

**TILDEN TOWNSHIP PLANNING COMISSION**

Tuesday, July 19, 2011  
Regular Meeting

The Tilden Township Planning Commission met in the Township Municipal Building on July 19, 2011 with the following present: Dale Keener, Joann Rahauser, William Byassee, Thomas Hojnowski, Greg Haas, Carbon Engineering, Anna Shollenberger and Atty. Christopher Nestor, Todd Stager, P.E. and James T. Cullison, P.E. representing Cabela's. There were no other members of the public present.

Chairman, Dale Keener, called the meeting to order at 7:38 P.M. followed by the pledge of allegiance.

**APPOINT/P.C. SECRETARY**

A motion was made by William Byassee, seconded by Joann Rahauser to appoint Anna Shollenberger as the township planning commission secretary. Upon roll call, Byassee voted yes, Rahauser voted yes, Hojnowski voted yes, and Keener voted yes.

**APPROVAL OF MINUTES**

A motion was made by JoAnn Rahauser, seconded by Thomas Hojnowski, to approve the minutes of June 21, 2011. Upon roll call, Rahauser voted yes, Hojnowski voted yes, and Keener voted yes and Byassee abstained.

**PROPOSED AMENDMENTS/ZONING ORDINANCE – Amending C-2 to C-3 District**

Todd Stager briefly discussed the purpose of rezoning the area from C-2 to C-3.

Dale Keener shared his comments relative to developers coming into the Township and about honoring its integrity and felt it is not genuine such as (re- post development of Cabela's): ex: the size of the grease trap initially installed before the store serviced the restaurant, which created problems for the Township before it was replaced; funding received from the Sovereign grant 60/40 which was split with Cabela's (\$100,000 paid to Cabela's over a three year period); any newly subdivided parcels to be removed from the TIF District, did not anticipate any additional building on the Cabela's store lot area: an annual commitment to the Township, such as Ironwood Properties who made a contribution to the Township to assist.

Keener asked if there were any comments from Ironwood Properties. Also there should be regulations to include future and/or the possibility of additional intersections and to study traffic conditions at future created intersections at pre and post development, particular Pine Road.

Byassee stated that the infrastructure needs to be put in place prior to any development, particularly traffic that will be created on Pine Road and Laurel Avenue with the possibility of future intersections. Also, the property owners that are affected by the rezoning should be sent a certified letter so they have the opportunity to give their comments prior to the public hearing. Members of the Commission agreed.

The Commission reviewed the proposed ordinance page by page and discussed most of the red-lined sections with the representatives from Cabela's. The following comments/recommendations were made:

- 1) 1<sup>st</sup> paragraph, concern about the oriented retail motor vehicles service type and **heavier** commercial activities – is it a more intense use?
- 2) Research, testing or experimental laboratory should include public sewer
- 3) Height regulations should be changed back from 2 ½ to two (2) stories throughout the ordinance
- 4) Questioned the location on no-impact home based business
- 5) Commercial greenhouses
- 6) Uses permitted when authorized as a conditional used by the Township Board of Supervisors - it would trigger a traffic study
- 7) Traffic impact study – an explanation on the accommodation of 600 or more new trips during an average day. (600 trips is equivalent to 5,000 square feet) Traffic impact study should include access from C-3 to Pine Road and newly created intersections including the sense of uses and number of trips to be generated
- 8) Parking of RV-s and buses
- 9) NO temporary storage containers or trailers to be permitted
- 10) Storm water detention pond is not considered a buffer yard
- 11) Questioned on-lot sewage disposal in a C-3 district
- 12) Multiple uses in the same bldg. ex: Tilden Ridge
- 13) Revise Section 1715 (c)
- 14) Trailers should be licensed
- 15) Change Buffer yard from 8' to 12'
- 16) Increase parking spaces – larger spaces closer to the building and smaller spaces further away
- 17) Floor area of a retail show room
- 18) Side yard setbacks
- 19) Outdoor lighting – submit info to Stan Stubbe, PA Outdoor Lighting Council, for his comments relative to how the provisions to signage will impact the lighting ordinance
- 20) Delete -Multi-use or tenant structures shall be limited to a maximum of ten percent (10%) per use of tenant front wall area. The one thousand (1000) square foot limit shall not apply to the multi-use or tenant structures.
- 21) Size of buffer yard along I-78

22) Erection of Signs & billboards

Representatives from Cabala's stated that they will speak with their client & the Township to decide on their next course of action.

**LETTERS/PROPERTY OWNERS**

A motion was made by William Byassee, seconded by JoAnn Rahausser requesting that letters be mailed to the property owners in the proposed C-3 area and invite them to come to the next Planning Commission Meeting in August for their input prior to the Board of Supervisors meeting in September. Upon roll call, Byassee voted yes, Rahausser voted yes, Hojnowski voted yes, and Keener voted yes.

The secretary stated that the letters will be mailed regular mail vs. certified mail.

**ADJOURNMENT**

Since there was no further business, a motion was made by William Byassee, seconded by Thomas Hojnowski to adjourn the meeting at 10:08 p.m. Upon roll call, Byassee voted yes,, Rahausser voted yes, Hojnowski voted yes, and Keener voted yes.

Attest:

Anna M. Shollenberger  
Secretary