

TILDEN TOWNSHIP PLANNING COMMISSION

**Tuesday, January 15, 2019
Regular Meeting**

The Tilden Township Planning Commission met in the Township Municipal Building on Tuesday, January 15, 2019 with the following present: Dale Keener, Josh Breslin, Sharon Enevoldson, Christopher Forte, Greg Kozlowski, secretary, Anna Shollenberger, township engineer, Greg Haas, township supervisor, Gene Schappell and several residents. A copy of the roster is on file with the secretary.

Chairperson Dale Keener called the meeting to order at 7:32 P.M. followed by the pledge of allegiance

Chairperson Dale Keener appointed Anna Shollenberger as temporary chairperson.

Anna Shollenberger asked for nominations for Chairperson for 2019. Greg Kozlowski nominated Dale Keener for Chairperson, and Chris Forte seconded the motion. There were no other nominations received. Upon roll call, Kozlowski, Breslin, Forte and Enevoldson voted yes to elect Dale Keener as chairperson.

A motion was made by Sharon Enevoldson, seconded by Josh Breslin to close nominations for chairperson. Upon roll call, Enevoldson, Breslin, Forte, Kozlowski and Keener voted yes.

A motion was made by Josh Breslin to nominate Greg Kozlowski for Vice Chairperson and seconded by Chris Forte. There were no other nominations received. Upon roll call, Breslin, Keener, Forte and Enevoldson voted yes to elect Greg Kozlowski as vice chairperson.

A motion was made by Dale Keener to appoint Anna Shollenberger as secretary, seconded by Greg Kozlowski. Upon roll call, Keener, Kozlowski, Breslin, Forte and Enevoldson voted yes.

PUBLIC PARTICIPATION

Gene Schappell, township supervisor, stated that since the members are in the processing of updating the SALDO and in the event there is a developer that would come in to the Township to build a 55+ community would it be permitted. He indicated that he had visited a 55+ community, which was quite impressive and stated that there is a need for this type of development in the area.

Mr. Keener stated that the current regulations do not prevent this type of development. The township engineer agreed with Mr. Keener. Since the members had originally suggested that cluster development be excluded in the updated SALDO, it was decided by the membership to revisit the regulations for cluster development. Also, Mr. Keener suggested that the township engineer contact the municipality that was mentioned by Mr. Schappell and request a copy of their regulations relative to a 55+ community.

APPROVAL OF MINUTES

A motion was made by Dale Keener, seconded by Sharon Enevoldson to approve the minutes of December 18, 2018 as presented. Upon roll call, Keener, Enevoldson and Kozlowski voted yes.

BLUE MOUNTAIN ACADEMY – HANGAR BUILDING LAND DEVELOPMENT

Mark Bradbury, V.P. of Martin Bradbury & Griffith, Inc. and Tom Sitler of Blue Mountain Academy were present at the meeting relative to the construction of a hangar building.

Mr. Bradbury discussed the engineer's comments in the letter dated January 12, 2019 as follows:

Chapter 25 – Stormwater Management

1. A 'Stormwater Control and BMP Operations and Maintenance Agreement' shall be provided. [Sec. 403.(c)(1)(vi), Sec. 403.(e), Sec. 702., Sec. 703., Sec. 705., and Part 10]
2. Financial guarantee for the installation of all required stormwater management facilities shall be provided. A construction cost estimate shall be provided. The presentation of an As-Built Plan shall be included within these items. [Sec. 701.]
(see also Chapter 27 comment # 1)
3. A specified amount shall be paid to the 'Township Stormwater Control and BMP Operation and Maintenance Fund'. Engineer computed the amount to be \$1,589.20. [Sec. 706.(a)]

Chapter 27 – Subdivision and Land Development Ordinance (SALDO)

1. A construction cost estimate shall be provided for the proposed site improvements. An 'Improvement Agreement' must then be executed. The presentation of As-Built

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Plans shall be included within these items. [Sec. 304.(d)(10), Sec. 305.(a), Sec. 403.(d)(7), Sec. 406., and Sec. 601.(b)] (see also Chapter 25 comment # 2)

2. The Plan shall be shown at a scale of 1" = 50'. [Sec. 402.(a) and Sec. 403.(a)]

A note on sheet no. 1 requests a waiver to allow for the Plan to be presented at a scale of 1" = 40'. There are no engineering issues with this request. The Planning Commission at their meeting held on September 18, 2018 recommended that this waiver be granted.

3. The sheet size of the plans shall be 22" x 34", or 34" x 44". [Sec. 402.(a)(2) and Sec. 403.(a)(2)]

A note on sheet no. 1 requests a waiver to allow for the Plan to be presented at a size of 24" x 36". There are no engineering issues with this request. The Planning Commission at their meeting held on September 18, 2018 recommended that this waiver be granted.

A motion was made by Greg Kozlowski, seconded by Chris Forte to recommend to the Board of Supervisors that approval be given on the Blue Mountain Academy Hangar Building Land development conditioned upon the administrative approvals needed as per the township engineer's review letter dated January 12, 2019 and incorporating the two recommended waivers be granted. Upon roll call, Kozlowski, Forte, Breslin, Enevoldson and Keener voted yes.

McDonald's

The Township Engineer, Greg Haas, stated that the zoning officer, Bill Murphy, received a letter from McDonald's relative to the updates to their existing restaurant. Engineer stated that originally they did not construct the size of building as shown on their recorded land development plan. A smaller building was constructed and now they want to increase the size of the building to meet the size as per the original land development plan. This does not require a new land development plan.

Upon completion of Phase I, McDonald's plans on a side-by-side drive thru configuration, new drive-thru signage and maintenance to exterior ADA facilities. The engineer stated that this will require the submission of a land development plan.

Engineer submitted a set of plans to the members to review the elevations and determine if the proposal relates harmoniously to the terrain. Members expressed concerns about the traffic circulation and the shared access drive and about picking up on the Cabela's theme and the surroundings in the Tilden Ridge development.. Mr. Keener suggested that the township engineer do a three way phone conversation with McDonald's project engineer and the zoning officer to discuss the planning commission's recommendations.

SALDO UPDATES

Members continued with the review and discussion of the Township Engineer's second set of updates - clarification of definitions on land provisions and the provisions for the submittal and processing of plans. Pages 23 to the end of Page 26 were reviewed.

RE-APPOINTMENT/PLANNING COMMISSION MEMBERS

The Board of Supervisors reappointed Dale Keener and Josh Breslin to a four (4) year term on the Township Planning Commission. Terms will expire January 1, 2023.

ADJOURNMENT

Since there was no further business, a motion was made by Sharon Enevoldson, seconded by Greg Kozlowski to adjourn the meeting. The meeting was adjourned at 8:46 P.M. Upon roll call, Enevoldson, Kozlowski, Keener, Breslin and Forte voted yes.

Attest:

Anna M. Shollenberger
Secretary

