

**Tulpehocken Township Planning Commission Meeting  
September 1, 2022**

**Present:** Planning Commission Members: Scott Hetrick, Laverne Frey, Robert Sattazahn, John Zimmerman and Gary Deck. Township Solicitor- Chris Hartman, Township Engineer- Matt Mack, Planning Commission Secretary- Lisa Care.

The Planning Commission meeting began a 7:40 p.m. and continued with the pledge to the American Flag.

*Laverne Frey made a motion to approve the minutes from the August 4, 2022 Planning Commission meeting, seconded by John Zimmerman and approved unanimously.*

**Public Comments:** None.

**Active Plans:**

**Shirk Farm Annexation:** Referenced Plans were submitted over a year ago as a two-step plan; sketch plan and final plan for annexation of lots, consolidation and new lot configurations. Township Engineer went over his comments referencing the latest review letter of August 29<sup>th</sup>.

Section 862, Development units. Allocation of units and verifying number of units was revisited and adjusted. By annexing lots together, you do not get to add more future lots than what you had in the past. The units are based on the parent tracts as these are pre 1999 and EAP ordinance. The Solicitor expressed concern that annexation of lots where development units are should not be moveable to another piece of ground that they were not originally assigned to. They would have to stay within the geographical boundaries of the original area and not be free to migrate. Needs confirmation that all the units stay within the original geography that they are assigned to. The Solicitor suggested a revised sheet to show an updated future inventory plan to be kept for the Township file only and not for recording. The Surveyor, Devon Henne, confirmed and was in favor of this suggestion and will provide this plan.

Section 213.2C, Clean & Green. A letter was submitted by the Berks County Planning Commission dated March 3, 2022 of their review. The Solicitor reviewed and the goal here is for any property to have no surprises or rollback from the recording of the plans, deeds, etc. The Surveyor showed the Solicitor a copy from the County of their response in an email from June 2 with their comments in regards to Clean and Green. The Solicitor has no further concerns and is satisfied.

Section 301.10, identify all the wells. The Township Engineer asked if there were any wells in the adjoining lots surrounding other properties. The Surveyor confirmed that all are shown for adjacent properties that were visible.

Section 301.4E, Easements and right of way. The Engineer questioned if a PA One Call was done that would document any easements or right of way and locate utilities. The Surveyor did not do a PA One Call as he expressed there is no digging and this plan is not land development but a lot line adjustment for boundary lines only and not intended for design.

Lavern Frye excuses himself from the meeting for a structural fire alert.

The Township Solicitor reviewed the Gobbler Run Lane right of way agreement and concludes that the Shirks have done everything they can to try to assure the right of access.

The Township Engineer stated a \$500 escrow will need to be posted by Mr. Shirk to be sure that the deeds and plans are recorded, and upon completion the \$500 escrow will be returned to Mr. Shirk.

*John Zimmerman made a motion to recommend to the Board of Supervisors to grant approval with the condition that a plan is provided that documents the allocation of future units. Seconded by Robert Sattazahn and approved unanimously.*

Scott Hetrick, John Zimmerman and Robert Sattazahn sign the Plans.

**New Plans: None.**

**Other Business: None.**

*John Zimmerman made a motion to adjourn the meeting at 8:40 p.m., seconded by Robert Sattazahn and approved unanimously. The meeting was adjourned.*

Respectfully submitted,

Lisa Care, Planning Commission Secretary