

TILDEN TOWNSHIP PLANNING COMMISSION

Tuesday, May 21, 2013
Regular Meeting

The Tilden Township Planning Commission met in the Township Municipal Building on May 21, 2013 with the following present, Dale Keener, Thomas Hojnowski, JoAnn Rahausser, Anna Shollenberger and township engineer, Ron Tirpak. Absent: William Byassee. A copy of the attendance roster is on file with the secretary.

Dale Keener called the meeting to order at 7:40 P.M. followed by the pledge of allegiance.

MINUTES

Since William Byassee was absent, the approval of the minutes from the meeting on January 15, 2013 were tabled until the next meeting.

ADVANCED AUTO PARTS – PRELIMINARY/FINAL PLAN

Mark Magrecki of PennTera Engineering was present at the meeting relative to the construction of a new Advanced Auto Parts retail store. The 1.24 acre project site (Cabela Outparcel A) is located at the intersection of Mountain Drive and Wilderness Trail adjacent to the existing Red Robin Restaurant.

Mr. Magrecki stated that they have no problems complying with the township engineer's recommendations. He questioned if there was a need for a grease and oil interceptor or trap since they will not be doing any oil changes. The Commission's concern was about a customer doing an oil change on the property and the need to dispose of the oil.

Mr. Magrecki presented a sketch drawing of the lot and the proposed 6,895 sq. ft. brick building.

Mr. Keener stated that the exterior of the proposed building doesn't harmoniously relate to Red Robin, Cabela's and Cigars International. He stated that the exterior of the building should fit into the concept of the theme. Ms. Rahausser stated that the sign is not attractive and Hojnowski said that an auto store is not good fit between two businesses serving food.

It was recommended that the exterior of the building be revised to fit into the concept of the theme and to include lighting etc. A motion was made by JoAnn Rahausser, seconded by Thomas Hojnowski to table the Advance Auto Parts Preliminary/Final Land Development plan until the June meeting. Upon roll call, Rahausser voted yes, Hojnowski voted yes, Keener voted yes and Shollenberger voted yes.

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NOTICE OF APPEAL – POWARD PLASTICS, INC.

Received a Notice of Appeal for Poward Plastics Inc. who wants to convert the current auto repair to light manufacturing of plastic products at 725 Hex Highway.

After reviewing the application, a motion was made by Thomas Hojnowski, seconded by JoAnn Rahausser requesting the secretary to submit a letter to the Zoning Hearing Board stating that the Tilden Township Planning Commission, at their meeting on May 21, 2013, reviewed the information as submitted based upon limited detail of the proposed use. The Commission finds itself in a position where we cannot recommend for or against the proposed use. We respectfully request the Zoning Hearing Board to consider if there is pollution, noise, gases and any other outcomes of the proposed manufacturing use and to consider implementing conditions of limitations as a proposed use if approved. Upon roll call, Hojnowski voted yes, Rahausser voted yes, Keener voted yes and Shollenberger voted yes.

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 8:28 P.M. Upon roll call, Rahausser, Hojnowski, Keener and Shollenberger voted yes.

Attest:

Anna M. Shollenberger,
Secretary