

**Tulpehocken Township Planning Commission Meeting
October 6, 2022**

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

The Planning Commission meeting began at 7:33 p.m. and continued with the pledge to the American Flag.

Robert Sattazahn made a motion to approve the minutes from the September 1, 2022 Planning Commission meeting, seconded by Gary Deck and approved unanimously.

Public Comments: None.

Active Plans:

Shoestring Industries Update: Lot #4 SW redesign project has been placed on hold for now per the owner due to NPDES review, lots 3 & 2 also NPDES through different consultants. Lot #5, we have the signed agreement, escrow is posted and all permitting has been issued. Pole issue is resolved as they were deep enough and the dirt has been removed. Lot 1 & Lot 2 have been recorded as a deed together per the Solicitor.

New Plans: Harold Case, 54 Midway Road. Review Preliminary/Final Plans.

Bert Nye from Nye Consulting Services. Land Development plan, E&S permit was applied and issued and storm water management. Removing the existing barn and barnyard. Classified as a rural enterprise. Steel building with agricultural characteristics, 50 X 116 feet, 5800 square feet plus 288 square foot porch on the side, no side walls, just open. Underground seepage bed at stone area and drain to a stone trench, 4,000 square feet of impervious. The back side of structure will be in the ground. 12 X 24 loft area with a rail around it for parts and storage per Harold Case. Loft will have an 8 foot ceiling height with stairway on both ends for access. Lower part of structure will be concrete. The front will be open bay doors for truck access. It was stated that four trucks will be parked inside, greenhouse tractors and some personal storage. It was inquired about a sprinkling system of any type and Harold Case stated fire extinguishers will be in place. The concern of lighting was discussed. Per the Consultant, the lighting will not be directly visible to adjoining property owners and will be installing recessed lighting in the soffit above to shine directly straight down. Per the Engineer, the lighting cannot shine past the property lines. For parking, there is a large existing gravel lot associated with the greenhouse in the back. Also will have three parking spaces in the front for the employees including a marked handicap access parking spot with proper signage to identify the ADA space. The man door is shown to be located in the middle and allowed to be up to 30 ft. away per the Engineer for handicap plus you

need to have a hard compacted surface and the accessible route has to be 5% or less with a cross slope of 2% grade or less. Sewer will be a holding tank. Harold and Township Sewage Enforcement Officer (SEO) already discussed and will get an email from the SEO and also will have an alarm. This is noted on the plan already for a proposed 1,000 gallon tank with an alarm on it which will be an ample size. No formal permitting is required. The trucks will not be washed every day. It was stated that trucks will normally be coming in empty and capped.

There are numerous waiver requests being requested. They are as follows:

Section 206 – Requirement to submit preliminary plans prior to final plans. The proposed project is relatively small in scope and does not involve any connection to public sewer or water and all facilities will be managed privately by the property owner. The construction time frame is short in duration and will be done in a single phase and shown in their final form on the plans.

John Zimmerman made a motion to recommend to the Board of Supervisors to waive Section 206. Seconded by Lavern Frey and approved unanimously.

Section 302.3D, 303.1B, 303.1H, 303.1L, 501.2.M.4.B. -

SALDO requirements; property boundary survey, Site survey was performed and there is no need to survey the entire property, only the area being developed. The layout of the site is based on the surveyed roadway. A surveyor will be contacted to set two monuments along the frontage of Midway Road. Surveyor will also seal the deed plot and easement.

Laverne Frey made a motion to recommend to the Board of Supervisors to grant waiver approval with the condition that monuments be installed at the following three locations. One at each corner on the right of way line of Midway Road and a third monument at the southernmost corner and waive the rest. Seconded by Robert Sattazahn and approved unanimously.

Section 501.2C.1 - Widening the existing roadway to a width of 28 feet. Currently this is at 19 ft. The trucks need adequate radius so the roadway is not damaged. The Engineer suggested pulling the radius back two feet, showing a 24 ft. wide entrance with a 20 ft. wide radius. The road frontage is 60 feet.

John Zimmerman made a motion to recommend to the Board of Supervisors to grant waiver approval provided there is paving of the driveway entrance to 20 ft. from the edge of the paved cart way. Seconded by Scott Hetrick and approved unanimously.

Section 602.3 Requirement to provide curbing - Nothing to connect to, not a dense area as far as public, traffic or wanting to introduce public into this area. The curbing would also alter the current drainage.

Robert Sattazahn made a motion to recommend to the Board of Supervisors to grant waiver approval for curbing. Seconded by John Zimmerman and approved unanimously.

Section 602.4 Requirement to provide sidewalk – Same response by Engineer as above with curbing.

Laverne Frye made a motion to recommend to the Board of Supervisors to grant waiver approval for a sidewalk. Seconded by Robert Sattazahn and approved unanimously.

Section 602.11 & 602.12 Landscape Plan and Buffer - Saving and preserving a lot of vegetation which will provide natural screening. Only open area is along the road in front. No new signs will be placed. Concern about truck headlights shining across the street was brought up. Discussion took place in regards to height of fence, distance to road with fence, shrubs and visibility for drivers to pullout.

John Zimmerman made a motion to recommend to the Board of Supervisors for waiver approval with the condition that a 3 ft. fence along the front of the property be installed or discuss with the neighbor across the street for a signed release to not require the fence to be installed. Seconded by Robert Sattazahn and approved unanimously.

Section 502.1.M.3.B Commercial sub-divisions shall pave the parking area - The driveway entrance will be paved and the rear area will be kept as gravel. There is a culvert at the property line.

Laverne Frey made a motion to recommend to the Board of Supervisors to grant waiver approval of this requirement with the condition that 2A stone is installed throughout the parking area. Seconded by John Zimmerman and approved unanimously.

Per the Engineer, additional items to address are capturing the increase by putting it into a seepage spreader towards the bottom of the driveway. A note will need to be on the plan that if there is any damage to the driveway from run-off from this improvement for any erosion, the property owner is responsible. The Solicitor feels the note that is proposed here is sufficient to say that the property owner is responsible for addressing it. No further action required if the Planning Commission members of the Township are satisfied with a note on the plan in regards to any run-off as it is a low risk concern. It was suggested to increase this area to 20 feet to minimize any overflow risk for the board members to be satisfied.

Per Engineer, additional probing to show on the plan, Berks PC Review, driveway HOP needed, PA One call. All other items were discussed.

Laverne Frey made a motion to recommend to the Board of Supervisors to grant conditional plan approval based upon the conditions of the Engineer's letter, updated plans with the cost estimate, storm water operation maintenance agreement and posting escrow. Seconded by Robert Sattazahn and approved unanimously. Have three members come in a sign prior to BOS meeting on October 12th.

Walk-In Discussions: None.

Other Business:

Ralph Brensinger, 10 Summer Mtn Road. Appeal application to the ZHB for a dimensional variance.

The underline setback is 30 ft. for the proposed size of the structure and applicant would like the setback to be at 15 ft.

The Planning Commission takes no position on the merits but if the Zoning Hearing Board grants the variance, the Planning Commission Members recommend a survey of the boundary.

John Zimmerman made a motion to adjourn the meeting at 9:22 p.m., seconded by Laverne Frey and approved unanimously. The meeting was adjourned.

Respectfully submitted,

Lisa Care, Planning Commission Secretary