

**Tulpehocken Township Planning Commission Meeting  
November 6, 2025**

**Present:** Planning Commission Members: Scott Hetrick, Robert Sattazahn and Gary Deck. Also, Township Solicitor, Michelle Mayfield; Township Engineer; Matt Mack and Planning Commission Secretary; Lisa Care.

Absent: Laverne Frey, John Zimmerman

Members of the Audience: Bert Nye, Bill Dewart, Christian Wingard, Bradlyn Martin, Lester Feick

The Planning Commission meeting began at 7:35 p.m. and continued with the pledge to the American Flag.

*Approval of the minutes from the October 2, 2025 Planning Commission meeting was tabled to the next meeting due to not having a quorum. Gary Deck abstained as he was not present at this meeting of October 2, 2025, therefore only two planning commission members were remaining.*

**Public Comments:** None.

**Active Plans:**

**a. Cedar Ridge Fellowship Center, 85 Hurst Drive:**

Time currently expires December 11, 2025. The project Engineer submitted a 90-day time extension letter to the Township for a continuance until March 11, 2026. The delay being due to resolve outstanding Township comments and concerns, obtain the letter of credit, prepared the standard agreements.

*Gary Deck made a motion to recommend to the Board of Supervisors to accept the time extension until March 11, 2026, seconded by Robert Sattazahn and approved unanimously. (3-0)*

**Walk-In Discussions:**

A discussion was held for a proposed egg cracking/breaker facility to be developed in Tulpehocken Township. The project Engineer and involved persons were present to explain the process of this type of facility to the planning commission. This facility is proposed to be located on Route 419 south of Four Points due to it being zoned industrial and access to I-78.

**New Plans:** None.

**Other Business**

- a. **Review new draft zoning ordinance amendments for Short-Term Rentals:**  
The Planning Commission Members, with the Township Solicitor and Township Engineer, reviewed a revised draft of the zoning ordinance amendments only for Short-Term Rentals.

*On behalf of the Planning Commission, Robert Sattazahn made a motion to recommend to the Board of Supervisors to move forward with the zoning ordinance amendments for Short-Term rentals as presented in the most recent draft, seconded by Gary Deck and approved unanimously. (3-0)*

*Robert Sattazahn made a motion to adjourn the meeting at 8:43 p.m., seconded by Gary Deck and approved unanimously. (3-0) The meeting was adjourned.*

Respectfully submitted,

Lisa Care, Planning Commission Secretary