

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

**Present:** Planning Commission Members: Scott Hetrick, Laverne Frey, Robert Sattazahn, John Zimmerman and Gary Deck. Also, Township Engineer, Matt Mack, and Planning Commission Secretary- Lisa Care. Atty Chris Hartman, Township Solicitor, virtually attended the meeting by phone.

Absent: None

Members of the Audience: Jennifer Gutekunst, John Schueller, Jackson Stehr, Bill Dewart, Renee Wenger

The Planning Commission meeting began at 7:31p.m. and continued with the pledge to the American Flag.

*Robert Sattazahn made a motion to approve the minutes from the June 5, 2025 Planning Commission meeting, seconded by John Zimmerman and approved unanimously. (4-0)*

**Public Comments:** None.

**Active Plans**

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

Time currently expires July 9, 2025. The project applicant submitted a time extension letter to the Township for a continuance until September 10, 2025. The delay being due to allow additional time to address project requirement(s) and will be resubmitting updated plans to review new site conditions.

*Robert Sattazahn made a motion to recommend to the Board of Supervisors to accept the time extension until September 10, 2025, seconded by Gary Deck and approved unanimously. (4-0)*

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

Time currently expires July 11, 2025. Brynn Scheaffer, the applicant's engineer, submitted a time extension letter to the Township for a 90-day continuance until October 10, 2025. The delay being due to allow additional time to address items from the Township Engineer's review letter and will be resubmitting updated plans once completed for review.

*Gary Deck made a motion to recommend to the Board of Supervisors to accept the time extension until October 10, 2025, seconded by John Zimmerman and approved unanimously. (4-0)*

**Walk-In Discussions:** None

**New Plans:**

a. **Oberholtzer Kennel, 102 Rehrersburg Road – Sketch Plan:**

This was a discussion and review of the plan only. Per the review letter from the Township Engineer, a Zoning Appeal application would be required for the kennel as a special exception. The Planning Commission Board will re-visit this plan after the Zoning Appeal application is received with additional information.

**Other Business:**

a. **Zoning Hearing Board Appeal Application for 51 Midway Road:**

The Planning Commission Members reviewed the Zoning Appeal application for 51 Midway Road. The applicant applied for a special exception of sections 834.02, 834.14, 1027, and 834.03 of the Tulpehocken Township Zoning Ordinance of 2013, as amended, for permitted principal uses to operate a diesel truck repair business as a farm-related business service or a rural enterprise out of an existing building on the property being located at 51 Midway Road, Tulpehocken Township; said property being stated on the application as being situated in the EAP District.

This application was reviewed and a discussion was held with the following recommendations:

- To not allow, or to limit, any outdoor storage of vehicles, parts, and materials, including waste oil, fuel and antifreeze. If any outdoor storage is necessary, then to have this located on the north side of the building.
- Proper disposal of waste products and appropriate storage for hazardous materials, such as fuels, oils and antifreeze.
- Provide screening from adjoining properties and no night time light glare directed toward adjacent properties or onto the street.

*Laverne Frey made a motion to recommend to the Zoning Hearing Board to support the application of Special Exception with the conditions of the recommendations listed above. Seconded by Robert Sattazahn and approved unanimously. (5-0)*

**b. Review draft of proposed Zoning Ordinance Amendments for Agritainment, Agritourism and Short-Term Rentals:**

The Planning Commission Members reviewed a revised draft of the zoning ordinance amendment with the addition of two Agricultural definitions; Agricultural Operation and Agricultural Use Principal. Residents in the audience and the Board discussed –

- Agricultural crops, such a forestry
- Percentage of land use to meet definition of agricultural use principal
- Limited number of events
- Accessory use on a farm property
- Principal agricultural use
- Supplemental income

The Planning Commission Members agreed to revise the agricultural use principal definition to read as property on which the primary focus and use (**greater than 65%**, instead of 50%, of the land) is on activities related to agriculture and agricultural operations as defined in the Ordinance. The Planning Commission Members also agreed to revise the agricultural operation definition to read as management of use of land, equipment, and structures for the production of crops (**excluding forestry and/or timbering**), livestock, or poultry.

*Laverne Frey made a motion to recommend to the Board of Supervisors to incorporate the revisions as listed above to increase the percentage of land from greater than 50% to greater than 65% for Agricultural Use Principal and to note that Agricultural Operation does not include forestry and timbering as an agricultural crop operation. Seconded by Robert Sattazahn and approved unanimously. (5-0)*

*Gary Deck made a motion to recommend to the Board of Supervisors to send the updated version of the zoning ordinance amendment to the Berks County Planning Commission for review. Seconded by John Zimmerman and approved unanimously. (5-0)*

*Robert Sattazahn made a motion to adjourn the meeting at 9:55 p.m., seconded by Gary Deck and approved unanimously (5-0). The meeting was adjourned.*

Respectfully submitted,

Lisa Care, Planning Commission Secretary