

TILDEN TOWNSHIP PLANNING COMMISSION

Tuesday, June 17, 2014
Regular Meeting

The Tilden Township Planning Commission met in the Township Municipal Building with the following present, Dale Keener, JoAnn Rahausser, 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 7:34 P.M. followed by the pledge of allegiance.

APPROVAL OF MINUTES

A motion was made by JoAnn Rahausser and seconded by Thomas Hojnowski to approve the minutes of May 20, 2014. Upon roll call, Hojnowski voted yes, Rahausser voted yes and Keener voted yes.

CABELA'S OUT-PARCELS SUBDIVISION PLAN (2011)

Mark Magrecki of Penn Terra Engineering was present at the meeting relative to the Cabela's subdivision (outparcels) sketch plan of October, 2011 and the township engineer's comments dated November 18, 2011, which died after the C-3 amendment to the zoning ordinance did not move forward. Mr. Magrecki stated that he needs some direction relative to the township engineer's comments dated November 18, 2011. The comments were discussed and the Commission made some recommendations. An official subdivision plan will be filed for the Cabela's outparcels.

Magrecki also addressed the concerns that transpired at the May planning commission meeting regarding the potential subdivision of land on the Cabela's parcel that was shown on the RLP Land Holdings sketch plan.

RLP LAND HOLDINGS (Proposed Dealership & Sales Lot) – Sketch Plan

Mr. Eisenhauer and Mr. Kitzmiller were at the meeting relative to the proposed development of Lots #2 and #3 (Cabela's outparcels) located off of Cabela Drive.

The Commission reviewed the sketch plan and the comments were as follows:

Chapter 16 - Impact Fees

1. A 'Traffic Impact Fee' will need to be paid. [Sec. 105. and Sec. 108.]

Chapter 23 – Sewers and Sewage Disposal

1. A 'Sewage Tapping Fee' will need to be paid for the proposed connection to the sanitary sewer system. [Sec. 104. and Sec. 111.(d)]
2. A 'Wastewater Survey for Nonresidential Establishments: Application for Wastewater Discharge Permit' will need to be provided. [Sec. 111.]
3. Since the proposed project is an "auto-related establishment", grease and oil interceptors or traps will need to be provided. [Sec. 166.]

Chapter 25 – Stormwater Management

1. A 'Stormwater Management / Drainage Plan' will need to be provided. [Sec. 301., Sec. 304., Sec. 305., Sec. 306., Sec. 308., Sec. 309. and Part 4]
2. An erosion & sediment pollution control plan will need to be prepared and deemed adequate by the Berks County Conservation District (BCCD). [Sec. 303.(a) and Sec. 403.(a)(4)]
3. An NPDES Permit for Stormwater Discharges Associated with Construction Activities must be approved by the BCCD or the PA DEP. [Sec. 303.(c), Sec. 303.(d), Sec. 306.(e) and Sec. 404.]
4. Easements will need to be provided for all proposed drainage and stormwater management facilities that include ingress to and egress from the Cabela's Drive right-of-way. [Sec. 403.(b)(19) and Sec. 704.(b)]
5. A 'Stormwater Control and BMP Operations and Maintenance Agreement' will need to be provided. [Sec. 403.(c)(1)(vi), Sec. 403.(e), Sec. 702., Sec. 703., Sec. 705. and Part 10]
6. Financial guarantee of the installation of all required stormwater management facilities will need to be provided. [Sec. 701.]
7. A specified amount will need to be paid to the 'Township Stormwater Control and BMP Operation and Maintenance Fund'. [Sec. 706.(a)]

Chapter 27 – Subdivision and Land Development Ordinance (SALDO)

1. The Berks County Planning Commission will need to review the preliminary and final plans and provide comments. [Sec. 301.(a), Sec. 303.(c)(2)(ii) and Sec.

304.(c)(2)]

