

Tulpehocken Township Planning Commission Meeting
August 7, 2025

Present: Planning Commission Members: Scott Hetrick, Robert Sattazahn and Gary Deck. Also, Township Engineer, Matt Mack; Atty Chris Hartman, Township Solicitor; and Planning Commission Secretary- Lisa Care.

Absent: Laverne Frey, John Zimmerman

Members of the Audience: Kevin Grewal, Sam Kaur, Gary Singh

The Planning Commission meeting began at 7:36 p.m. and continued with the pledge to the American Flag.

Robert Sattazahn made a motion to approve the minutes from the July 1, 2025 Planning Commission meeting, seconded by Gary Deck and approved unanimously. (3-0)

Public Comments: None.

Active Plans:

- a. Florence R. Schrack Revocable Trust Subdivision:**
(time extension to 9/10/25) – ***Sewage facilities planning module Component 4A***

This is part of a Component 2 and the Planning Commission needed to fill out the land use questionnaire that this project meets the Township Ordinance requirements and was confirmed as such by the Township Engineer.

Gary Deck made a motion to give authorization for the Chairman, Scott Hetrick, to sign the completed form, seconded by Robert Sattazahn and approved unanimously. (3-0)

- b. Dollar General-Womelsdorf, Route 419 & Four Point Road:**
(Time extension to 9/10/2025) - ***Plan requirement discussion.***

PennDOT has instructed the Developer to put in a 5-foot shoulder along the frontage and into the next property for site clearance purposes. The Planning Commission is fine with the shoulder, but would prefer the walkway around the back of the pole and tie it in (unless the pole gets moved) and bring a piece off of the northern side to extend it over for when there would be a future tie-in later.

Gary Deck made a motion to direct the Township Engineer to relay to the Developer for this project the suggestions above as discussed by the Planning Commission, seconded by Robert Sattazahn and approved unanimously. (3-0)

Walk-In Discussions: None

New Plans: None

Other Business:

a. Waiver of Land Development, 7632 Lancaster Avenue (Sunoco)

A detached addition, 20 ft by 46 ft connected by a hallway for a seating area.
A liquor license will be moved to this location and a minimum of 30 seats will be added.
PennDOT permits are already established and all existing impervious with no E&S per the Township Engineer.

Gary Deck made a motion to recommend to the Board of Supervisors to approve the waiver of land development based upon conditions of securing the zoning and building permits, seconded by Robert Sattazahn and approved unanimously. (3-0)

b. Zoning Appeal Application for 233 Gravel Pit Road:

The Planning Commission Members reviewed the Zoning Appeal application for 233 Gravel Pit Road. The applicant applied for a special exception of sections 834.02 and 834.14 as well as a Variance from Section 841.03 of the Tulpehocken Township Zoning Ordinance of 2013, as amended, for permitted principal uses to operate a shipping and receiving business of National Firearms Act items as a farm-related business service and craft industry or a rural enterprise out of an existing building on the property being located at 233 Gravel Pit 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. The members opted to make no comment in regard to this project as submitted.

c. Discuss County Review Letter regarding proposed Zoning Ordinance amendments for Agritainment, Agritourism and Short-Term Rentals:

The Planning Commission Members reviewed the Berks County Planning Commission's letter of comments for consideration in regards to the proposal to allow for and provide rules and regulations for Agritainment, Agritourism and Short-Term Rentals. A discussion was held pertaining to these comments in reference to language, definitions, changes and/or additions as listed by the Berks County Planning Commission.

Robert Sattazahn made a motion to recommend to the Board of Supervisors to move ahead with the agritainment, agritourism and short-term rental amendment to the zoning ordinance with the revisions as discussed at this meeting, seconded by Gary Deck and approved unanimously. (3-0)

Scott Hetrick made a motion to recommend to the Board of Supervisors to move ahead with an ordinance for existing short-term rentals to address life safety issues and to impose inspections for any short-term rentals in operation prior to the zoning ordinance amendment for agritainment, agritourism and short-term rentals, seconded by Robert Sattazahn and approved unanimously. (3-0)

Robert Sattazahn made a motion to adjourn the meeting at 9:05p.m., seconded by Gary Deck and approved unanimously. (3-0) The meeting was adjourned.

Respectfully submitted,

Lisa Care, Planning Commission Secretary