure and odor management would be required*

Gary Deck made a motion to recommend to the Zoning Hearing Board that if it is confirmed to the property is located in the RR zoning district, the Planning Commission does not support a variance for the proposed kennel. Seconded by John Zimmerman and approved unanimously.

The Township Engineer stated that he met with Representatives from the School District, Lester Feick and Harry Reinhold yesterday at the Tulpehocken Area School District Administration Building located at 27 Rehrersburg Road. The School District is going to be keeping the administration offices at this location and they would like to have the bus parking be on the west side of the property. There would be a maximum of 30 buses. They are considering an interior office for the bus manager. It was recommended that they contact the Township Sewage Enforcement Officer (SEO) and be sure that they have a viable backup septic area. The School is hoping to have a plan submitted within the next couple months.

Gary Deck stated that the Board of Supervisors did meet with the Lions Club of Rehrersburg. The Lions Club members have agreed to turn the Lion Club over to the Township. They would not pay any rent and a rental income would be split between the Township and the Lions Club. The Township Solicitor is working on drafting an agreement. The Township Engineer stated that he did find out that the grant has not been released yet.

Gary Deck also stated that the Township has a new Secretary-Treasurer, Kathy Judy who started this week.

Robert Sattazahn made a motion to adjourn the meeting at 9:14 p.m., seconded by Gary Deck and approved unanimously. The meeting was adjourned.

Respectfully submitted,

Heather Claman, Planning Commission Secretary