

TILDEN TOWNSHIP PLANNING COMMISSION

Tuesday, January 17, 2012
Regular Meeting

The Tilden Township Planning Commission met in the Township Municipal Building on January 17, 2012 with the following present: Dale Keener, JoAnn Rahouser, Thomas Hojnowski, William Byassee, Anna Shollenberger and township engineer, Greg Haas from Carbon Engineering. A copy of the roster is on file with the secretary.

Chairman, Dale Keener, called the meeting to order at 7:35 P.M. followed by the pledge of allegiance.

A motion was made by Dale Keener, seconded by JoAnn Rahouser to appoint Anna Shollenberger as temporary chairperson.

Secretary, Anna Shollenberger asked for nominations for Chairperson for 2012. JoAnn Rahouser nominated Dale Keener for Chairman, Thomas Hojnowski seconded the motion. JoAnn Rahouser made a motion to close nominations and appoint Dale Keener as chairman. William Byassee seconded the motion. All members voted yes.

Dale Keener asked for nominations for vice chairman for 2012. JoAnn Rahouser nominated Thomas Hojnowski for Vice Chairman. William Byassee seconded the motion. All members voted yes.

Dale Keener asked for nominations for Secretary for 2012. Thomas Hojnowski nominated Anna Shollenberger for Secretary. William Byassee seconded the motion. All members voted yes.

PUBLIC PARTICATION

The following were present on behalf of Cigars International - Craig Reynolds, President, Dave Delphia, Brian Stauffer and Maureen Mahlman; Costas J. Hrousis and Shawn Donahue, of Veraxia; Kevin Cain, of Capstone Real Estate Group and Mark Magrecki, of PennTerra Engineering Inc. relative to the development of the lot at the intersection of Cabela Drive and Mountain Road, which was the former Focus Hotel site.

Costas Hrousis stated that they are looking for feedback from the Township Planning Commission and the township engineer so the plan can be presented at the February planning commission meeting. Anticipated construction to start late October, 2012.

Mr. Reynolds, president of Cigars International, stated the parcel is five acres and the size of the building is approximately 9,300 square feet. They will be selling premium hand-made cigars ranging in price from \$2 to \$4.

Mr. Magrecki presented pictures of the store located in the Bethlehem area, plus a sketch of the proposed building which would be similar to the Cabela's motif. He discussed the lot location of the building, height of the building, parking, retaining wall, access to the store and proposed landscaping.

Mr. Keener inquired about the two parcels and if there will be any further subdivision. He was informed that the two lots will be combined into one lot. There was a discussion about the access to the store, the design and height of the building and landscaping ideas.

Mr. Haas stated that the plan should include the following: curbing, 6' sidewalks along Cabela Drive, shifting the access drive to the south, need more distance from the intersections, construction of a retaining wall, wastewater survey, E& S plan, landscape plan, and the payment of the tapping fee.

APPROVAL OF MINUTES

A motion was made by Thomas Hojnowski, seconded by JoAnn Rahauer to approve the minutes of November 15, 2011. Upon roll call, Hojnowski voted yes, Rahauer voted yes, Keener voted yes and Byassee voted yes.

MEETING DATES – 2012

A motion was made by Thomas Hojnowski, seconded by JoAnn Rahauer to hold the regular meetings of the Planning Commission on the third Tuesday of each month at 7:30 P.M. as follows:

February 21	May 15	August 21	November 20
March 20	June 19	September 18	December 18
April 17	July 17	October 16	

Upon roll call, Hojnowski voted yes, Rahauer voted yes, Keener voted yes, Byassee voted yes.

OTHER BUSINESS

The secretary stated that a letter of resignation was received from Kristi Koinski.

**Page 3: January 17, 2012
Planning Commission**

Mr. Hojnowski inquired if the township supervisors are looking at the Commission's recommendations that were previously submitted relative to Outdoor Wood Fired Burners.

ADJOURNMENT

Since there was no further business, a motion was made by Thomas Hojnowski, seconded by JoAnn Rahausser to adjourn the meeting. The meeting was adjourned at 8:50 P.M. Upon roll call, Hojnowski voted yes, Rahausser voted yes, Byassee voted yes and Keener voted yes.

Attest:

**Anna M. Shollenberger
Secretary**