

TULPEHOCKEN TOWNSHIP PLANNING COMMISSION MEETING

May 2, 2024

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

Absent: Scott Hetrick, John Zimmerman

Members of the audience: Bryan Rohland

The Planning Commission meeting began at 7:33 p.m. and continued with the pledge to the American Flag.

Gary Deck made a motion to approve the minutes from the April 4, 2024 Planning Commission meeting, seconded by Robert Sattazahn and approved unanimously 3-0.

Public Comments: None

Active Plans: None

New Plans:

a. Larry Martin Ag Operation, 61 Cherry Hill Road:

This project application is to construct a new manure storage building (60 ft. X 120 ft.), compost area and gravel driveways. The existing stormwater basin that manages runoff from the existing poultry barns will be expanded to accommodate for the increase runoff and volume created by the proposed impervious area. The Township Engineer discussed this submittal with the Planning Commission members and no action was required and therefore no action was taken at this meeting.

b. Rehrersburg Christian School addition, 61 Strausstown Road:

This project is for a building addition and overflow parking to the existing school. The Church is a use permitted by a special exception and the school is an accessory use to the Church by special exception.

Per the Township Solicitor, because the zoning hearing board specifically called out the dimensions of the original accessory use and because the addition size is almost double in size, this project will need to be submitted to the Zoning Hearing Board as a special exception.

The Township Engineer recommended the water usage be monitored to see what is being used currently with regards to the existing septic system to confirm it will be adequate for the proposed addition.

The Township Engineer stated that an easement shall be obtained in regards to drainage and for maintenance purposes from the neighboring properties and have it recorded.

No action was taken by the Planning Commission members regarding the waiver requests because an application will need to be submitted to the zoning hearing board.

Walk-in Discussions: None

Other Business:

a. Amendment to Zoning Ordinance 2013, Section 300 – Solar related definitions.

The Township had applications being submitted for more than the 10Kw that we had listed in the ordinance for accessory systems. A new draft has been prepared to address this issue.

An exception has been added for new construction and change of ownership to be equal to or less than 15Kw or 105% calculated of future demand for residential single homes.

It was discussed that agricultural and/or business roof mounted systems will require more demand than 15Kw and decided to use a calculation of demand. The demand times 105% or calculated by the solar company.

For solar energy production facilities, it was discussed and agreed to remove roof mounted from solar collector devices and keep as free-standing ground.

Add a regulation for all solar companies that they need to verify the structural integrity of the roof prior to the installation of a solar system.

Robert Sattazahn made a motion to recommend to the Board of Supervisors to move forward with the solar ordinance revised as discussed at this meeting, seconded by Laverne Fry and approved unanimously 3-0.

b. DCED Letter of Support for the Rehrersburg Lions Park

A request for a letter of support was submitted to the Planning Commission from the Tulpehocken Township Board of Supervisors for the Master Plan for the development and improvements of Rehrersburg Park. This letter is to be addressed to DCED to show support of the project to help with the consideration of the Township's application.

Gary Deck made a motion to submit a letter supporting the Lions Park Master plan funding and application, seconded by Robert Sattazahn and approved unanimously 3-0.

Robert Sattazahn made a motion to adjourn the meeting at 8:45 p.m., seconded by Gary Deck and approved unanimously. The meeting was adjourned.

Respectfully submitted,

Lisa Care, Planning Commission Secretary