

TILDEN TOWNSHIP PLANNING COMMISSION

Regular Meeting
July 20, 2010

The Tilden Township Planning Commission met in the Tilden Township Municipal Building on July 20, 2010 with the following present: Dale Keener, Tom Hojnowski, Kristi Koinski, JoAnn Rahauser, Engineer, Ron Tirpak and Secretary Cheryl Haus. Member, William Byassee was absent. A copy of the roster is on file with the secretary.

Chairman Dale Keener called the meeting to order at 7:35 p.m. followed by the Pledge of Allegiance

Members asked about the Outdoor Wood Fired Burners and Windmill Ordinances. The Outdoor Burner ordinance was tabled by the Board of Supervisors July 11, 2009 and Gene Schappell is reviewing the Windmill Ordinance.

Ag Security comments were tabled until August.

PUBLIC PARTICIPATION - NONE

APPROVAL OF MINUTES

A motion was made by Tom Hojnowski and seconded by Dale Keener to approve the March 16, 2010 meeting minutes. Upon roll call, Keener, Hojnowski and Koinski voted yes.

Due to lack of a quorum of members that were at the January 19, 2010 meeting, the January 19, 2010 minutes were not approved.

Contentment Farms grant of a 90 day extension was tabled. It was discussed to ask Attorney Lillis if there are any legal grounds to limit extensions. Act 46 of 2010 states that all permits or other authorizations described below and granted or in effect after December 31, 2008, and expiring prior to July 2, 2013, are automatically extended until July 2, 2013. This is being looked into.

Walnut Acres Sketch Plan Tom Ludgate of Ludgate Engineering Corp., representing the Skoloda's, discussed with the Board the 72 acres on Walnut Road which is currently the Walnut Acres Golf Course. The Skoloda's presented a "By-Right Option Sketch Plan" and a "34 Lot Sketch Plan".

Discussion items were:

Special exception

Yield plan - R-2 use all acreage

Cluster - 74 acres-40 acres left as is today / one acre would be 8 acre homestead lot

On-lot systems and on-site sewage (community) disposal systems were discussed. (percs & probes) on every single lot

Tying roadways into Holly Road / dedicated public road

Re-delineated wetlands / slopes - residential development

Sight distances for entrance / exit onto Walnut Road

The Planning Commission will provide an expectations / comment list for the August meeting.

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OTHER BUSINESS: none

ADJOURNMENT:

A motion was made by JoAnn Rahauser and seconded by Tom Hojnowski to adjourn the meeting @ 9:55 p.m. Upon roll call, Hojnowski, Koinski, Rahauser and Keener voted yes.

ATTEST:

Cheryl A. Haus
Secretary