

**Tulpehocken Township Planning Commission Meeting
May 1, 2025**

Present: Planning Commission Members: 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: Scott Hetrick

Members of the Audience: Matt Kadwill, Austin Hurst, Susan Wolfe

The Planning Commission meeting began at 7:37p.m. and continued with the pledge to the American Flag.

Robert Sattazahn made a motion to approve the minutes from the March 6, 2025 Planning Commission meeting, seconded by John Zimmerman and approved unanimously. (4-0)

Public Comments: None.

Active Plans

a. **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. Waiver requests have been granted from previous board meetings held in March. Per Matthew Kadwill, Hershey Surveying located and verified half of the pins that were in place on site and set some monuments which are noted on the plan to meet the required markers as discussed at the Planning Commission meeting of March 6, 2025.

John Zimmerman made a motion to recommend to the Board of Supervisors to grant conditional plan approval based upon the Township Engineer's review letter dated April 29, 2025, seconded by Robert Sattazahn and approved unanimously. (4-0)

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

No representation present and there was no discussion held on this project as the Township is waiting for the suggested sidewalk to be noted as previously discussed. The Township Engineer stated that the Client may be waiting for PennDOT, and we have not received the HOP at the Township.

c. Cedar Ridge Fellowship Center, 58 Hurst Drive – Final:

Time currently expires June 4, 2025. Matthew Kadwill, the applicant's engineer, submitted a time extension letter to the Township for a 100-day continuance until September 12, 2025. The delay being due to allow additional time to obtain an NPDES permit, resolve outstanding Township comments and concerns, obtain the letter of credit and prepare the standard agreements.

Gary Deck made a motion to recommend to the Board of Supervisors to accept the time extension request for up to 100 days, seconded by John Zimmerman and approved unanimously. (4-0)

Walk-In Discussions: A Township Resident questioned if there is a limit to how many chicken houses can be erected within the Township. Our Township Solicitor replied that they are allowed to be erected as long as the applicants can meet the requirements and zoning for agricultural. The Resident raised concerns regarding disease, such as avian flu outbreaks, and how soon you would know that and how such outbreaks would be handled. A member of the Planning Commission stated that the USDA takes care of everything in such cases.

Other Business

a. Zoning Hearing Board Appeal Application for 0 Host Road:

The Planning Commission Members reviewed the Zoning Hearing Board Appeal Application for 0 Host Road. The applicant applied for a dimensional variance from sections 844.012 and 844.022 of the Tulpehocken Township Zoning Ordinance of 2013, as amended, for permitted principal uses to construct a new home with an attached garage on a vacant lot for the property being located at 0 Host Road, Tulpehocken Township, said property being stated on the application as being situated in the EAP District.

The following concerns were discussed by the Planning Commission Members:

- a. Verify that placed upon where the stop bar is that placing this house as shown on the plan would not interfere with the required sight lines coming from Church Road onto Host Road, and that the driveway has adequate site distance.
- b. Technically this property has dual frontage (2) 50 feet, not 50 feet and 30 feet (side yard), and should be updated on the plan. The front yard setbacks need to be 50 feet along Church Road.

- c. Needs to meet stormwater for the house, a grading plan and a driveway permit.

Based on the review of the information available, John Zimmerman made a motion to recommend to the Zoning Hearing Board to deny this application for Variances from Section(s) 844.012 & 844.022, but should the Zoning Hearing Board grant the application, then the Planning Commission recommends the Zoning Hearing Board to consider the above listed concerns. Seconded by Laverne Frey and approved (3-1).

Robert Sattazahn made a motion to adjourn the meeting at 8:25 p.m., seconded by John Zimmerman and approved unanimously (4-0). The meeting was adjourned.

Respectfully submitted,

Lisa Care, Planning Commission Secretary