

TILDEN TOWNSHIP PLANNING COMMISSION

**Tuesday, July 17, 2012
Regular Meeting**

The Tilden Township Planning Commission met in the Township Municipal Building on July 17, 2012 with the following present: Dale Keener, JoAnn Rahouser, Thomas Hojnowski, William Byassee Anna Shollenberger and township engineer Ron Tirpak. A copy of the roster is on file with the secretary

Chairman, Dale Keener, called the meeting to order at 7:44 P.M. followed by the pledge of allegiance.

APPROVAL OF MINUTES

A motion was made by Thomas Hojnowski, seconded by JoAnn Rahouser to approve the minutes of April 17, 2012. Upon roll call, Hojnowski voted yes, Rahouser voted yes, Keener voted yes, and Byassee voted yes.

JAMES KAUFFMAN – PRELIMINARY/FINAL SUBDIVISION PLAN

Michael Bercek and Andrea Ruf were present at the meeting relative to the James Kauffman Subdivision Plan. The tract is located along Clayton Avenue between Pine Road and Yoder Street.

William Byassee stated that he is not in favor of the plan due to the lot configuration.

Mr. Bercek stated the reason for the lot configuration is that Lot #1 is a wooded area there is a drainage easement and the property is being farmed.

Mr. Hojnowski suggested that the entire property could be deeded to the grandson, no need to subdivide and the dwelling could be placed almost anywhere on the property.

A motion was made by Thomas Hojnowski, seconded by JoAnn Rahouser to recommend to the Board of Supervisors that the plan be rejected and a revised plan be presented with a revised lot configuration including the following comments of Carbon Engineering, dated July 9, 2012 as follows:

Chapter 25 – Stormwater Management

1. A stormwater management analysis and drainage plan shall be provided for the future development of Lot # 1. [Part 3, Part 4, and Part 7]

In lieu of providing a hypothetical analysis at this time, a note can be placed on the plan stating that a stormwater management analysis and drainage plan must be submitted to the Township for approval prior to any earthmoving or construction activities.

2. The extent of the existing drainage easement through Lot # 2 shall be shown on the plan. The “per reference plan 8.a.” call-out shall be explained on the plan. [Sec. 301.(f) and Sec. 306.(d)]
3. A note shall be provided on the plan stating that no earth disturbance activities may commence on Lot # 1 until an erosion & sediment pollution control plan is deemed adequate by the Berks County Conservation District. . [Sec. 303.(a)]
4. Existing contours shall be shown at intervals of two (2) feet within Lot # 2. [Sec. 403.(b)(2)]
5. Any existing stream or channel through Lot # 2 shall be shown on the plan. [Sec. 403.(b)(3), Sec. 403.(b)(17), and Sec. 403.(b)(18)]

Chapter 27 – Subdivision and Land Development Ordinance (SALDO)

1. The Berks County Planning Commission shall review the plan. [Sec. 313.(a)]
2. The plan showing the overall boundary of Lot # 2 shall be provided at a scale of 1” = 100’. [Sec. 403.(a)(1)]
3. The Plan Preparer shall sign and seal the plan as well as the ‘Certification of Accuracy’. [Sec. 403.(c)(4) and Sec. 403.(c)(7)]
4. The existing cartway width of Clayton Avenue, T-699, shall be labeled on the plan. [Sec. 403.(c)(9) and Sec. 403.(c)(10)(ii)]
5. The proposed lot areas shall also be stated in square feet. [Sec. 403.(c)(11)]
6. Any existing or proposed restrictions or covenants shall be noted on the plan. [Sec. 403.(c)(13) and Sec. 403.(d)(5)]
7. Building setback lines shall be shown and labeled on the plan. [Sec. 403.(c)(14)]
8. The locations of all existing and proposed markers and monuments shall be indicated on the plan. [Sec. 403.(c)(15), Sec. 602.(h), and Sec. 602.(k)]

