

**Tulpehocken Township Planning Commission Meeting
March 5, 2026**

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

Absent: Gary Deck

Members of the Audience: Bryant Semenza, Jean Semenza, John Schueller, Bill Dewart, Frank Giorgio

The Planning Commission meeting began at 7:32 p.m. and continued with the pledge to the American Flag.

Robert Sattazahn made a motion to approve the minutes from the January 7, 2026 Planning Commission meeting, seconded by Laverne Frey and approved unanimously. (3-0)

Active Plans:

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

David Brooks from Nye Consulting reviewed the current 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 a gravel driveway at 17 Airport Road consisting of 129.85 acres.

The following requested waivers were reviewed:

Section 302 – To submit a preliminary plan for review and approval prior to the submission of the final plan.

Laverne Frey made a motion to recommend to the Board of Supervisors to approve this waiver due to the site improvements being minor in scope and no public improvements, seconded by Robert Sattazahn and approved unanimously (4-0).

Section 303.1.B – To provide precise bearings and distances for the entire tract and all boundaries, accurately labeled, and the location of all required boundary line (perimeter) monuments.

Robert Sattazahn made a motion to recommend to the Board of Supervisors to approve this waiver with the condition that the surveyor denote construction stakes on the plan, seconded by John Sheaffer and approved unanimously (4-0).

Section 303.1.H & Section 602.7 – To provide the location and elevation of all existing and proposed street monuments. And **Section 501.2M.4.b** – To place metal markers accurately at all lot corners.

Laverne Frey made a motion to recommend to the Board of Supervisors to approve this waiver with the condition that a couple of pins and monuments be placed and noted where work will be taking place, seconded by John Schaeffer and approved unanimously (4-0).

Section 303.1.L – To provide a certificate of accuracy to be signed and sealed by a surveyor for the entire tract.

Laverne Frey made a motion to recommend to the Board of Supervisors to approve this waiver with the condition the surveyor will seal to the tract area where the work is actually being done and denote this on the plan, seconded by Robert Sattazahn and approved unanimously (4-0).

Section 202.2E. The plan shall include a vegetative screen consisting of a double row of evergreen trees at least 6 feet in height, to be installed and maintained between the buildings or improvements and adjoining properties. If an outdoor pen, feed yard, or run is located between such building or improvement and a public street, a screen shall be provided and maintained between the building or improvement and the street right-of-way. If the screen is within 100 feet of the property line, the maximum height of the screen shall be thirty (30) feet.

Robert Sattazahn made a motion to recommend to the Board of Supervisors to approve this waiver with the condition that the existing screening/vegetation will be preserved between the proposed operation and the neighboring properties, seconded by John Sheaffer and approved unanimously (4-0).

Section 305.E. Runoff Curve Numbers (CN) for both existing and proposed conditions to be used in the SCS method shall be obtained from Table B-2 in Appendix B of this ordinance. The provided PCSM report still has land covers curve number values not consistent with the ordinance. Please revise Cultivated CN value to 71, Open Space to 65, and Woods to 55.

Laverne Frey made a motion to recommend to the Board of Supervisors to approve this waiver due to the project using DEP numbers, seconded by Robert Sattazahn and approved unanimously (4-0).

Laverne Frey made a motion to recommend to the Board of Supervisors to conditionally approve the plan subject to the Township Engineer's conditions of his March 5, 2026 review letter, adding note to hold harmless for discharge onto the adjoining property owners and with the Board of Supervisor's approval of the listed waivers, seconded by Robert Sattazahn and approved unanimously (4-0).

Time currently expires March 31, 2026. Nye Consulting Services, the applicant's engineer, submitted a time extension letter to the Township for a 90-day continuance until June 29, 2026. The delay being due to finalize and resolve the Township concerns and to execute the plans & agreements.

Robert Sattazahn made a motion to recommend to the Board of Supervisors to accept the time extension request for up to 90 days, seconded by John Sheaffer and approved unanimously. (4-0)

Walk-In Discussions:

David Brooks from Nye Consulting Services referenced an ag operation at 11 Parkside Inn Road. There was discussion only regarding a proposed 4,960 square foot, 62 ft. X 80 ft., shop building. This building will be used for personal use to work on farm equipment. Effected area will be 0.57 acre for the entire area of 60.01 acres. Per the Township Engineer, Farm/Ag buildings that are greater than 4,000 square feet require land development. A waiver of land development was granted in March of 2025 for the dairy barn addition and stormwater. This project will take the same path; waiver of land development and a stormwater plan to meet the intent of the ordinance. Per the Township Solicitor, a note shall be on the stormwater plan “this is for personal use only”. No action was taken and this project will be further discussed at the next Planning Commission meeting.

Other Business

a. **Review Zoning Appeal Application for: 36 Host Road**

Application submitted for Special Exception – reference Section 1055.2, change of use. The existing business is a furniture warehouse and the applicant is requesting use for phone and mail ordering of shoes. Shoe supply would be delivered via freight truck, (UPS or FedEx), approximately three times per month and orders would be sent out in small packages via USPS or UPS.

Laverne Frey made a motion to recommend to the Zoning Hearing Board to accept this application with the conditions that there will be no store front and confirm if it had a prior zoning permit for the change of the use to a furniture warehouse/manufacturing to be able to amend to a different use by special exception, seconded by John Sheaffer and approved unanimously. (4-0)

Robert Sattazahn made a motion to adjourn the meeting at 8:41p.m., seconded by John Sheaffer and approved unanimously. (4-0) The meeting was adjourned.

Respectfully submitted,

Lisa Care, Planning Commission Secretary