

## TULPEHOCKEN TOWNSHIP PLANNING COMMISSION MEETING

November 7, 2024

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

Members of the audience: Josh Boulton, Jeremy Hummel

The Planning Commission meeting began at 7:32 p.m. and continued with the pledge to the American Flag.

*Robert Sattazahn made a motion to approve the minutes from the October 3, 2024 Planning Commission meeting, seconded by John Zimmerman and approved unanimously.*

**Public Comments:** None

### Active Plans:

#### a. **Florence R. Schrack Revocable Trust Subdivision Plan:**

Time expires November 13, 2024. Devon R. Henne, P.L.S., the applicant's engineer, presented a time extension letter to the Township for a continuance until March 12, 2025. The delay being due to an unusually slow response from the applicant's wetland consultant who is tasked with the wetlands, habitat work and PNDI.

*Laverne Frey made a motion to recommend to the Board of Supervisors to accept the time extension request for Florence R. Schrack Revocable Trust Subdivision as a time extension to March 12, 2025. Seconded by Gary Deck and approved unanimously.*

#### b. **Shank Door, 165 Greble Road:**

Time expires December 3, 2024. Diehm & Sons, the applicant's engineer, presented a second time extension letter to the Township for a continuance until March 3, 2025. The delay being due to working through the review and ramifications of the Conservation District and updating the design.

*John Zimmerman made a motion to recommend to the Board of Supervisors to accept the time extension request for the Shank Door Greble Road project as a time extension to March 3, 2025. Seconded by Laverne Frey and approved unanimously.*

**New Plans:**

**a. Mountain Meadows, Lots 50 & 56 – Sketch Plan of Record:**

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.

1. Provide revised deeds for each lot.
2. Verify that the stormwater easement exhibits were not recorded on a lot-by lot basis. The easement area will be increased for Lot 50 and reduced for Lot 56.
3. Post \$500 escrow with the Township to ensure the updated deeds are recorded.

*John Zimmerman made a motion to recommend to the Board of Supervisors to grant conditional plan approval with the conditions of general comments 1,2 & 3 of the Engineer's review letter dated October 27, 2024 as listed above, seconded by Robert Sattazahn and approved unanimously.*

Time expires December 4, 2024. Pioneer Management, the applicant's engineer, presented a time extension letter to the Township for a continuance until January 9, 2024 to address the Township Engineer's review letter dated October 27, 2024.

*Robert Sattazahn made a motion to recommend to the Board of Supervisors to accept the time extension request for Mountain Meadows, Lots 50 & 56 project as a time extension to January 9, 2025. Seconded by Laverne Frey and approved unanimously.*

**4. Dollar General – Womelsdorf, Route 419 and Four Point Road – Revised Plan/Resubmission:**

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. Berks County Planning Commission suggested consideration for a bicycle rack to be available for patrons. Per the Township Engineer's review letter dated November 4, 2024, since a holding tank is proposed, a holding tank maintenance agreement shall be included as part of the developer's agreement. Additional buffering and screening options were discussed to be included for headlights and parking lot lights.

Larson Design Group, on behalf of PTV 1310, LLC (Applicant) had presented several waiver requests for this project.

- Section 205: Submission of Preliminary Plan. Requesting to review the plan as a Final Plan.
- Section 602.3: Curbs: Curbing along streets, except where 100 feet or larger for lot size. Consideration should be made with a portion of curbing to still be required at the driveway entrance and to match the curbing as seen at Centerport Milk Hauling just north of this project location.

*John Zimmerman made a motion to recommend to the Board of Supervisors to grant the waiver request only as listed above, Preliminary plan straight to Final Plan and partially grant the waiver request for Curbs based upon a portion still being required at the driveway entrance and matching curbing that is in place at the Centerport Milk Hauling lot, seconded by Laverne Frey and approved unanimously.*

Time expires December 4, 2024. PTV 1310, LLC presented a time extension letter to the Township for a continuance until February 12, 2025 to address the Township Engineer's review letter dated November 4, 2024.

*Laverne Frey made a motion to recommend to the Board of Supervisors to accept the time extension request for Dollar General-Womelsdorf project as a time extension to February 12, 2025. Seconded by Robert Sattazahn and approved unanimously.*

**Walk-in Discussions:** None

**Other Business:**

**a. Review Zoning Hearing Board appeal application for Hurst, 87 Wintersville Road:**

Special Exception and Variance for changing use of existing barn from hay storage to a butcher shop.

- To justify and/or clarify if the 5700 square feet is needed for the butcher shop or a portion thereof. If less than the 5700 square feet of the size needed for the butcher shop area, show the balance of the building as use for storage.
- Explain management of rendering wash down water and proper disposal of waste in accordance to State law.
- Amend application to include additional Variance from Section 834.02(1) for non-owner/operator as the applicant is not the owner of the property.
- Comply with Township regulations, including building and code if necessary.

*Laverne Frey made a motion to recommend to the Zoning Hearing Board to support this application with the recommendations listed above, seconded by Robert Sattazahn and approved unanimously.*

*Laverne Frey made a motion to adjourn the meeting at 9:05 p.m., seconded by Robert Sattazahn and approved unanimously. The meeting was adjourned.*

Respectfully submitted,

Lisa Care, Planning Commission Secretary