

TILDEN TOWNSHIP PLANNING COMMISSION

Tuesday, June 18, 2013
Regular Meeting

The Tilden Township Planning Commission met in the Township Municipal Building on June 18, 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

A motion was made by Thomas Hojnowski, seconded by JoAnn Rahausser to approve the minutes of the May 21, 2013 meeting. Upon roll call, Hojnowski voted yes, Rahausser voted yes, Keener voted yes.

A motion was made by Thomas Hojnowski, seconded by Dale Keener to approve the minutes of the January 15, 2013 meeting. Upon roll call, Hojnowski voted yes, Rahausser voted yes, Keener voted yes.

ADVANCED AUTO PARTS – PRELIMINARY/FINAL PLAN

Joe Stein of PennTerra Engineering and Chris Neill, Primax Properties, were present at the meeting relative to the above captioned plan.

Mr. Stein stated that the comments were addressed relative to the township engineer's review letter dated May 6, 2013.

Dale Keener stated his concerns relative to the traffic movement and the exterior appearance of the building does not relate harmoniously to the existing development. Various options were suggested such as prairie style architect etc.

Mr. Neill stated that from the previously submitted version, an \$80, 000 upgrade was made to the exterior of the building. Also, there is no requirement in the township's ordinance, but are open to suggestions.

Ms. Rahausser suggested that the design of the sign be revised,

Mr. Tirpak discussed the landscaping around the building and suggested that a revised architectural landscape plan be submitted.

After discussing the various options, Mr. Keener volunteered to meet with Chris Neill following the meeting and to walk around the township building, Cigars International, Lowe's and Wal-Mart to show the various options for the proposed exterior of the building. Mr. Neill consented to meet with Mr. Keener following the meeting.

Mr. Stein asked for conditional approval on the plan since all the township engineer's comments had been addressed.

Mr. Keener stated that the Commission is willing to work with Advanced Auto Parts and will hold a special meeting to review the revised plans on the exterior of the building and take action on the plan prior to the township supervisors' July meeting. Advanced Auto Parts to submit revised plans to the township engineer and the planning commission on the exterior of the building by June 27, 2013. Comments will be forwarded to Advanced Auto Parts by July 2, 2013 and a special meeting to be held on July 9th. Advanced Auto Parts were in agreement.

A motion was made by JoAnn Rahouser, seconded by Thomas Hojnowski to hold a special meeting on Tuesday, July 9, 2013, at 7:30 p.m. to review the Advanced Auto Parts Plans and to conduct any other business that may come before the Commission. Upon roll call, Rahouser voted yes, Hojnowski voted yes, Keener voted yes and Shollenberger voted yes.

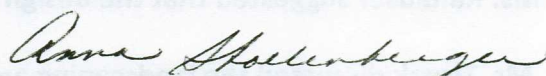
OTHER BUSINESS

There was a brief discussion relative to submitting the township engineer's comments to the developer prior to the meeting. When the township engineer e-mails a copy to the Township prior to the meeting, a copy will be forwarded to the developer.

ADJOURNMENT

Since there was no further business, a motion was made by Thomas Hojnowski, seconded by Dale Keener, to adjourn the meeting. The meeting was adjourned at 8:34 P.M. Upon roll call, Hojnowski, Keener, Rahouser, and Shollenberger voted yes.

Attest:



Anna M. Shollenberger,
Secretary