

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

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

The Planning Commission meeting began at 7:35 p.m. and continued with the pledge to the American Flag.

Robert Sattazahn made a motion to approve the minutes from the October 6, 2022 Planning Commission meeting, seconded by Laverne Frey and approved unanimously.

Public Comments: None.

Active Plans: None.

New Plans: Teen Challenge, 33 Teen Challenge Road. Submitted application for waiver of land development. Review sketch plan for conversion of maintenance stop to dorms.

Our Township Engineer stated that the Township was made aware of some work going on without permits at Teen Challenge, as they were not aware of the requirements, so a meeting took place with the Township Engineer, the building code officer, Road Master and Bill Powell. An existing maintenance building is to be converted into 7 female dorms. This structure already has electric and water.

With regards to sanitary, DEP has a moratorium on the pump station for no new connections until the pumped station is upgraded. Teen Challenge needs to show that there are no new EDU's being added. They are going to convert 7 of the men's dorms in the other building to storage only and then that will provide 7 units that will be used in new women's dorm facility. This will equal the same amount of EDU's that are going to the pump station as previous. In the new dorms, sprinkler systems will need to be installed to be compliant for commercial existence since these will be sleeping units. Per the Township Engineer, if Teen Challenge ever wanted to put the men's dorms back into the storage space, they would need to meet all current building codes as this area would no longer be grandfathered.

This project is Phase I of their plan. Any future expansion or additional buildings will require an increase to the existing pump station, or an installation of a new one, and then that plan will need to go through full land development. No new impervious surface added at this time, same as current existence. All new improvements will be contained within the building itself. No additional parking or increase in traffic will be incurred as the Residents will not have vehicles. The building will need to be ADA compliant, having at least one parking space next to the

building (reference PAATC Land Proposal Notes that was submitted). Per Daniel Neisser, representing Teen Challenge, the units are 18X20 ft. with a shared bathroom. No plumbing in the units and the conversion will be non-structural walls.

The Township Engineer mentioned some security issues currently at Teen Challenge as they are now gating some of the roads since they were receiving some visitors that should not be visiting. Teen Challenge provided our Road Master and Police Force with openers. The Township Solicitor asked if the Police Department was satisfied with the communication and the Police Secretary commented that currently she is not aware of any issues but the Police force receives several calls a month consistently that they are out there. The Solicitor just wanted to be sure the Police have adequate communication to be sure everything is under control.

John Zimmerman made a motion to recommend to the Board of Supervisors to grant the waiver of land development with the conditions of showing zoning compliance and meeting the current building codes for the space becoming storage and abide by all the building codes for the additional dorms in the other facility as well as parking codes. Seconded by Robert Sattazahn and approved unanimously.

Walk-In Discussions: None.

Other Business: Township building codes or language for a residential lot was briefly discussed with concerns regarding a barndominium style residential building on Stouchburg Road and if there are any guidelines for size, structure appearance, etc. The Township Solicitor stated that if you live and sleep in it and the structure meets dimensional and utility requirements, it is considered residential. Any residential building that would operate a commercial business will be cited by the Township.

Laverne Frey made a motion to adjourn the meeting at 8:05 p.m., seconded by Robert Sattazahn and approved unanimously. The meeting was adjourned.

Respectfully submitted,

Lisa Care, Planning Commission Secretary