

**Tulpehocken Township
Board of Supervisors & Planning Commission
Joint Meeting of April 15, 2025**

The Tulpehocken Township Board of Supervisors and Planning Commission met on April 15, 2025, in the Township meeting room at 7:00 P.M. In attendance and voting were Supervisors: Chairman Gary Deck, Vice Chairman Lester Feick and Harold Zimmerman and Planning Commission Members: Laverne Frey, Robert Sattazahn, John Zimmerman and Gary Deck. Also present were Atty. Michelle Mayfield, Township Solicitor; Jackie Hollenbach, Township Zoning Officer and Lisa Care, Planning Commission Secretary.

Not in Attendance: Planning Commission Chair, Scott Hetrick and Township Secretary, Kathy Judy

Members of the audience included Susan Wolfe, Jennifer Gutekunst, Renee Wenger, Jackson Stehr, Bill Deward, Lisa Hawn, Kevin Razzano and John Schueller.

Call To Order: Chairman Deck called the meeting to order at 7:01 P.M.

The meeting continued with the pledge to the American Flag.

Public Comments: None

Approval of Minutes:

For the Board of Supervisors, *Harold Zimmerman made a motion to approve the minutes from the March 18, 2025 Joint Workshop - seconded by Gary Deck and approved unanimously by the Board of Supervisors (2-0).*

For the Planning Commission, *Robert Sattazahn made a motion to approve the minutes from the March 18, 2025 Joint Workshop - seconded by John Zimmerman and approved unanimously by the Planning Commission members (4-0).*

Rules and Regulations for Agritainment and Short-Term Rentals:

The draft of amendments is to allow for and provide rules and regulations for agritainment and short-term rentals. The Township Solicitor made draft revisions from the discussion held last month on March 18, 2025, and the group reviewed the updated draft ordinance as presented.

1. Definitions for Agritainment, Bedroom, Guest, Local Contact Person, Owner, Short-Term Rental, Short-Term Rental License, Short-Term Rental Tenant and Short-Term Rentals.
2. **Revisions only** for short-term rentals, including but not limited to:
 - a. Short-term rental license shall be for a period of one year. The initial and annual renewal fee shall be set by Resolution of the Twp BOS.
 - b. Explanation of provisions for trash collection, storage, and disposal.
 - c. The permit/license is non-transferable.
 - d. Emg lighting such as flash lights, rechargeable or providing of extra batteries or lanterns, shall be provided in each bedroom and kitchen. Stored as posted on rental license, no open flame as a source of lighting.
 - e. At least one window in each bedroom shall be capable of opening and remaining open in an area of 29 inches.
 - f. Location of emg fire escape ladder, fire ext., and emg lighting.
 - g. If the septic tank is of the appropriate size for the home it is serving, then a 3-year pumping frequency would likely be sufficient.

3. The Township Solicitor provided an example from Oley Township for the group to review for proposed regulations, requirements and standards for **Agritainment vs Agritourism**, including but not limited to:
 1. Agritainment activities are on an ag operation offered to the public or invited groups for providing entertainment and/or recreation. Examples include, but not limited to:
 - a. Seasonal fairs/festivals, haunted activities, company picnics, weddings, lawn games, fitness activities, distance runs/races, and other activities that combine an ag setting with entertaining or recreational activities.
 2. Agritourism is associated with ag education and/or recreation experiences. Examples include, but not limited to:
 - a. Farm markets, Christmas tree farms, pick your own sale operations, food and drink sampling, sales and concessions, ice cream shops/bakeries, farm dining, breweries, cideries, distilleries, wineries and other activities that directly market ag commodities produced by the farmer in their natural and manufactured state as permitted.
 - b. Farm tours, seminars, school tours, museums, garden/nursery tours, winery, brewery, cidery and distillery tastings; tasting events and tours, ag exhibits, hayrides and wagon rides pulled by tractors, crop programs, nutritional programs, display gardens, cooking contests and other activities that involve bringing people to a farm to provide education about farming, food production and farm life.
 3. Additional regulations for Agritourism listed in the example from Oley Township that was discussed:
 - a. Use shall be accessory and incidental to Ag use, and not become the primary use of the parcel.
 - b. A site plan be submitted.
 - c. The agritourism use shall be operated by the owner of the prop or by an operator of the ag use upon which it is located.
 - d. Sanitation
 - e. Setbacks
 - f. No subdivision, no portion of the site containing Agritourism shall be subdivided from the parent tract.
 - g. Soil identification
 - h. Hours of agritourism activities shall not begin prior to 8 am and terminate by 10 pm.
 - i. Minimum parcel size at least 10 acres.
 - j. Pole mounted lights shall not exceed 25 ft in height.
 - k. Exterior storage, conversions, temporary structures and inspections.
 - l. Parking, entrance paving shall follow the Township driveway ordinance.
 - m. 1,000 s.f. for other non-related retail sales; 4,000 s.f. for sale of goods.
 - n. Traffic plan, removal of litter plan, emg contingency plan.
 - o. Liability insurance, restroom facilities.

- p. Ag conservation easements and compliance with all other State and Local Ordinances.

Laverne Frey, made a motion to adjourn the meeting at 9:35 p.m., seconded by John Zimmerman and approved unanimously, Planning Commission (4-0) and Board of Supervisors (3-0). The meeting was adjourned.

Respectfully submitted,

Lisa Care, Planning Commission Secretary
Tulpehocken Township