

**TULPEHOCKEN TOWNSHIP JOINT PLANNING COMMISSION
AND BOARD OF SUPERVISORS MEETING**

June 1, 2023

Present: Planning Commission Members: Scott Hetrick, Laverne Frey, Robert Sattazahn, and Gary Deck. Also Board of Supervisors members: Gary Deck, Lester Feick and Harold Zimmerman. Township Solicitor- Michelle Mayfield, Township Engineer- Matt Mack and Planning Commission Secretary- Lisa Care. Township Secretary/Treasurer, Kathy Judy was present and John Zimmerman was absent.

Members of the audience: Ron & Jean Snyder, Dakota, David Koch

The Planning Commission meeting began at 7:38 p.m. and continued with the pledge to the American Flag.

For the Planning Commission Robert Sattazahn made a motion to approve the minutes from the May 4, 2023 joint Planning Commission and Board of Supervisors meeting, seconded by Gary Deck and approved unanimously 3-0.

Public Comments: None.

Active Plans: Hetrick Farm Subdivision, 49B Summer Mountain Road.

This plan has a sewage facilities planning module exemption as a primary and backup percs and probes for both lots. This planning module was submitted and present for the Board of Supervisors to review and sign the actual planning module.

For the Board of Supervisors, Harold Zimmerman made a motion for the Chairman to sign the sewage facilities planning module for 49B Summer Mountain Road, seconded by Lester Feick and approved unanimously 3-0.

New Plans: John Bicksler Ag Operation, 7695 Lancaster Avenue.

Land Development plans were submitted to construct a new poultry barn as an extension of an existing poultry operation. This will include one broiler barn (63 ft. by 500 ft.), gravel driveway, gravel pads and associated storm water management controls. Nye Consulting was not present at this meeting. The Township Engineer explained that there is a basin at the bottom of the operation and it cannot be expanded due to the location. A micro pool was installed at the upper end to capture the flow coming down and allow that to infiltrate and then another micro pool between the buildings that comes out to a small bio retention basin that drains down into the existing pond. No action will be taken at this meeting as Nye Consulting will be addressing numerous issues stated in the review letter provided by Mack Engineering and also the County's Review letter. This project will be revisited by the Planning Commission after updates have been made and resubmitted by Nye Consulting for review.

Walk-In Discussions – None

Other Business:

Zoning Hearing Board application – David Koch, located at 205 Greble Road.

An application was received for the construction of a 40 ft X 60 ft pole building located within the Effective Agricultural Preservation (EAP) zoning district. The lot size is 0.82 acres containing a residential house, an accessory structure and driveway. The Resident is seeking a variance from the following sections:

844.012 front yard shall be 50 feet

846.02 Maximum building coverage for Residential uses – 10%

847.02 Maximum impervious coverage for Residential uses – 15%

For the Planning Commission, Laverne Frey made a motion to recommend to the Zoning Hearing Board that if they do approve the appeal application, a condition requiring a storm water control plan would need to be included in the decision, seconded by Robert Sattazahn and approved unanimously 4-0.

For the Board of Supervisors, Gary Deck made a motion that due to the house's already existing non-conforming setbacks and because moving the proposed structure back would increase the impervious further, the Board of Supervisors supports the variance. And, in accordance with the Planning Commission's recommendation, the Board of Supervisors agree that if the Zoning Hearing Board does approve the appeal application, a condition requiring storm water controls would need to be included as part of the decision, seconded by Lester Feick and approved unanimously 3-0.

Review Agricultural Conservation Easement application – Elizabeth A. Moore Farm, Camp Swatara Road:

Per the Township Solicitor, this application is for our information only and no action is required by the Township.

Review proposal for an Agricultural Security Area – Leon and Arlene Sadler, 15 Rehrersburg Road:

The Township Solicitor discussed a couple of procedures and options which are permitted for Agricultural Security additions and the only action at this meeting would be from the Board of Supervisors.

Harold Zimmerman made a motion to acknowledge the application, seconded by Lester Feick and approved unanimously 3-0.

Solar Ordinance.

There were discussions on maximum height requirements on solar panels for ground installations in EAP District and for solar array farms.

Wireless Communications Facilities.

Nothing additional was added during this meeting for this section.

Animal Units.

There were discussions about amending the language to exclude animals in the Village Center District. For Residential lots less than 5 acres, where general agriculture is allowed, it was discussed to allow 1.5 animal unit per acre of pasture land or leasable adjoining pasture land.

The Planning Commission will review again at their next meeting of July 6, 2023 and the Board of Supervisors will review again at their meeting of July 12, 2023.

Laverne Frey made a motion to adjourn the meeting at 9:15 p.m., seconded by Robert Sattazahn and approved unanimously. The meeting was adjourned.

Respectfully submitted,

Lisa Care, Planning Commission Secretary