

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

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

Absent: None

Members of the Audience: Eldon Hoover, Norman Brubaker, Austin Hurst, Matt Kadwill, Dalton Zimmerman

The Planning Commission meeting began at 7:35 p.m. and continued with the pledge to the American Flag.

*Robert Sattazahn made a motion to approve the minutes from the February 6, 2025 Planning Commission meeting, seconded by John Zimmerman and approved unanimously.*

**Public Comments:** None.

**Active Plans**

**a. Florence R. Schrack Revocable Trust Subdivision Time extension submission for review.**

Time currently expires March 12, 2025. DeVon Henne, the applicant's engineer, submitted a second time extension letter to the Township for a 181-day continuance until September 10, 2025. The delay being due to a Bog turtle habitat that was observed and a wetland report for a Phase 1 Bog Turtle Survey has been forwarded to the US Fish and Wildlife Service on February 7, 2025. Pending response of the reviewing agency to then proceed with the DEP Planning Module request.

*Laverne Frey made a motion to recommend to the Board of Supervisors to accept the time extension request for the Florence R. Schrack Revocable Trust Subdivision project as a time extension to September 10, 2025. Seconded by Gary Deck and approved unanimously.*

**b. Austin Hurst Ag Operation, 40 New Schaefferstown Road – Final**

Proposal for a single layer poultry barn, 100 ft X 600 ft to expand existing poultry operation. Per our Township Engineer, we will need submittal of the manure and nutrient management plans, NPDES permit and cost estimate.

Nye Consulting Services submitted several waiver requests of the Township's ordinance for this project:

Section 302 – Proposing a one-step plan (Preliminary/Final).

Section 303.1.L – To provide a certificate of accuracy to be signed and sealed by a surveyor for the entire tract.

Section 303.1.B – To provide precise bearings and distances for the entire tract and all boundaries, accurately labeled, and the location of all required boundary line (perimeter) monuments.

Section 303.1H & 602.7 – To provide permanent stone, concrete, or steel pin monuments at changes in directions of lines in the property boundary.

Section 501.2M.4b - To place metal markers accurately at all lot corners.

*John Zimmerman made a motion to recommend to the Board of Supervisors to grant the above waiver requests at this time for the project to proceed as a one-step plan process, a partial waiver for the Surveyor to certify to the line set and monuments instead of the entire tract, to grant conditional approval of the waiver requests regarding concrete monuments and metal markers. Applicant must have concrete monuments set on both sides of the road, north and south front property corners, or confirm if they are already there, and have this shown on the plan and the Surveyor would seal to this and then all other monuments and markers can be waived. Seconded by Robert Sattazahn and approved unanimously.*

*Gary Deck 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 John Zimmerman and approved unanimously.*

**c. Dollar General-Womelsdorf, Route 419 & Four Point Road:**

This plan has been reviewed and discussed and per the Township Engineer, we will need the PennDOT / HOP for file at the Township and an updated cost estimate is to be provided. The Township Engineer and planning commission board reviewed the potential plan from the Applicant for the suggested sidewalk. Suggestions are to install a five-foot wide piece to the north and a piece to the south along the right-of-way outside of the right-of-way, with 4 inches of stone and 2.5 inches of black top.

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

*Laverne Frey made a motion to recommend to the Board of Supervisors to accept a time extension up to 90 days if the written request is received prior to the Board of Supervisors meeting, seconded by Gary Deck and approved unanimously.*

**Walk-In Discussions:** None.

**New Plans**

**e. Cedar Ridge Fellowship Center, 58 Hurst Drive – Final**

Proposed construction of a Fellowship Center for social functions, weddings, meeting hall, etc., parking area, septic system and stormwater management controls, along with a subdivision on Cherry Hill Road and Deck Road.

This was a discussion only with a review of the March 5, 2025 Township Engineer's review letter.

**Other Business**

**a. Waiver of Land Development for Eldon Hoover, 17 Airport Road:**

Proposes to tear down three existing structures to build a 32 ft X 65 ft. X 128 ft. heifer barn utilizing the same concrete base and no increase in livestock head. Discussion was held over the additional impervious in regard to drainage options of either a seepage pit or basin to control it.

*Laverne Frey made a motion to recommend to the Board of Supervisors to grant the waiver of land development request with the conditions to show a stormwater plan to address the increase of the additional impervious surface with a zoning application, plus a copy of the manure management plan. Seconded by Robert Sattazahn and approved unanimously.*

**b. Waiver of Land Development for Norman Brubaker, 11 Parkside Inn Road:**

Proposing dairy barn structure and implement shed addition. Per Applicant, there is currently 81 head of livestock and will be adding an additional 32 head. Discussion was held in regard to capturing the runoff water and infiltrating it back into the ground.

*Gary Deck made a motion to recommend to the Board of Supervisors to grant the waiver of land development request with the conditions that the dairy barn addition drains into the manure pit (as it does currently) be documented, the new 80 ft X 100 ft implement shed to have a stormwater management plan for a seepage pit or basin, and an updated manure management plan to account for the additional head of livestock. Seconded by Robert Sattazahn and approved (4-0-1) Laverne Frey abstained, stating for the record that he is abstaining because the applicant is a family relative.*

*John Zimmerman made a motion to adjourn the meeting at 8:45 p.m., seconded by Laverne Frey and approved unanimously. The meeting was adjourned.*

Respectfully submitted,

Lisa Care, Planning Commission Secretary