

TULPEHOCKEN TOWNSHIP PLANNING COMMISSION MEETING

September 7, 2023

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

Absent: Gary Deck

Members of the audience: Chris Gibbs from Scotch Hill Solutions

The Planning Commission meeting began at 7:30 p.m. and continued with the pledge to the American Flag.

Robert Sattazahn made a motion to approve the minutes from the August 3, 2023 Planning Commission meeting, seconded by John Zimmerman and approved unanimously.

Public Comments: None.

Active Plans:

Centerport Milk Hauling, 0 Rehrersburg Road. Resubmission:

Per the Township Engineer, permit and volume increase approval is needed from Penn Dot and approval also for NPDES, storm water and E&S improvements with annual or bi-annual inspections agreement prior to Township approval. No action was taken at this meeting.

Jason Newswanger, 9 Mill Road. Resubmission:

Chris Gibbs from Scotch Hill Solutions was in attendance to present updates for the expansion of the dairy facility located at 9 Mill Road. The expansion consists of adding a barn for dry cows, expanding the existing bunks, manure stack shed, gravel driveway and gravel pads and storm water management controls.

The Township Solicitor will prepare an easement document for the driveway, a Township maintenance agreement, and a fire pond easement for access.

The Township Engineer reviewed the numerous waiver requests with the Planning Commission board members for consideration. These consist of:

1. Section 302, Preliminary Plan Procedure. The applicant is requesting a waiver of Section 302 to allow the project to proceed as a combined submission of Preliminary/Final.
2. Section 302.3F. A location map for the purpose of locating the property being developed drawn to a scale of 1"=800'.
3. Section 303.1B. The total tract boundary lines of the area being subdivided or developed with accurate distances to hundredths of a foot and bearings to the nearest second. These boundaries shall be determined by accurate survey in the field, which shall be balanced and close with an error of closure not to exceed one foot (1') in ten thousand feet (10,000').
4. Section 303.1H Section 303.1H. The location (and elevation, if established) of all existing and proposed street monuments as required by Section 602.7.
5. Section 502.1M.4.b. Metal markers shall be accurately placed at all lot corners.
6. Section 602.7 Monuments and Markers, concrete or steel pin monuments shall be accurately placed at the intersection of all lines forming angles and at changes in directions of lines in the boundary (perimeter) of the property subdivided.

Robert Sattazahn made a motion to recommend to the Board of Supervisors for approval of the requested waivers as listed with the conditions that the monuments and/or pins be placed as agreed upon and a note of these locations be added to the plan, seconded by Laverne Frey and approved unanimously.

Laverne Frey made a motion to recommend to the Board of Supervisors for conditional approval based upon the letter if the waivers are granted and satisfy the requirements of the Engineer's review letter dated September 5, 2023, seconded by John Zimmerman and approved unanimously.

Laverne Frey made a motion to adjourn the meeting at 8:38 p.m., seconded by John Zimmerman and approved unanimously. The meeting was adjourned.

Respectfully submitted,

Lisa Care, Planning Commission Secretary