

## TULPEHOCKEN TOWNSHIP PLANNING COMMISSION MEETING

April 4, 2024

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

Absent: Laverne Frey

Members of the audience: Susan Wolfe, Teresa Blatt

The Planning Commission meeting began at 7:36 p.m. and continued with the pledge to the American Flag.

*Robert Sattazahn made a motion to approve the minutes from the March 7, 2024 Planning Commission meeting, seconded by Gary Deck and approved unanimously.*

**Public Comments:** None.

**Active Plans:** None.

**New Plans:** None.

**Walk-in Discussions:** None

**Other Business:**

### **Waiver of Land Development for Terry & Teresa Blatt, 19 E. Market Street:**

This property is located in the Village Center district proposed to construct a 40 ft. by 25 ft. garage requiring land development. Impervious area consists of the garage area, one driveway at approximately 27 ft. and a second shorter driveway. Per the homeowner, the upstairs of the structure will be a home office with no public traffic. The garage will consist of three vehicles and personal items. Per the Township Engineer, the homeowners will need to provide storm water intent to capture roof water, all impervious and install a seepage pit/trench to run roof leaders. Corner clearance within the triangular area of this property shall be reviewed by the Township Zoning Officer.

*Robert Sattazahn made a motion to recommend to the Board of Supervisors to grant the waiver of land development request with the conditions that the owners meet the Township's zoning and storm water requirements. Seconded by John Zimmerman and approved unanimously 4-0.*

**Zoning appeal application for Randal & Gwendolyn Weaver, 118 Wintersville Road:**

The applicants, Mr. & Mrs. Weaver, appeals to the Zoning Hearing Board for the purpose of a Special Exception from reference Section 2 Accessory Solar Energy System: A solar energy system which has a rated capacity of less than or equal to ten (10) kilowatts (for electricity) or rated storage volume of the system of less than or equal to two hundred forty (240) gallons.....

The proposed roof mounted array is shown as 253.92 kW which exceeds the 10 kW permitted. This property consists of 91.71 acres and in the EAP district. This application is for personal use to save money on their farms electric service with the installation on the southwest facing roof space of their chicken house.

*Per the Township Solicitor, Special Exception 1062 is not applicable for this application.*

*Robert Sattazahn made a motion to recommend to the Zoning Hearing Board to support the application for a Variance from Section 2 Accessory Solar Energy System, seconded by Gary Deck and approved 3-1.*

Gary Deck brought up the topic of squatters and what options or guidelines may be available for the Township.

*Robert Sattazahn made a motion to recommend to the Board of Supervisors to look into what the Township can do in regards to squatters, seconded by Gary Deck and approved unanimously 4-0.*

*John Zimmerman made a motion to adjourn the meeting at 8:46 p.m., seconded by Robert Sattazahn and approved unanimously 4-0. The meeting was adjourned.*

Respectfully submitted,

Lisa Care, Planning Commission Secretary