

**Tulpehocken Township Planning Commission Meeting
January 2, 2025**

Present: Planning Commission Members: Scott Hetrick, Laverne Frey, Robert Sattazahn, John Zimmerman and Gary Deck. Also, Township Zoning Officer, Jackie Hollenbach, Township Solicitor, Michelle Mayfield and Planning Commission Secretary- Lisa Care.

Absent: None

Members of the Audience: Austin Hurst, Dalton Zimmerman

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

Reorganization for 2025:

John Zimmerman made a motion to appoint Scott Hetrick as Chairman, seconded by Laverne Frey and approved (4-0), Scott Hetrick abstained.

John Zimmerman made a motion to appoint Laverne Frey as Vice-Chairman, seconded by Gary Deck and approved (4-0), Laverne Frey abstained.

John Zimmerman made a motion to retain the same Officers as 2024, seconded by Robert Sattazahn and approved unanimously (5-0).

Reorganization for 2025, Scott Hetrick was declared the Chairman of the Tulpehocken Township Planning Commission Board and Laverne Frey was declared the Vice-Chairman of the Tulpehocken Township Planning Commission Board. The Tulpehocken Township Planning Commission Officers remained the same as Robert Sattazahn, John Zimmerman and Gary Deck.

Robert Sattazahn made a motion to approve the minutes from the December 5, 2024 Planning Commission meeting, seconded by John Zimmerman and approved unanimously.

Public Comments: None.

Active Plans: No updates.

New Plans:

- a. **Austin Hurst Ag Operation, 40 New Schaefferstown Road – Preliminary/Final**
Nye Consulting submission of plans to expand an existing poultry operation by constructing a second layer barn. The Consultant was not in attendance and review of the plans will continue at a later meeting after addressing comments in the Engineer's review letter.

John Zimmerman made a motion to recommend to the Board of Supervisors to grant one of the waivers requested at this time for the project to proceed as a one-step plan process, seconded by Robert Sattazahn and approved unanimously.

John Zimmerman made a motion to recommend to the Board of Supervisors to accept a time extension if the written request is received prior to the Board of Supervisors meeting, seconded by Laverne Frey and approved unanimously.

b. Hetrickdale Rick Farm, 4845 Route 419 –

Waiver of land development for a heifer barn. 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. There will be no additional driveways and no new utilities. Applicant shall submit the following:

- Signed and sealed stormwater report w/narrative explaining the intent to meet the Township stormwater ordinance.
- Work with the Township Solicitor to prepare an Operations & Maintenance agreement to attach to the stormwater agreement, and submit an approved E&S plan to the Township.
- Obtain a zoning permit.

Robert Sattazahn recommended to the Board of Supervisors to grant the waiver of Land Development subject to the Township Engineer's recommendations from the December 5, 2024 Planning Commission meeting (as listed above), seconded by John Zimmerman and approved (4-0-1) Scott Hetrick abstained, stating for the record that he is abstaining because he is a member of Hetrickdale Farms.

Walk-In Discussions: None.

Other Business:

Review Zoning Hearing Board application for Shannon Horst, 7664 Lancaster Avenue, Myerstown, PA 17067:

A zoning appeal application was submitted for a Special Exception from Section 1154.04 & Section 543.10 for a short-term rental. No authorization for a zoning permit shall be granted by the Board for a Restaurant, Hotel, or Motel in any district where authorized as a special exception use, unless the Board shall first determine that the proposed location of such a restaurant, hotel or motel will not cause or create a nuisance to adjacent properties or to its general neighborhood. This application was reviewed and a discussion was held with the following recommendations:

- Present a copy of the shared driveway easement agreement
- Appoint a local manager if they are not within a 25-mile radius
- Provide off street parking, a minimum of one space for each guest bedroom
- Proof of registration and paid State, County and Local taxes (Hotel taxes)
- Submit fee and renew permit annually
- Provide a smoke detector in each bedroom, outside the bedrooms and hallways
- Provide at least one fire extinguisher, post location of the fire extinguisher and post the property address for emergency calls
- Comply with the applicable square footage of the property maintenance code
- Right to an annual inspection for compliance

Laverne Frey made a motion to not take a position on the application itself, but should the Zoning Hearing Board grant the application, then the Planning Commission recommends the conditions as listed above, seconded by Scott Hetrick and approved unanimously.

Laverne Frey made a motion to recommend to the Board of Supervisors to review zoning regulations for agritainment and short-term rentals, seconded by Robert Sattazahn and approved unanimously.

Robert Sattazahn made a motion to adjourn the meeting at 8:35 p.m., seconded by Gary Deck and approved unanimously. The meeting was adjourned.

Respectfully submitted,

Lisa Care, Planning Commission Secretary