

TULPEHOCKEN TOWNSHIP PLANNING COMMISSION MEETING

December 5, 2024

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

Absent:

Members of the audience: Joel Hetrick, Gere Stauffer, Anthony Hostetter, Tom Matteson, Bill Dewart, David Mast, Jennifer Gutekunst.

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 November 7, 2024 Planning Commission meeting, seconded by John Zimmerman and approved unanimously.

Public Comments for existing plans only: None

Active Plans:

a. Shank Door, 165 Greble Road:

The applicant is requesting the following waivers:

- A. Section 205 to allow the project to proceed as a combined submission of Preliminary/Final.

One-step plan preliminary to final as there is no phasing.

- B. Section 302.1 to allow alternate plan scales.

Applicant will depict 60 scale to show entire property on one page and will come down to 50 scale for final design.

- C. Section 602.12 to request relief from installing a vegetative buffer.

Per applicant, it would be a substantial expense to buffer the entire perimeter due to the size and there are existing trees in place along the one side and the other sides are cropland. It was stated that no houses and/or properties are affected with the site of the operation. Additionally, they will install evergreens like Green Giant around the dumpster area for landscaping.

Laverne Frey made a motion to recommend to the Board of Supervisors to grant the (3) waivers requested (A) For the single project to proceed as a one-step plan, (B) Use 60 scale to display entire property and 50 scale for final, (C) Relief from buffering the entire perimeter for reasons stated above, but shall install evergreens around the dumpster area. Seconded by John Zimmerman and approved unanimously.

Tom Matteson from Diehm & Sons asked for a recommendation of the plan approval. The Township Engineer suggested this be postponed until updated plans are submitted with revisions for the Township Engineer to review and for the Planning Commission to review at a future meeting.

John Zimmerman made a motion to recommend to the Board of Supervisors to table review of the plans until the Township Engineer has an opportunity to review submission of updated plans showing improvements, seconded by Robert Sattazahn and approved unanimously.

b. Nolt Investments, 4999 Four Point Road – Preliminary/Final:

Time expires January 1, 2025. Carta Engineering presented a time extension letter to the Township for a continuance until April 3, 2025. The delay being due to addressing items from the Township Engineer’s review letter and will be resubmitting updated plans for review.

John Zimmerman made a motion to recommend to the Board of Supervisors to accept the time extension request for Nolt Investments as a time extension to April 3, 2025. Seconded by Laverne Frey and approved unanimously.

Walk-in Discussions:

Joel Hetrick of Hetrickdale Farms was present to discuss a heifer barn project on Route 419. The proposed facility will house approximately 250 head of cattle of which there would be no increase in the herd that are currently roaming. The proposed building is to be approximately 426 feet long with a manure pit underneath, a slatted floor and a bedding area in the rear of the structure to relocate the livestock from outside to inside. The Township Engineer recommended a waiver of Land Development based upon not increasing the livestock and removing existing impervious with only a slight increase of disturbance, no additional driveways and no new utilities. Applicant shall submit a stormwater report to the Township to show how you are meeting the intent of capturing all of the water that comes off the roof and for this agreement to be signed and sealed to meet the Township Ordinance for stormwater. Work with the Township Solicitor to prepare an O&M agreement for the stormwater and submit a copy of the E&S plan for the Township file. Per the Township Engineer, a zoning permit will be needed and the plans shall be submitted with all setbacks shown.

Other Business:

a. Review Zoning Hearing Board appeal application for Miszler, 37C Summer Mountain Road:

Variance for possible agritainment event space to include wedding venues and other public events. The Planning Commission members reviewed the zoning permit application, the Township zoning officer's denial letter and the zoning hearing board appeal application. The Township Solicitor stated that this application does not appear to meet the definition of agricultural, industry or farm. It was discussed that this would not be best suited based upon the surrounding neighborhood, potential traffic issues entering and existing due to the shared driveways with possible limited right-of-way, not having direct access from a main roadway and no evidence of a hardship.

Laverne Frey made a motion to recommend to the Zoning Hearing Board to deny the application for a Variance from Section 831 for reasons of area being a rural neighborhood, property being a shared driveway and no hardship. Seconded by John Zimmerman and approved unanimously.

b. Review Zoning Hearing Board appeal application for Gantea, 4425 Route 419:

The Planning Commission Members reviewed the zoning hearing board appeal application for this 3-lot subdivision requesting dimensional variances. One or more of the lots will contain greater than 1.5 acres. One of the two new lots will be short of the required width and a flag pole is to be created. Applicant is requesting to have a second floor constructed on a private garage.

John Zimmerman made a motion to recommend to the Zoning Hearing Board to support the application for Dimensional Variances from Section(s) 842-relating to maximum lot area, 843-relating to minimum lot width, 848-relating to flag lots, 832/845/1012-relating to private garage based on the fact that the lots appear to be similar to the surrounding development. Seconded by Robert Sattazahn and approved unanimously.

Laverne Frey made a motion to adjourn the meeting at 8:55 p.m., seconded by Gary Deck and approved unanimously. The meeting was adjourned.

Respectfully submitted,

Lisa Care, Planning Commission Secretary