

TULPEHOCKEN TOWNSHIP PLANNING COMMISSION MEETING

February 1, 2024

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

Absent: Scott Hetrick

Members of the audience: Matt Kadwill, Wilmer Hurst, Marlin Martin, Shannon Litzenberger and Curtis Lehman.

The Planning Commission meeting began at 7:50 p.m. and continued with the pledge to the American Flag.

Gary Deck made a motion to approve the minutes from the January 4, 2024 Planning Commission meeting, seconded by John Zimmerman and approved unanimously.

Public Comments: None.

Active Plans: None.

New Plans: None.

Walk-in Discussions: None

Other Business:

Marlin Martin Fellowship Center, 85 Hurst Drive:

The Applicant, Marlin Martin, appeals to the Zoning Hearing Board for the purpose of a Special Exception, Section 843.13 to permit the use of church by special exception within the EPA zoning district and a Variance, Section 841.01 to permit the subdivided agricultural lot size to be under the required 75 acres. This project, to be located at the northwest corner of Deck Road and Cherry Hill Road, includes the subdivision of the parent tract to create a lot for the construction of a fellowship center on 10 acres with a parking lot, on-site well and on-site septic system.

The intent of the fellowship center is to provide a facility for weddings, receptions, dinners and social events and there will be a kitchen at the facility for food preparation. The Township Engineer mentioned that a PADEP well permit will most likely need to be obtained for the food and beverage service. It was stated that some of these events could have an attendance estimated at 300 people as they will come from approximately 40 churches throughout the state of Pennsylvania. There will be no fellowship services, only auxiliary activities of the church. The church is comprised of approximately 750 members and a total of 194 parking spaces are proposed. There was no identification of type of signage at this meeting.

It was discussed that there will be permanent lighting on the building for security and to have the shielded lighting in the parking lot area available to be turned on during events only and turned off when there are no activities being held and provide adequate buffering. Both Deck Road and Cherry Hill Road are Township roads and it was suggested that these roads should have improvements to the shoulders, some widening may be required on the main entrance/exit road and to also have an emergency entrance positioned distant of the main entrance that is gated to allow for emergency vehicles only. This will be further detailed through the land development process.

Robert Sattazahn made a motion to recommend to the Zoning Hearing Board to support this application as submitted, seconded by John Zimmerman and approved unanimously.

John Zimmerman made a motion to adjourn the meeting at 8:46 p.m., seconded by Robert Sattazahn and approved unanimously. The meeting was adjourned.

Respectfully submitted,

Lisa Care, Planning Commission Secretary