2. An erosion & sediment pollution control plan will need to be prepared and deemed adequate by the BCCD. [Sec. 303.(c)(2)(iii), Sec. 304.(d)(2), Sec. 403.(d)(12) and Sec. 508.(c)(2)]
3. An NPDES Permit for Stormwater Discharges Associated with Construction Activities must be approved by the BCCD or the PA DEP. [Sec. 304.(d)(3) and Sec. 508.(c)(20)]
4. An agreement between the Applicant and Blue Mountain Water Cooperative for water supply will need to be provided. Blue Mountain Water Cooperative must also approve the proposed water supply design. [Sec. 304.(d)(4) and Sec. 506.(a)]
5. A construction cost estimate will need to be provided for the required site improvements. An 'Improvement Agreement' must then be executed. The presentation of As-Built Plans shall be included within these items. [Sec. 304.(d)(10), Sec. 305.(a), Sec. 403.(d)(7), Sec. 406. and Sec. 601.(b)]
6. Not all tract boundary lines are labeled on the plan. [Sec. 401.(a)(3)]
7. Zoning district boundary lines within the vicinity of the site shall be shown on the plan. [Sec. 401.(a)(12)]
8. A 'Traffic Impact Study' will need to be provided. [Sec. 402.(g)]
9. A sanitary sewer system will need to be designed and shown on the plan. Copies of all necessary permits and approvals from outside entities will need to be provided. [Sec. 505.]
10. A water supply system will need to be designed and shown on the plan. Copies of all necessary permits and approvals from outside entities will need to be provided. [Sec. 506.]
11. Drainage design computations will need to be provided. [Sec. 507.]
12. Any necessary utility easements will need to be shown on the plan. [Sec. 508.(b)]
13. The plan shows the existing concrete parking area is to remain for the proposed dealership immediately south of the Cabela's parking lot. In commercial land developments, all access ways and parking lots shall be constructed with bituminous paving. [Sec. 602.(a)(2)(iii)]

Chapter 32 - Zoning Ordinance

1. The proposed use (motor vehicle sales establishment and vehicle repair facility) is permitted when authorized as a Conditional Use by the Board of Supervisors. [Sec. 8-202.(f)(14) and Sec. 8-202.(f)(15)]
2. A 'Traffic Impact Study' will need to be provided. [Sec. 8-202.(f)(B)]
3. The proposed impervious coverage shall not exceed 75% of the lot area. The layout as it is currently shown may exceed this maximum amount. [Sec. 8-203.(d)]
4. The limits/extent of the required buffer yard shall be better delineated on the plan. [Sec. 8-204.(a) and Sec. 1609.]
5. Buffer yards shall contain a fence, berm and trees or shrubs. [Sec. 8-204.(a) and Sec. 1609.(b)]
6. A loading zone shall be provided for the proposed dealership building adjacent to Cabela's parking lot. [Sec. 8-204.(c), Sec. 8-204.(g), Sec. 1802. and Sec. 1803.(b)]
7. All proposed buildings shall relate harmoniously to the surrounding existing structures. Architectural renderings should be presented. [Sec. 8-204.(d)]
8. Dumpster locations with appropriate screening shall be provided on the plan. [Sec. 8- 204.(i), Sec. 8-204.(k) and Sec. 1612.(g)(5)]
9. Only the front of the proposed buildings shall be visible from the adjacent Residential Zoning District. It appears that the rear of the Auto Sales Office faces toward the residence lots along Laurel Avenue. Also the proposed dealership building within the existing Lot 2 also appears to not have its front towards Laurel Avenue. [Sec. 1609.(b)(9)]
- 10 A lighting plan will need to be provided. [Sec. 1803.(l) and Part 20]
11. A landscape plan will need to be provided. [Sec. 1803.(j) and Sec. 1803.(k)]

General

1. The plan shows a boundary line adjustment in the vicinity of the existing large stormwater management basin. It also depicts an interior lot line to be

eliminated. Thus, the plan should be labeled as a 'Resubdivision / Land Development' when formally submitted as a Preliminary Plan.

2. The plan shows a proposed access easement through the lands of Cabela's Retail, Inc. parking lot access drive. An executed access easement agreement will need to be provided.
3. The plan shows the proposed dealership building immediately south of the Cabela's parking lot to be located above an existing drainage pipe at the northeast corner. This drainage pipe should be relocated away from the building.
4. Walkways should be provided between the proposed Sales Office building and the other dealership buildings.
5. The plan shows seven (7) twenty (20) foot diameter concrete vehicle display pads along Cabela's Drive. The Applicant should show how vehicles will be brought to and placed on these pads.
6. The existing concrete parking area within Lot 2 as well as the existing gravel areas within Lot 2 and Lot 3 are currently utilized for tractor trailer parking. This plan eliminates these existing parking areas. The Property Owner should explain why these parking spaces are no longer necessary.

ADJOURNMENT

Since there was no further business, a motion was made by Anna Shollenberger, seconded by JoAnn Rahausser, to adjourn the meeting. The meeting was adjourned at 9:25P.M. Upon roll call, Rahausser, Hojnowski, Keener and Shollenberger voted yes.

Attest:

Anna M. Shollenberger,
Secretary