

Tulpehocken Township Planning Commission Meeting
August 6, 2026

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

Absent:

Members of the Audience: DeAnna Hyche, Steve Feinour, Daryl Throckmorton, Ralph Brensinger, Trell Davis, John Burns, John Schueller, Carol Hess, Scott Klopp, Bill Dewart, James Marinkov, Jeff Hahn, Shiela Hess, Jennifer Steeley.

The Planning Commission meeting began at 7:39 p.m. and continued with the pledge to the American Flag.

Robert Sattazahn made a motion to approve the minutes from the June 4, 2026 Planning Commission meeting, seconded by John Sheaffer. The motion was approved unanimously. (3-0); Laverne Frey and Robert Sattazahn were not in attendance for the June 4, 2026 meeting.

Public Comments: None

Active Plans:

a. Gantea Subdivision, 4425 Route 419 – Preliminary/Final

Carta Engineering submission of plans for review to subdivide the property into three separate residential lots and a proposed garage expansion. The Engineer for this project is currently working through the Township Engineer's review letter.

Time currently expires September 4, 2025. Brynn Schaffer, the applicant's engineer, submitted a time extension letter to the Township for a continuance until November 12, 2026. The delay being due to allow additional time to address items from the Township engineer's review letter.

Laverne Frey made a motion to recommend to the Board of Supervisors to accept the time extension request until November 12, 2026, seconded by Robert Sattazahn and approved unanimously. (5-0)

b. Rushtown Foods, LLC, West Side of Route 419 – Update

Per our Township Solicitor, the Zoning Hearing Board voted to reject the application. But the written decision has not yet been issued and there will be an appeal period that will be available to Rushtown Foods that will not expire until 30 days after the issuance of the written decision. Therefore, no action was taken on the plan and no review was done on the Township Engineer's review letter and to first wait and see what happens with the zoning case.

Matthew Kadwill, the applicant's engineer, submitted a time extension letter to the Township for a 90-day continuance from August 6, 2026. The delay being due to allow additional time to receive the technical review from the Conservation District. And additional time to obtain an NPDES permit, HOP permit, and resolve outstanding Township comments and concerns.

Gary Deck made a motion to recommend to the Board of Supervisors to accept the time extension request for up to 90 days, seconded by Robert Sattazahn and approved unanimously. (5-0)

Walk-In Discussions: None

New Plans:

a. Dollar General Retail Store, Lancaster Avenue, Mt. Aetna –

DeAnna Hyche with the Broadway Group discussed a proposed 9100 sq. ft. commercial retail facility. This will consist of a subdivision of property on Lancaster Avenue next to First Citizens Community Bank, owners of the land. The retail store will consist of 3.69 acres of the approximate tract of 9 acres. Hours of operation will be 8 am to 10 pm with 10-12 employees generally. This was a review and discussion only by the Planning Commission members and the Township Engineer made the suggestion to have the Broadway Group share the plan with Marion Township due to the close proximity to the township line.

b. Earl Ray Martin Ag Operation, 20 Deck Road –

Nye Consulting Services submitted an application for a waiver of land development and a drainage plan for a proposed 60 ft. X 210 ft. steer barn. This plan will be re-visited for the zoning and stormwater requirements and will need to confirm the number of animal units.

John Sheaffer made a motion to recommend to the Board of Supervisors to accept the land development waiver portion of the submission only based upon this plan went through land development in 2018 and that it is an accessory building that is being added, seconded by Robert Sattazahn and approved unanimously. (5-0)

Other Business

a. **Review Zoning Appeal Application for: 106 Wintersville Road**

Application submitted for a dimensional variance under section 844.022 to construct a residential garage/storage building. This structure is proposed to be 28 ft. X 35 ft. with a height listed as one and one-half stories high to be located approximately 5 ft. from the boundary line. The Township ordinance states the side yard setback should be 30 ft.

Laverne Frey made a motion to recommend to the Zoning Hearing Board, should they grant this application, to consider the following recommendations; to require a survey of the side yard boundary to assure they meet whatever the approved setback is from the actual side yard boundary; to confirm the stormwater shall be directed away from the neighboring property; and no living quarters shall be permitted in the accessory structure, seconded by John Sheaffer and approved unanimously. (5-0)

Robert Sattazahn made a motion to adjourn the meeting at 9:05 p.m., seconded by Gary Deck and approved unanimously. (5-0) The meeting was adjourned.

Respectfully submitted,

Lisa Care, Planning Commission Secretary