

## **TILDEN TOWNSHIP PLANNING COMMISSION**

**Tuesday, May 20, 2014  
Regular Meeting**

The Tilden Township Planning Commission met in the Township Municipal Building with the following present, Dale Keener, JoAnn Rahauer, Thomas Hojnowski, Anna Shollenberger and township engineer, Greg Haas. Absent: William Byassee. A copy of the attendance 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.

### **APPROVAL OF MINUTES**

A motion was made by Thomas Hojnowski and seconded by JoAnn Rahauer to approve the minutes of March 18, 2014. Upon roll call, Hojnowski voted yes, Rahauer voted yes and Keener voted yes.

### **RLP LAND HOLDINGS – SKETCH PLAN**

Mark Kitzmiller, System Design Engineering, Inc. and. Pete Eisenhauer were present at the meeting relative to the RLP Land Holdings, Sketch Plan. They are proposing an auto dealership, sales lot and a repair establishment on 14.9 acres, ( Cabela's outparcels Lots 1 and 2), off of Cabela Drive.

Mr. Kitzmiller discussed what is being proposed for the 14.9 acre tract of land and are checking on the options for electric, sewage and water for the area, including access to the lots plus easements etc.

Mr. Keener stated that since the Commission members only received the township engineer's comments this evening, and since the members did not have an opportunity to review the comments, not in the position to offer any comments at this time. Also, need to review the recently adopted zoning amendment that was passed on April 10, 2014 by the Board of Supervisors. The Commission will offer comments at the June meeting.

Mr. Keener offered informal comments on the irregularity of the lots, the proposed frontage for the buildings, signage and asked if the buildings relate harmoniously to the surrounding existing structures.

Mr. Hojnowski suggested that since the existing truck parking area is being eliminated that Cabela's submit plans for future truck parking.

Ms. Rahausser expressed concern about lighting since there are homes near-by.

Township Engineer, Greg Haas, stated that the proposed use (motor vehicle sales establishment and vehicle repair facility) is only permitted when authorized as a Conditional Use by the Board of Supervisors. Recommended that the Subdivider go forth with the conditional use hearing since it is a time consuming process. Also, there are some zoning issues that are not being met.

Mr. Eisenhauer stated that this location is the best and ideal location in Berks County for a car dealership plus it has high visibility.

Mr. Kitzmiller asked if he can contact the township engineer directly if he has questions. The commission stated they have no problem with the request.

#### **ADJOURNMENT**

Since there was no further business, a motion was made by JoAnn Rahausser, seconded by Thomas Hojnowski, to adjourn the meeting. The meeting was adjourned at 8:40 P.M. Upon roll call, Rahausser, Hojnowski, Keener and Shollenberger voted yes.

Attest:

Anna M. Shollenberger,  
Secretary