

TILDEN TOWNSHIP PLANNING COMMISSION

Tuesday, November 20, 2018,
Regular Meeting

The Tilden Township Planning Commission met in the Township Municipal Building on Tuesday, November 20, 2018 with the following present: Dale Keener, Josh Breslin, Sharon Enevoldson, Chris Forte, Greg Kozlowski, secretary, Anna Shollenberger, township engineer, Greg Haas, and two local residents. A copy of the roster is on file with the secretary.

Chairperson Dale Keener called the meeting to order at 7:33 P.M. followed by the pledge of allegiance.

PUBLIC PARTICIPATION: NONE

APPROVAL OF MINUTES

A motion was made by Greg Kozlowski, seconded by Josh Breslin to approve the minutes of October 16, 2018. Upon roll call, *Kozlowski*, Breslin, Forte, Enevoldson and Keener voted yes.

BLUE MOUNTAIN ACADEMY HANGAR BUILDING – LAND DEVELOPMENT PLAN

Mark Bradbury, V.P. of Martin Bradbury & Griffith, Inc., and Tom Sitrler of Blue Mountain Academy were present at the meeting relative to the construction of a hangar building.

Mr. Bradbury discussed the engineer's comments in the letter dated November 19, 2018 as follows:

Chapter 25 – Stormwater Management

1. The erosion and sediment pollution control plan shall be deemed adequate by the Berks County Conservation District. A copy of the adequacy letter shall be provided. [Sec. 303.(a), and Sec. 403.(a)(4)] (*same as Chapter 27 comment # 1*)
2. The stormwater management computations provided on sheet no. 2 of 3 shall also include a calculation for the Infiltration requirement (I) to verify that the correct, greater value (0.5 or I) was used in the Retention Infiltration Volume (Rev) calculations. [Sec. 304.(b)(6) and Sec. 305.(a)(3)]
3. The impervious area utilized within the Rev calculations provided on sheet no. 2 of 3 shall include all proposed new impervious coverage, not just the proposed building. [Sec. 304.(b)(6) and Sec. 305.(a)(3)]
4. A calculation shall be provided to determine the required Water Quality Volume (WQv) for the proposed stormwater management system. [Sec. 304.(b)(7) and Sec. 306.]

5. Plan Note # 5 provided on sheet no. 1 of 3 shall be revised to be an actual statement that is signed by the Landowner. [Sec. 403.(b)(22)]
 6. A Design Engineer's statement shall be provided on the Plan. [Sec. 403.(b)(23)]
 7. A Stormwater Control and BMP Operations and Maintenance Agreement shall be provided. [Sec. 403.(c)(1)(vi), Sec. 403.(e), Sec. 702., Sec. 703., Sec. 705., and Part 10]
 8. Financial guarantee for the installation of all required stormwater management facilities shall be provided. A construction cost estimate shall be provided. The presentation of an As-Built Plan shall be included within these items. [Sec. 701.] (see also Chapter 27 comment # 2)
 9. A specified amount shall be paid to the Township Stormwater Control and BMP Operation and Maintenance Fund. Attached is a computation that determines \$1,589,20 shall be provided. [Sec. 706.(a)]
- Chapter 27 – Subdivision and Land Development Ordinance (SALDO)**
1. The erosion and sediment pollution control plan shall be deemed adequate by the Berks County Conservation District. A copy of the adequacy letter shall be provided. [Sec. 303.(c)(2)(iii), Sec. 304.(d)(2), Sec. 402.(e), Sec. 403.(d)(12), and Sec. 508.(c)(2)] (same as Chapter 25 comment # 1)
 2. A construction cost estimate shall be provided for the proposed site improvements. An 'Improvement Agreement' must then be executed. The presentation of As-Built Plans shall be included within these items. [Sec. 304.(d)(10), Sec. 305.(a), Sec. 403.(d)(7), Sec. 406., and Sec. 601.(b)] (see also Chapter 25 comment # 8)
 3. The Plan shall be shown at a scale of 1" = 50'. [Sec. 402.(a) and Sec. 403.(a)]
- A note on sheet no. 1 requests a waiver to allow for the Plan to be presented at a scale of 1" = 40'. There are no engineering issues with this request. The Planning Commission at their meeting held on September 18, 2018 recommended that this waiver be granted.
4. The sheet size of the plans shall be 22" x 34", or 34" x 44". [Sec. 402.(a)(2) and Sec. 403.(a)(2)]

