

TULPEHOCKEN TOWNSHIP
JOINT PLANNING COMMISSION AND BOARD OF SUPERVISORS
WORKSHOP MEETING
February 18, 2025

Present: Planning Commission Members: Scott Hetrick, Laverne Frey, Robert Sattazahn, John Zimmerman and Gary Deck. Also, Board of Supervisors members: Gary Deck, Lester Feick and Harold Zimmerman. Township Solicitor- Michelle Mayfield, Planning Commission Secretary- Lisa Care and Township Secretary/Treasurer, Kathy Judy were present.

Members in the audience included: Gary Kiebach, Jr., Gary Kiebach, Sr., Smantha Miszler and Jennifer Gutekunst.

The Workshop was called to order at 7:03 p.m. and continued with pledge to the American Flag.

Public Comments: None.

The group discussed the following items to be considered as part of proposed zoning amendments:

- Short Term Rental:
 - o Definition and differences vs. Motel and vs. Bed & Breakfast
 - o County taxes
 - o Types of dwellings allowable for this use
 - o Pre-existing cases with non-conformities and compliance requirements
 - o Allowable Zoning Districts
 - o Parking requirements, substrate and proof of permitted access if from non-public street
 - o Contact person/property manager proximity & availability
 - o Permit for Short-Term Rental Licensing – applications, renewals, inspections and fees
 - o Standards including occupancy maximums, emergency and safety measures, notice regarding noise disturbance, public nuisance and disorderly conduct.
- Agritainment/Event Venues:
 - o Definition (noting that county is looking at agritourism vs. agritainment)
 - o Compliance with County and State regulations (i.e. Preserved Farms, Easements, etc.)
 - o Minimum Lot Size and set backs
 - o Allowable Zoning Districts
 - o Accessory, not primary, use on existing operational farm that's owner occupied
 - o Permitting requirements including driveway, sewer, zoning, building, etc.
 - o Venue - parking, substrate, access, occupancy maximums, site inspections, etc.
 - o Event - number of events per year, catering, tents, signage, post event clean-up, noise disturbance, nuisances or hazards and neighboring residences, pre-event notice, event hours, proof of insurance, etc.

The Township Solicitor will prepare draft proposed zoning ordinance amendments based on the information discussed at this workshop.

The Planning Commission and Board of Supervisors are scheduled to meet again on March 18, 2025 to discuss the draft amendments.

Respectfully Submitted,

Kathy Judy, Secretary/Treasurer
Lisa Care, Planning Commission Secretary
Tulpehocken Township