

TULPEHOCKEN TOWNSHIP PLANNING COMMISSION MEETING

July 6, 2023

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

Absent: Laverne Frey

Members of the audience: Dalton Zimmerman

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

Robert Sattazahn made a motion to approve the minutes from the June 1, 2023 joint Planning Commission and Board of Supervisors meeting, seconded by Gary Deck and approved unanimously.

Public Comments: None.

Active Plans: Centerport Milk Hauling, 0 Rehrersburg Road.

A drainage plan, storm water management and E&S plans have been submitted for review for a parking lot.

The Township Engineer went over the proposed storm water plan and because it is over 1-acre, this will need Penn Dot approval for the driveways and Berks County Conservation District approval for NPDES and/or E&S permit prior to Township approval.

No action will be taken at this meeting and this plan will be revisited by the Planning Commission after updates and been made and resubmitted for review.

New Plans: Jason Newswanger, 9 Mill Road.

Land Development plans were submitted by Scotch Hill for construction of agricultural buildings and associated storm water controls on a working family dairy and crop farm. Improvements include: a new barn, expansion of the existing bunk silos, new manure stack shed, gravel driveway and gravel pads and storm water management controls.

The Township Engineer went over the plans briefly as the review letter did not come back yet from the Berks County Conservation District. No action will be taken at this meeting as some issues need to be addressed in regards to the Engineer's review letter and also needs NPDES. This project will be revisited by the Planning Commission after updates have been made to the plans and resubmitted for review.

Walk-In Discussions:

Dalton Zimmerman came in to discuss a potential steer barn at 50 Bella Lane. He stated that he would like to remove an existing structure and replace it with a new larger structure and is seeking a waiver of land development. He stated that he wants to have all spouting water go into the ground (seepage pit) and setup a covered manure storage area. The new building will consist of 10,000 square feet with an additional 2,000 square feet for the dry manure area for a total of 5,700 square feet of new impervious. There will be no increase in livestock and no additional traffic over existing impervious area. Per our Township Engineer, storm water, E&S and seepage bed plans will need to be submitted with the application and fee for waiver of land development.

John Zimmerman made a motion to recommend to the Board of Supervisors to support a waiver of land development with the following conditions:

No increase in cows, no increase in employees, no increase in traffic and storm water needs to address the entire impervious surface area of the new building and the existing adjoining building, seconded by Gary Deck and approved unanimously.

Other Business:

Ordinance Updates: The Township Solicitor provided amended language for the keeping of domestic farm animals and for solar arrays for this meeting. There was no additional language discussed for Wireless Communications Facilities during this meeting.

For the Solar and Animal Units ordinances, Robert Sattazahn made a motion to recommend to the Board of Supervisors to move this forward and send this to the County for review, seconded by John Zimmerman and approved unanimously.

For Wireless Communications Facilities cell tower ordinance, Robert Sattazahn made a motion to recommend to the Board of Supervisors to move this forward and send this to the County for review, seconded by John Zimmerman and approved unanimously.

Gary Deck made a motion to adjourn the meeting at 8:52 p.m., seconded by John Zimmerman and approved unanimously. The meeting was adjourned.

Respectfully submitted,

Lisa Care, Planning Commission Secretary