

TULPEHOCKEN TOWNSHIP PLANNING COMMISSION MEETING

September 5, 2024

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

Absent: Laverne Frey

Members of the audience: None

The Planning Commission meeting began at 7:35 p.m. and continued with the pledge to the American Flag.

John Zimmerman made a motion to approve the minutes from the August 1, 2024 Planning Commission meeting, seconded by Robert Sattazahn 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.

Shank Door, 165 Greble Road – Time extension was accepted as granted to 12/3/2024.

Active Plans:

a. Shank Door, 165 Greble Road – Preliminary/Final:

Shank Door is currently waiting for the Berks County Conservation District (BCCD) technical review of the NPDES permit they recently submitted and then they will tentatively plan to attend next month's meeting. No action was taken by the Planning Commission members at this meeting.

New Plans:

a. Mountain Meadows, Lots 50 & 56 – Preliminary/Final:

Lots 50 and 56 annexation/Lot add-on plan. The 2 lots that are a part of this subject area are 2 lots which were previously provided with additional land in the rear of each lot. The buyer of Lot 50 would like the additional land in the back of both lots rather than only part of it and the applicant/developer is willing to make this adjustment to accommodate the buyer. Per the Township Engineer's review, revised deeds need to be provided for each lot and post escrow with the Township to ensure the updated deeds are recorded.

No action was taken by the Planning Commission members at this meeting. The members will re-visit this project after the plans have been updated in accordance to the Township Engineer's review letter.

b. Dollar General – Womelsdorf, Route 419 and Four Point Road – Preliminary/Final:

Discussion was held in review of the submitted plans. It was discussed that there could be foot traffic to this location and it was noted to see on the plans some options for either sidewalk, walking trails and/or curbing, etc. along the road frontage. No action was taken by the Planning Commission members at this meeting. The members will re-visit this project after the plans have been updated in accordance to the Township Engineer's review letter.

Walk-in Discussions:

Other Business:

Robert Sattazahn made a motion to adjourn the meeting at 8:10 p.m., seconded by Gary Deck and approved unanimously. The meeting was adjourned.

Respectfully submitted,

Lisa Care, Planning Commission Secretary