

TILDEN TOWNSHIP PLANNING COMMISSION

Tuesday April 18, 2017
Regular Meeting

The Tilden Township Planning Commission met in the Township Municipal Building on Tuesday, April 18, 2017 with the following present: Dale Keener, Sharon Enevoldson, Christopher Forte, Greg Kozlowski, secretary, Anna Shollenberger, township engineer, Greg Haas. Absent: Joshua Breslin There were no residents present at the meeting.

Chairperson Dale Keener called the meeting to order at 7:37 P.M. followed by the pledge of allegiance

APPROVAL OF MINUTES

A motion was made by Greg Kozlowski, seconded by Sharon Enevoldson to approve the minutes of the February 28, 2017 meeting. Upon roll call, Kozlowski, Forte, Enevoldson and Keener voted yes.

WALNUT ACRES PRELIMINARY PLAN

Correspondence was received from the Board of Supervisors that a time extension was granted until June 1, 2017.

A motion was made by Greg Kozlowski, seconded by Chris Forte to recommend to the Board of Supervisors the rejection of the Walnut Acres preliminary plan based upon the township engineer's review letter of January 17, 2017, review letters and letters of exchange in the event the Board of Supervisors do not receive a letter requesting a time extension prior to their May 10, 2017 meeting. Upon roll call, Kozlowski, Forte, Enevoldson and Keener voted yes. The vote was unanimous.

PETITION FOR TEXT AMENDMENT TO THE ZONING ORDINANCE

Mark Magrecki had submitted a petition text amendment to update the definition and the performance standards in Section 1719 in the Zoning Ordinance relative to Motel/Hotel standards.

The township engineer submitted comments on the text amendment and the members reviewed and discussed the following:

Relating to new Section 105 – Hotel definition

-- 'Recreation Facilities' should be defined (Members agreed)

-- 'Indoor Entertainment' should be defined (Members agreed)

-- Eating and drinking places are now being proposed as separate principal structures being allowed on the same lot. 'Principal Use' is defined as the "primary use". Recommend that these other uses be considered "accessory" to the Hotel. (Members agreed that it be considered as an "accessory" to the hotel)

Relating to Section 1719

--- Do we want the same standards for 'Motels' and 'Hotels'? Or shall these be broken up? There are currently different definitions for each term, but they are grouped together in the same standards section. (Members agreed that motels and hotels should be listed separately)

- Proposed (e) – additional height. Does this adversely affect how fires can be fought? Do local fire companies have the appropriate equipment to address fighting a fire in a higher structure? (Members expressed concern about the fire company being able to fight a fire in a higher structure and suggested that the Fire Company review the proposal. Also Mr. Keener stated that the additional height will impact the rural character of the township)

- Proposed (e) – additional setback. They are proposing one (1) foot of additional setback per every one (1) foot of additional height. Recommend the setbacks be based on the number of stories and simply be a certain distance. (Engineer stated that he will calculate the setbacks so it is easier to understand Members agreed)

- Proposed (f) – distance between buildings. They are proposing twenty (20) feet. Recommend this distance be increased. (Members agreed the distance should be increased. Engineer will prepare a scale)

Relating to the Petition

Zoning Ordinance Section 2105.(b)(2) Traffic Impact. This item has not been sufficiently addressed. The current Ordinance requires numbers of vehicles per day and capacity analysis of the existing streets and intersections. (Engineer stated that a traffic study should be submitted. Members agreed)

The Commission reviewed the Berks County Planning Commission's comments and expressed concern about the parking requirements. (Keener suggested an interior safe area for walking)

Since the township engineer has certain issues to define, a motion was made by Chris Forte, seconded by Sharon Enevoldson to authorize the township engineer to prepare a letter to the Board of Supervisors and the township solicitor on behalf of the Township Planning Commission and to share the Commission's concerns relative to the zoning ordinance amendments

Upon roll call, Forte, Enevoldson, Kozlowski and Keener voted yes. The vote was unanimous.

VALENTI MID-ATLANTIC

The township engineer stated that he had received an e-mail from Mr. Magrecki on behalf of Valenti Mid-Atlantic and they do not want to construct the parking lot extension.

The township engineer stated that this is a major revision to the plan and recommended that revised plans be submitted. Also, the township solicitor was in agreement with the engineer's recommendation.

JOINT MEETING – BOARD OF SUPERVISORS & PLANNING COMMISSION

A motion was made by Dale Keener, seconded by Greg Kozlowski to hold a joint meeting with the Board of Supervisors and township solicitor and to submit tentative dates to the Township Supervisors and solicitor – May 17, May 31, June 14, 2017 or next available date. Purpose of the meeting is to foster better communication between the Commission and the Township supervisors and discuss internal procedures on the submission and review of land development plans etc. Upon roll call, Keener, Kozlowski, Enevoldson and Forte voted yes.

ADJOURNMENT

Since there was no further business, a motion was made by Greg Kozlowski, seconded by Chris Forte, to adjourn the meeting. The meeting was adjourned at 9 P.M. Upon roll call, Kozlowski, Forte, Enevoldson and Keener voted yes.

Attest:

**Anna M. Shollenberger
Secretary**