9. The extent of the existing drainage easement through Lot # 2 shall be shown on the plan. The "per reference plan 8.a." call-out shall be explained on the plan. [Sec. 403.(c)(16)]
10. Mr. Kauffman shall sign and have notarized the Owner's statement. [Sec. 403.(c)(18)]
11. A note stating that a copy of the final approved plan will be provided by the Subdivider to any lot purchaser shall be provided on the plan. [Sec. 403.(c)(23)]
12. A wetlands delineation, or a note stating that there are no wetlands on the property, shall be provided on the plan. [Sec. 403.(c)(24)]
13. A Sewage Facilities Planning Module must be approved by the PA DEP. [Sec. 403.(d)(10) and Sec. 505.(c)]
14. A note shall be provided on the plan stating that no earth disturbance activities may commence on Lot # 1 until an erosion & sediment pollution control plan is deemed adequate by the Berks County Conservation District. [Sec. 403.(d) and Sec. 508.(c)]
15. A preliminary hydrogeologic evaluation must be provided because the site lies within ¼ mile of a documented water test having a nitrate-nitrogen concentration between 5 and 10 mg/L. [Sec. 405.(a) and Sec. 405.(b)]
16. All applicable notes concerning future driveway construction and placement shall be provided on the plan. [Sec. 504.(d)]
17. A stormwater management analysis and drainage plan shall be provided for the future development of Lot # 1. [Sec. 507.(a)(5)]

In lieu of providing a hypothetical analysis at this time, a note can be placed on the plan stating that a stormwater management analysis and drainage plan must be submitted to the Township for approval prior to any earthmoving or construction activities.

18. Recreation facilities may be required. [Sec. 602.(n)]

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

Mr. Bercek stated that he would like to start the sewage planning process and requested that that the forms be submitted to the Township for execution.

RUSSELL STOVER CANDIES – LAND DEVELOPMENT - SKETCH PLAN

Henry Klover, architect, was present at the meeting relative to Russell Stover Candies to be constructed on Outparcel “C” at the intersection of Cabela Drive and Wilderness Trail. Mr. Klover presented a sketch drawing of the store and stated that it will have an ice cream bar, coffee bar and homemade candies.

After reviewing the plans, a motion was made by William Byassee, seconded by JoAnn Rahausser to recommend to the Board of Supervisors that the sketch plan be accepted and to proceed to final plans including the following comments of Carbon Engineering dated July 10, 2013 as follows:

Chapter 25 – Subdivision And Land Development Ordinance (SALDO)

1. All interior access ways, driveways, and parking lots (including any “optional parking space areas”) shall be paved with bituminous materials according to the specifications within the SALDO. [Sec. 602.(a)(2)(iii)]
2. Curbing shall be provided on all interior access ways, driveways, and parking lots. [Sec. 602.(b)(1)]

Chapter 32 – Zoning Ordinance

1. The proposed “Bus/RV Parking” spaces shall be delineated with paint striping. [Sec. 1803.(a)]
2. The proposed loading space area shall be delineated with paint striping. [Sec. 1803.(b)]
3. The proposed aisle width between the loading space and the Bus/RV parking and dumpster location shall be a minimum of twenty-four (24) feet. [Sec. 1803.(e)(8)]
4. The proposed aisle width to the southwest of the building shall be a minimum of twenty-four (24) feet. [Sec. 1803.(e)(8)]
5. The required amount of interior landscaping shall be provided. [Sec. 1803.(j)(2)(ii)]
6. Site lighting shall be provided. [Sec. 1803.(l)] Russell

General

1. The proposed five (5) "Opt Stalls" within the hatched area designated as "Existing No Building Zone" should be deleted from the plan. The proposed access drive to the northeast of the building should be shifted to outside of the existing sign easement. A copy of Record Book Volume 4944, Page 260 (Sign Easement and No Building Zone) should be provided.
- 2 Evidence that a proposed landscape plan is acceptable to Cabela's should be provided.
3. According to the Cabela's Subdivision Plan, five (5) foot wide sidewalks adjacent to the existing curb are required along Cabela Drive and Wilderness Road.

Upon roll call, Byassee voted yes, Rahausser voted yes, Hojnowski voted yes, Keener voted yes and Shollenberger voted yes.

NOTICE OF APPEAL – HAMBURG FAMILY DENTAL

The Commission reviewed the Notice of Appeal application for Hamburg Family Dental, whose property is located at 469 West State Street.

After the discussion, a motion was made by JoAnn Rahausser, seconded by Thomas Hojnowski authorizing the secretary to submit a letter to the Zoning Hearing Board that the Commission has no concerns relative to this building being utilized for a low impact professional office, family dental practice, which is an appropriate use for the existing structure.

Upon roll call, Rahausser voted yes, Hojnowski voted yes, Byassee voted yes, Keener voted yes and Shollenberger voted yes.

ADJOURNMENT

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

Attest:

Anna M. Shollenberger
Secretary

