

TILDEN TOWNSHIP PLANNING COMMISSION

Wednesday, January 29, 2014
Regular Meeting

The Tilden Township Planning Commission met in the Township Municipal Building on January 29, 2014 with the following present, Dale Keener, JoAnn Rahouser, Thomas Hojnowski, and Anna Shollenberger, township engineer, Ron Tirpak and several citizens. Absent: William Byassee. A copy of the roster is on file with the secretary.

Chairman, Dale Keener, called the meeting to order at 7:30 P.M. followed by the pledge of allegiance.

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

Secretary, Anna Shollenberger, asked for nominations for Chairperson for 2014. JoAnn Rahouser nominated Dale Keener for Chairman, Anna Shollenberger seconded the motion. Upon roll call, Rahouser, Shollenberger and Hojnowski voted yes to appoint Dale Keener as chairman.

Dale Keener asked for nominations for vice chairman. Thomas Hojnowski nominated William Byassee for Vice Chairman. JoAnn Rahouser seconded the motion. Rahouser, Shollenberger, Keener and Hojnowski voted yes to appoint William Byassee as vice chairman.

Dale Keener asked for nominations for Secretary for 2014. JoAnn Rahouser nominated Anna Shollenberger for Secretary. Thomas Hojnowski seconded the motion. Rahouser, Hojnowski and Keener voted yes to appoint Anna Shollenberger as secretary.

2014 MEETING DATES

A motion was made by Thomas Hojnowski, seconded by JoAnn Rahouser to hold the regular meetings of the Township Planning Commission on the third Tuesday of each month, at the Township Municipal Building, at 7:30 p.m. Meeting dates are as follows:

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

Upon roll call, Hojnowski voted yes, Rahouser voted yes, Keener voted yes and Shollenberger voted yes.

APPROVAL OF MINUTES

A motion was made by, seconded by Thomas Hojnowski, seconded by JoAnn Rahouser to approve the minutes of September 17, 2013. Upon roll call, Hojnowski voted yes, Rahouser voted yes and Keener voted yes.

PROPOSED AMENDMENTS/ZONING ORDINANCE

Representatives for Cabela's - Attorney Christopher Nestor, Mark Magrecki of PennTerra Engineering and Eileen Fisher, Trans Associates, were present relative to the proposed amendments to the township's zoning ordinance.

Mr. Nestor requested the Township Planning Commission to consider the proposed amendments to the Township's Zoning Ordinance to rezone the area from C-2 to C-3. Nestor summarized briefly the purpose of rezoning the area from a C-2 to a C-3 District. The new C-3 district to be carved from the existing C-2 district and would modify lot areas, setbacks for a retail showroom, amend sign provisions for the stores and modify buffer yards etc. Also, stated that the present ordinance does not allow stand- alone retail space. An intense traffic study was conducted plus there will be three out-parcels (10A, 4 A and 2.23A) to be subdivided in the newly created C-3 District.

Mr. Keener asked Mr.Nestor if there are any objections on going through the ordinance page by page. He stated that he will explain/answer any questions the members may have.

As a result of the review of the red-lined copy on the proposed amendments to the Tilden Township Zoning Ordinance, the Commission's comments are as follows:

- 1) Modification be made to the ordinance to eliminate transient vendor trailers
- 2) Elimination of the temporary nuisance signs and add a provision along with other changes being made. Additional exclude vehicles as signs. Window signs will help towards the square footage requirement for signs.
- 3) Flow traffic to be improved by signage and work should be done jointly between Tilden Ridge & Cabela's – re: directional signs/monument signs.
- 4) Identify traffic requirements for cutover to Drive A from Cabela Drive (potential closure as a result of increased trips)
- 5) Section 8-103 (e) Questioned the front yard setback on each street on which a lot abuts which not be less than fifty (50') in depth
- 6) Section 8-103(b) Height regulations – No building should exceed two (2) stories or 35' feet in height
- 7) Revise Section 8-204(d)

- 8) Section 8(204) (j) Temporary storage containers or trailers should not be permitted in the C-3 District.
- 9) Section 1727 (c) & (d) Questioned why the setback was reduced
- 10) Section 1715 (z)(1) Parking spaces to be marked with double lines to provide a buffer for car door openings.
- 11) Sidewalk and pedestrian walkways will be required for safety
- 12) Buffer yards should not be in a storm water management area
- 13) Section 1729 – self storage facility needs a special landscape requirement for this use
- 14) The newly subdivided parcels (three proposed out-parcels) to be removed from the TIF District
- 15) The developers to consider giving an annual contribution to the Township (such as Ironwood Properties who make a contribution to the Township to assist) to help defray the cost of services that are provided to the area

The Commission asked Mr. Nestor if Ironwood Properties was provided the new/ updated comments. He replied that they have not been in contact with Ironwood Properties.

There was a good deal of discussion as to what constitutes 600 trips per day and the LOS at the various intersections. Ms. Fisher, traffic engineer, indicated that they are aware of the worst traffic service levels - the left turns at the intersections of S.R.61/ Jetson Drive and Cabela Drive. The traffic study should be updated to include the additional intersections of Pine Road/Academy Road/Clayton Avenue and Hex Highway and Pine Road as well as the present build out level of the Ironwood Properties.

The Planning Commission provided these comments upon the request of Cabela's and the Board of Supervisors and suggested that the comments be incorporated into the proposed amendments.

ADJOURMENT

A motion was made by JoAnn Rahouser, seconded by Thomas Hojnowski to adjourn the meeting. The meeting was adjourned at 10:12 p.m. Upon roll call, the vote was affirmative.

Attest:

Anna M. Shollenberger,
Secretary