

TULPEHOCKEN TOWNSHIP PLANNING COMMISSION MEETING

March 7, 2024

Present: Planning Commission Members: Scott Hetrick, 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:

Members of the audience: Kevin Billman

The Planning Commission meeting began at 7:34 p.m. and continued with the pledge to the American Flag.

Robert Sattazahn made a motion to approve the minutes from the February 1, 2024 Planning Commission meeting, seconded by Laverne Frey and approved unanimously.

Public Comments: None.

Active Plans: None.

New Plans: None.

Walk-in Discussions: None

Other Business:

Waiver of Land Development for Kevin Billman, 20 E. Market Street:

The Township Ordinance states any accessory building over a 1,000 square feet in Village Center requires land development. Lot size is 2.62 acres. Customer will be removing two existing buildings to replace with one larger building. The new building will be 50 X 80 (4,000 square feet) with possibly three garage doors towards the existing driveway. The new building will have a foundation and be used for personal use, wood shop on one side and garage space.

Per the Township Engineer, the Customer will need to provide a simple E&S plan for the Township such as hay bales, silk sock on the downhill side. Also provide storm water intent to capture roof water, all impervious and install a seepage pit/trench to run the roof drain leaders into that due to the downward slope. If any utility sink would be installed, it would need to run into the sewer system or option to run an outside hose bib instead.

John Zimmerman made a motion to recommend to the Board of Supervisors to grant the waiver of land development request with the conditions that Mr. Billman meet with the Township Zoning Officer to verify the impervious surface credit being taken using 20% reduction of the existing impervious and have the Township Zoning Officer determine what the storm water calculation is. Also have the Township Engineer confirm placement of the build since a plan has not been technically submitted and to have an inspection before it is covered. Customer will be responsible for any inspection costs. Seconded by Laverne Frey and approved unanimously.

Zoning appeal application for Matthew McClure, 73 Teen Challenge Road:

The applicant, Matthew McClure, appeals to the Zoning Hearing Board for the purpose of a Variance – from 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 15.2 kW which exceeds the 10 kW permitted. This installation is for personal use only.

Laverne Frey 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 Robert Sattazahn and approved unanimously.

Robert Sattazahn made a motion to adjourn the meeting at 8:36 p.m., seconded by John Zimmerman and approved unanimously. The meeting was adjourned.

Respectfully submitted,

Lisa Care, Planning Commission Secretary