

TULPEHOCKEN TOWNSHIP PLANNING COMMISSION MEETING

August 1, 2024

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

Absent: Gary Deck

Members of the audience: Bryan Rohland

The Planning Commission meeting began at 7:30 p.m. and continued with the pledge to the American Flag.

Robert Sattazahn made a motion to approve the minutes from the July 2, 2024 Planning Commission meeting, seconded by Laverne Frey and approved unanimously.

Public Comments: None.

Old Business:

Florence R. Schrack Revocable Trust Subdivision Plan – Time extension was accepted as granted to 11/13/2024.

New Business:

Shank Door – Preliminary/Final, time extension submission, 165 Greble Road:

Diehm & Sons, the applicant's engineer, granted an additional 90 days to take action on the plan application. Plans submitted to the Township on 5/15/24, first Planning Commission meeting after submission was 6/6/24, original 90-day deadline is 9/4/24 and the new 90-day deadline granted is 12/3/24. Per Diehm & Sons, work on the project is continuing and they are arranging a meeting with the Township Engineer to discuss their review.

John Zimmerman made a motion to recommend to the Board of Supervisors to accept the 90-day extension granted from Shank Door to 12/3/24. Seconded by Laverne Frey and approved unanimously.

Rehlersburg Christian School Addition, Updated Revisions, 61 Strausstown Road:

The Planning Commission members reviewed the following requests and waiver requests submitted for consideration.

Section 206, Preliminary Plan Procedure. The applicant is requesting a waiver to process as a combined submission to allow going straight to final.

John Zimmerman made a motion to recommend to the Board of Supervisors to grant the waiver requested to go straight to final, seconded by Robert Sattazahn and approved unanimously.

Section 302.3F. A key map for the purpose of locating the property being subdivided drawn to a scale of one inch (1") equals eight hundred feet (800') and showing the relation of the property along with additional information required. Earth & Sky stated that given the rural nature of the area, it is best to zoom out further than 800 scale. The 2,000 scale is an accepted industry standard and more effectively shows the site in relation to the area's overall roadway system.

John Zimmerman made a motion to recommend to the Board of Supervisors to grant the waiver requested to allow the scale to be one inch (1")=2000, seconded by Laverne Frey and approved unanimously.

Section 602.3 and Section 602.4, curbing and sidewalk requesting not to be required as this is not a new subdivision with a new street and there is no existing curb or sidewalk in the area.

Laverne Frey made a motion to recommend to the Board of Supervisors to grant the waivers for curbing and sidewalk as requested, seconded by John Zimmerman and approved unanimously.

Section 604.B. Any stormwater management facility designed to store runoff and requiring a berm or earthen embankment shall be designed to provide an emergency spillway to manage flow up to and including the 100-year post development conditions. The height of the embankment must be set as to provide a minimum of 1.0 foot of freeboard above the maximum pool elevation.

Earth & Sky stated that the current design is an underground system and only needs a 1 foot deep berm to properly function. With the addition of a discharge pipe, there will be no over topping of the berm and is requesting the 1-foot requirement be reduced to 9 inches.

John Zimmerman made a motion to recommend to the Board of Supervisors to grant the waiver requested with the condition that the storm water easement agreement with the neighboring property is recorded and a recorded copy be provided to the Township, seconded by Laverne Frey and approved unanimously.

Section 501.2.C.1. Minor Streets are required to have a width of 28' with a right of way of 50'. The existing right of way is 50' with only a cartway of 23'.

Earth & Sky is requesting to allow the State Road to remain as is since this is not a new subdivision or a new street. This is an existing State Road that meets their design standards. The width in the vicinity of the lot is 35 feet.

John Zimmerman made a motion to recommend to the Board of Supervisors to grant the waiver requested based upon being a PennDOT road, seconded by Robert Sattazahn and approved unanimously.

Section 602.11 Landscaping Plan. A landscaping plan shall be furnished for approval by the Township as the kind, size, and location of trees, shrubs and other plantings for all subdivision and land developments, excluding agricultural developments.

Section 602.12 Buffer. Provide buffer to meet the requirement.

The Township Engineer provided the following information; Per PA 1955 Act 222 (j) The term “commercial property” means (1) any building, structure or facility, or portion thereof, which is used, occupied or is intended, arranged or designed to be used or occupied for the purpose of operating a business, an office, a manufactory or any public accommodation. Furthermore, section (k) of the same act defines schools as public accommodations. Please provide a buffer that meets the ordinance per this section.

Earth & Sky stated that the Client does not want to apply buffering as this is an issue of security for the children from the Church’s perspective and they do not want to obstruct visibility. Earth & Sky also stated that a church is not commercial and a school is institutional and did not feel the buffering ordinance is applicable to this project.

The Township Solicitor read SALDO Section 602.12 for clarification and the importance of not ignoring the SALDO ordinance on buffering entirely for something that would adequately cover institutional type projects. Anything that is not residential or agricultural is subject to this regulation.

The Planning Commission recommended additional landscaping by adding a couple more evergreens in between the existing trees noted on the plan on the same side (right side), such as pine trees, with the autumn glory maples. Based on the Planning Commission landscaping recommendation, Bryan Rohland from Earth & Sky Design, LLC asked for a waiver on buffering.

John Zimmerman made a motion to recommend to the Board of Supervisors to grant the buffering waiver request with the condition of providing additional landscaping on the plan as recommended and described by the Planning Commission, seconded by Laverne Frey and approved unanimously.

The proposed expansion to the school is not anticipated to increase the maximum trips per day. The original PennDOT permit is for 750 trips per day as allowed for a Low volume driveway. The Township Engineer is requesting a memo to state this remains in compliance with the Institute of Transportation Engineers (ITE) manual. This memo should include that this is what it was for this size church originally, what the size is with the proposed addition, and with the addition, it will remain less than 750 trips per day.

The Zoning Hearing Board decision for the special exception was approved and was received via email. The actual signed document needs to be provided to Earth & Sky, Township Solicitor and Township Engineer.

In accordance with the Zoning Hearing Board decision of July 1, 2024, the boundaries of the approved cemetery area need to be delineated on the plan so it does not interfere with the proposed expansion.

Per the Township Engineer the well will need to be DEP permitted, or verify one is not required for the school, prior to any zoning or building permits being issued.

Official response to the Township Engineer's review letter and required agreements.

Earth & Sky Design, LLC, the applicant's engineer, presented a second time extension granted to and including, Wednesday, September 11, 2024 (the date of the Supervisors' meeting). This second extension is to allow additional time to address the various conditions and required agreements.

Robert Sattazahn made a motion to recommend to the Board of Supervisors to accept the second time extension from the Rehrersburg Christian School as granted to the Board of Supervisor's meeting to be held on Wednesday, September 11, 2024, Seconded by John Zimmerman and approved unanimously.

John Zimmerman made a motion to recommend to the Board of Supervisors to grant conditional approval under all conditions listed and required agreements discussed in this meeting and in accordance with all applicable Township regulations and ordinances, seconded by Laverne Frey and approved unanimously.

Walk-in Discussions: None

Other Business: None

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

Respectfully submitted,

Lisa Care, Planning Commission Secretary