

**Tulpehocken Township Planning Commission Meeting
October 2, 2025**

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

Absent: Gary Deck

Members of the Audience: Susan Wolfe

The Planning Commission meeting began at 7:30 p.m. and continued with the pledge to the American Flag.

Robert Sattazahn made a motion to approve the minutes from the September 4, 2025 Planning Commission meeting, seconded by Laverne Frey and approved unanimously. (4-0)

Laverne Frey made a motion to approve the joint workshop meeting minutes from the September 4, 2025 Board of Supervisors and Planning Commission meeting, seconded by Robert Sattazahn and approved unanimously. (4-0)

Public Comments: None.

Active Plans:

a. Florence R. Schrack Revocable Trust Subdivision:

Review waiver request to defer the assignment of addresses for lots 1 and 2 until such time the building permit applications are submitted.

Robert Sattazahn made a motion to recommend to the Board of Supervisors to grant the waiver request for Section 301.4.M to defer the assignment of the street address for each undeveloped lot until building plans are applied for, seconded by Laverne Frey and approved unanimously. (4-0)

John Zimmerman made a motion to recommend to the Board of Supervisors to grant conditional plan approval based upon the Township Engineer's review comments that the waiver date needs to be denoted on the plan once approved for the address deferral, correcting a small typo on the plan removing an extra "and" on the general notes for sewer and water, and the Township to receive signed & sealed copies of the plan. Seconded by Laverne Frey and approved unanimously. (4-0)

Walk-In Discussions: A resident inquired with the Township Engineer and Planning Commission members about annexing lots they currently own to possibly sell or re-writing the deed(s).

New Plans:

a. Galen Hoover Ag Operations, 17 Airport Road – Final

Nye Consulting submission of plans to construct a new poultry operation inclusive of two poultry barns (71 ft X 452 ft), manure storage (50 ft X 108 ft), egg room, (48 ft X 60 ft), utility shed (60 ft X 100 ft) with gravel driveway. The Planning Commission members and the Township Engineer held a discussion on this plan. This submission will be re-visited after comments are addressed in the Township Engineer's review letter by the applicant.

Other Business

a. Review Zoning Appeal Application for: 102 Rehrersburg Road

Special Exception for use of a dog kennel and a Variance for minor encroachment into the wetland buffer.

It appears that the site might be in the EP Overlay District based upon the zoning map, and the plan appears to show that the proposed structure may be on a mound or on a hill.

John Zimmerman made a motion to recommend to the Zoning Hearing Board that the following concerns should be addressed. Seconded by Laverne Frey and approved unanimously. (4-0)

- *Noise*
- *Screening*
- *State licensing*
- *Parking*
- *Washdowns*
- *Verify if manure and odor management would be required*
- *We request that the applicant depict the Environmental Protection (EP) Overlay District on the site plan, not just the location map, to be easily identified.*

b. **Review Zoning Appeal Application for: 48 Ketterman Hill Road**

Zoning appeal application submitted for a variance for a side yard setback reduction from 30 ft to 10 ft for a proposed pole building. Due to the proposed size and height, this structure may impede on the neighboring property and/or visualization.

John Zimmerman made a motion to recommend to the Zoning Hearing Board a minimum 15-foot side yard setback due to the size and height of the proposed structure and for the property line to be surveyed prior to any permits being issued. Seconded by Laverne Frey and approved unanimously. (4-0)

Robert Sattazahn made a motion to adjourn the meeting at 9:05p.m., seconded by John Zimmerman and approved unanimously. (4-0) The meeting was adjourned.

Respectfully submitted,

Lisa Care, Planning Commission Secretary