

TILDEN TOWNSHIP PLANNING COMMISSION

Regular Meeting
August 17, 2010

The Tilden Township Planning Commission met in the Tilden Township Municipal Building on August 17, 2010 with the following present: Dale Keener, Tom Hojnowski, Kristi Koinski, JoAnn Rahauser and Secretary Cheryl Haus. Member, William Byassee and Engineer Ron Tirpak were absent. A copy of the roster is on file with the secretary.

Chairman Dale Keener called the meeting to order at 7:31 p.m. followed by the Pledge of Allegiance

PUBLIC PARTICIPATION - NONE

APPROVAL OF MINUTES

A motion was made by Tom Hojnowski and seconded by JoAnn Rahauser to approve the July 20, 2010 meeting minutes. Upon roll call, Keener, Hojnowski, Koinski and Rahauser 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

A motion was made by JoAnn Rahauser and seconded by Tom Hojnowski to recommend to the Board of Supervisors rejection of the plan unless an extension letter is received by September 10, 2010. Upon roll call, Rahauser, Hojnowski, Keener and Koinski voted yes.

Walnut Acres Sketch Plan

Dale Keener, Chairman provided the following comments to Ed Nordahl II, P.E. and Marlene Skoloda of Walnut Acres.

1. The Planning Commission specifically needs to understand the maximum length of the cul-de-sac streets on both the Cluster Plan and the By-Right Plan.
2. Prepare wetlands delineation based on By-Right plan
3. Comment from the Planning Commission-Tilden Township will not seek to take over the road system. The road system would need to be privately maintained.
4. A Homeowner's Association needs to be created and The Planning Commission needs to understand what they are responsible for i.e. centralized sewers, streets, etc.
5. Verification on the By-Right Plan that each lot can be a viable lot i.e. perc test due to challenges of grade / wetlands
6. It appears there are some radius' on the By-Right plan that do not conform to Tilden Township ordinances.
7. The Planning Commission needs very clear expectations to maintenance of the emergency access road since the road will not be taken over by Tilden Township.
8. Address all review letter comments of Carbon Engineering, dated July 12, 2010
9. Amend By-Right and Sketch plans to include all comments.
10. Account for Stormwater on the By-Right plan
11. On the Cluster Plan incorporate curbs and sidewalks
12. Specifically identify the maintenance and upkeep of the Open Space area
13. On the Cluster Plan identify alternate areas for the central sewage collection facilities

TILDEN TOWNSHIP PLANNING COMMISSION

Regular Meeting
August 17, 2010

OTHER BUSINESS:

A motion was made by Kristi Koinski and seconded by JoAnn Rahauser to recommend to the Board of Supervisors approval of modifications to the Tilden Township Agricultural Security Area 7 Year Review, as per the letters of July 15, 2010 and July 20, 2010. Upon roll call, Koinski, Rahauser, Keener and Hojnowski voted yes.

ADJOURNMENT:

A motion was made by Tom Hojnowski and seconded by JoAnn Rahauser to adjourn the meeting @ 9:03 p.m. Upon roll call, Hojnowski, Koinski, Rahauser and Keener voted yes.

ATTEST:

Cheryl A. Haus
Secretary