

## TULPEHOCKEN TOWNSHIP PLANNING COMMISSION MEETING

June 6, 2024

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

Absent: None

Members of the audience: None

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 May 2, 2024 Planning Commission meeting, seconded by Laverne Frey and approved unanimously 5-0.*

**Public Comments:** None

**Active Plans:** None

**New Plans:**

a. **Shank Door, 163 Greble Road, Myerstown:**

The Township Engineer went over the submitted plans and noted that he has also received some complaints from a neighboring property owner in regards to existing discharge coming from Shank Door from the existing basin. While the discharge location has not changed, the proposed plan does alter the drainage area to the basin. The Township Engineer is recommending to dig out the pond a bit further to help reduce the flow that may be eroding the stream. The Township Engineer and the Township Roadmaster will meet with the neighbor to look to see what other improvements can be made. It was also noted that there could possibly be springs located near the area of the roadway. Pumping of the existing system and a proposed sewage back-up system is to be shown on the plan. This review was discussion only, the Planning Commission will revisit next month or when updated plans are received based on the Township Engineer's review letter dated May 30, 2024.

**Walk-in Discussions:** None

**Other Business:**

a. **Zoning appeal application for Rehrersburg Christian School, 61 Strausstown Road:**

The Township Solicitor discussed, due to the proposed expansion, that the boundaries of the approved 125-foot by 250-foot cemetery area should be delineated so it does not interfere with the land development or other structures on the property.

*Robert Sattazahn made a motion to recommend to the Zoning Hearing Board to support the application for the proposed expansion, to meet the conditions of the special exception uses, and to have the applicant delineate the cemetery area, seconded by Laverne Frey and approved unanimously 5-0.*

**b. Zoning appeal application for PTV 1310, LLC, Four Points Road & Route 419:**

This is for a proposed Dollar General retail store with a floor space of 10,640 square feet on 2.84 acres. This appeal application request is to reduce the number of parking spaces from 49 to 30. The Township Solicitor advised that if the Planning Commission chooses to support this appeal that it should include the discussed conditions.

*Scott Hetrick made a motion to recommend to the Zoning Hearing Board to deny the application for a Variance from Section 1043.02, Parking Spaces, as the applicant needs to to comply to the minimum required parking spaces, seconded by John Zimmerman and approved 4-1.*

*Robert Sattazahn made a motion to adjourn the meeting at 8:40 p.m., seconded by Gary Deck and approved unanimously 5-0. The meeting was adjourned.*

Respectfully submitted,

Lisa Care, Planning Commission Secretary