

**Tulpehocken Township Planning Commission Meeting
February 6, 2025**

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

Absent: John Zimmerman

Members of the Audience: Gere Stauffer, David Mast, Tom Matteson, Brynn Schaffer

The Planning Commission meeting began at 7:33 p.m. and continued with the pledge to the American Flag.

Robert Sattazahn made a motion to approve the minutes from the January 2, 2025 Planning Commission meeting, seconded by Laverne Frey and approved unanimously.

Public Comments: None.

Active Plans:

- a. **Florence R. Schrack Revocable Trust Subdivision**
(Second time extension to 3/12/2025) – **No update.**
- b. **Austin Hurst Ag Operation, 40 New Schaefferstown Road – Final**
(time extension to 4/4/2025) – **No update.**
- c. **Shank Door, 165 Greble Road – Preliminary/Final**
(Second time extension to 3/3/2025) - **Plan Review**

This plan has been reviewed and discussed and per the Township Engineer, we will need the plan of HOP and E&S for file at the Township and an updated cost estimate is to be provided. The Township Solicitor requested a blanket easement note on the plan for Township access to stormwater facilities as necessary.

Laverne Frey made a motion to recommend to the Board of Supervisors to grant conditional plan approval based upon the Township Engineer's review letter dated February 5, 2025, seconded by Gary Deck and approved unanimously.

d. **Dollar General-Womelsdorf, Route 419 & Four Point Road**
(Time extension to 2/12/2025) – **Plan Review**

Time currently expires February 12, 2025. Larson Design Group, the applicant's engineer, submitted a second time extension letter to the Township for a continuance until April 30, 2025. The delay being due to working through the Township Engineer's review letter and outstanding NPDES and HOP permits.

Robert Sattazahn made a motion to recommend to the Board of Supervisors to accept the time extension request for the Dollar General-Womelsdorf project as a time extension to April 30, 2025. Seconded by Laverne Frey and approved unanimously.

e. **Nolt Investments, 4999 Four Point Road – Preliminary/Final**
(time extension to 4/3/2025) -**Plan Review**

Expansion of an existing building used for a vehicle repair shop. Carta Engineering, on behalf of Nolt Investments, 4999 Four Point Road (Applicant) had presented several waiver requests for this project.

- Section 501.2C.1. Collector Streets are required to have a width of 36 ft with a right of way of 60 ft.

Laverne Frey made a motion to recommend to the Board of Supervisors to grant the waiver request for Section 501.2C.1, seconded by Robert Sattazahn and approved unanimously.

- 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.
- Section 602.4 Sidewalks as required by the Township.

Robert Sattazahn made a motion to recommend to the Board of Supervisors to 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 and to grant the waiver for sidewalks, seconded by Laverne Frey and approved unanimously.

- Section 502.1M.3.b. Commercial and industrial subdivisions shall provide paved parking areas in accordance with the Township Zoning Ordinance. Consideration should be made with a portion of paving to still be required at the front driveway entrance of 50 feet.

Gary Deck made a motion to recommend to the Board of Supervisors to partially grant the waiver request for paved parking area based upon a portion still being required of 50 ft on the front driveway entrance, seconded by Robert Sattazahn and approved unanimously.

This project is still in progress for PennDOT and NPDES approval.

New Plans: None

Walk-In Discussions: None.

Other Business:

A planning commission member brought up an inquiry on behalf of John Schaeffer about an easement for the Township's access to the pump station on Chloe Drive. The Township Solicitor recommended a deed of dedication for 7 Chloe Drive easement.

Meeting dates with the planning commission members for a workshop with the Board of Supervisors to discuss short-term rental properties and agritainment in our Township were selected. Dates available for the planning commission members are February 18, 19 or 24 this month. And March 18, 19 or 24 for a follow-up joint meeting with the Board of Supervisors.

Laverne Frey made a motion to adjourn the meeting at 8:40 p.m., seconded by Robert Sattazahn and approved unanimously. The meeting was adjourned.

Respectfully submitted,

Lisa Care, Planning Commission Secretary