

**Tulpehocken Township Planning Commission Meeting
August 4, 2022**

Present: Planning Commission Members: Scott Hetrick, Laverne Frey, Robert Sattazahn, John Zimmerman (Absent) and Gary Deck. Township Solicitor- Michelle Mayfield, Township Engineer- Matt Mack, Planning Commission Secretary- Lisa Care.

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

Robert Sattazahn made a motion to approve the minutes from the July 7, 2022 Planning Commission meeting, seconded by Gary Deck and approved unanimously.

Public Comments: None.

Active Plans:

Capitol City Remodelers, LLC: A letter was received as a formal request for a time extension for approval of the Capitol City Remodelers, LLC and Land Development Plan. Additional time is needed for the potential buyer to evaluate their options with the property. Also noted by the Township Engineer that a couple of items remain outstanding; Penndot and secure NPDES. Requesting a time continuance until the November 2022 Supervisors meeting.

Gary Deck made a motion to recommend to the Board of Supervisors to grant the time extension request to the November 10th Board of Supervisors meeting, seconded by Laverne Frey and approved unanimously.

Shoestring Industries: Original design for Lot 4 & 5 was an underground seepage pit, they are now an above ground infiltration basin. Township Engineer issued letter for Lot #5, fairly clean, and will still need to secure E&S approval, amendments to the NPDES permit for both lots and submit a new cost estimate. There is a current cost estimate with the Township for the seepage pits from the original design years ago which may be enough to cover the new cost as we have an escrow currently. Will need amendments to the current agreement for the infiltration basin as opposed to an underground seepage pit and a new cost estimate associated with those improvements. This information was provided as an update only by the Engineer and no action is required at this time.

New Plans: None.

Other Business:

Waiver of Land Development for Larry Dean Martin, 61 Cherry Hill Road: Larry Dean Martin was present. He is proposing a 60 feet by 108 feet hoop barn be constructed. This building will be used to house sheep and equipment storage, no utilities will be added and the floor will be dirt on a wood foundation with fabric sides. State regulation is in place for hoop barns. Engineer referred to the Subdivision and Land Development Ordinance (SALDO). Must meet certain number requirements to be exempt from storm water. Also would need land development due to size of 4,300 square feet as the minimum is 4,000 square feet. However,

Larry Dean Martin already went through Planning Commission on a previous project that was never built and therefore can credit some square footage as it was already accounted for. There will also be a 60 ft. by 10 ft. stone driveway off of the main driveway that will need to be added to storm water. Area has an accountable amount of impervious surface and already went through Land Development for buildings that were not erected. Could credit 300 ft. off of the shop building project and then will not need Land Development for under 4,000 square feet. If exemptions are met for the storm water, no credits will be needed. If the exemptions are not met, square footage can be borrowed from a previous plan. Also will need to check distance from a waterway.

Laverne Frey made a motion to table the waiver of land development request for now as it may not apply. Seconded by Robert Sattazahn and approved unanimously.

Waiver of Land Development for Lanita Specialized, 7630 Lancaster Avenue. Expansion of Commercial Building. Tony Zimmerman and Scott Diller were present, Members reviewed sketch. It was expressed that there will be no increase in number of trucks or employees as it is basically an expansion from garage door to garage door to allow for more open space for the trucks to fit. Consists of eliminating a wall, two new garage doors and an additional walk-in door. Approximately 800 square feet for the addition, no new utilities. There will be a 8 feet by 16 feet section of mulch removed and will be replaced with grass and a concrete pad existing currently, no increase in impervious areas. It was noted that there is a drain located down the center of the area with a stand pipe. The Township Engineer feels it is appropriate now to install a grease trap for the commercial operation either inside or outside for the existing line so the wash off is getting into the grease trap. Also suggested an E&S sketch with hay bales and/or filter sock, etc.

Laverne Frey made a motion to recommend to the Board of Supervisors to grant the waiver of land development with the condition upon getting zoning, building permit, putting in a grease trap and E&S controls. Seconded by Gary Deck and approved unanimously.

Update from Michelle Mayfield in regards to Clair H. and Darlene R. Wenger poultry operations, 67 New Schaefferstown road. Board of Supervisors deferred review to Jefferson Township.

Update from Matt Mack in regards to Harold Case, 54 Midway Road. Has an increase of impervious surface area of 4,000-5,000 square feet and most likely will not pursue any waivers.

Laverne Frey made a motion to adjourn the meeting at 8:24 p.m., seconded by Robert Sattazahn and approved unanimously. The meeting was adjourned.

Respectfully submitted,

Lisa Care, Planning Commission Secretary