**Page 3: Tilden Township Planning Commission
November 20, 2018**

A note on sheet no. 1 requests a waiver to allow for the Plan to be presented at a size of 24" x 36". There are no engineering issues with this request. The Planning Commission at their meeting held on September 18, 2018 recommended that this waiver be granted.

5. All plans shall be signed and sealed by the Engineer and Surveyor responsible for their preparation. [Sec. 402.(c)(4), Sec. 403.(c)(4), and Sec. 403.(c)(7)]
6. The zoning district boundary lines between the L-3, R-1, and R-2 Districts within and in the vicinity of the property shall be shown and labeled on sheet no. 3 of 3. [Sec. 402.(c)(8) and Sec. 403.(c)(8)]

Following the review, a motion was made by Greg Kozlowski, seconded by Chris Forte to recommend to the Board of Supervisors to accept the letter from Martin, Bradbury & Griffith, Inc. requesting an extension of time until January 31, 2019. Upon roll call, Kozlowski, Forte, Breslin, Enevoldson and Keener voted yes.

WALNLUT ACRES LAND DEVELOPMENT PLAN

Greg Haas, township engineer, stated he had spoken with Gene Schappell, township supervisor, relative to the above captioned subdivision plan. He was informed that Steven J. Skoloda and Marlene A. Skoloda had submitted some documentation to the Township including a letter requesting an extension of time until April 30, 2019 to submit a final plan, which was accepted by the Board of Supervisors.

2019 MEETING DATES & TIME

The meeting dates for 2019 are as follows:

January 15	April 16	July 16	October 15
February 19	May 21	August 20	November 19
March 19	June 18	September 17	December 17

Members agreed to hold the 2019 planning commission meetings on the third Tuesday of each month at 7:30 p.m., in the Township Municipal Building.

SALDO UPDATES

For review and discussion, the Township engineer had presented the following: Certification of Ownership & Acknowledgement of Plan for Individuals(s) and for a corporation and the application for approval of a subdivision and/or land development plan.

minutes of the meeting held on the 20th day of November, 2018, at 7:00 P.M. in the Town Hall, Tilden Township, North Dakota.

RESOLUTIONS

That the following resolutions be adopted and the same be referred to the Board of Supervisors for their consideration and action thereon.

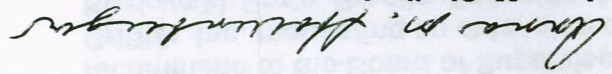
1. That the Board of Supervisors be authorized to execute and deliver to the County Auditor a check for the amount of \$10,000.00 to the credit of the County Treasurer.	2. That the Board of Supervisors be authorized to execute and deliver to the County Auditor a check for the amount of \$5,000.00 to the credit of the County Treasurer.	3. That the Board of Supervisors be authorized to execute and deliver to the County Auditor a check for the amount of \$2,500.00 to the credit of the County Treasurer.	4. That the Board of Supervisors be authorized to execute and deliver to the County Auditor a check for the amount of \$1,250.00 to the credit of the County Treasurer.
--	---	---	---

The meeting closed at 9:14 P.M.

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 9:14 P.M. Upon roll call, Kozlowski, Breslin, Enevoldson, Forte and Keener voted yes.

ATTEST

Attest:

 Anna M. Shollenberger
 Secretary

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 9:14 P.M. Upon roll call, Kozlowski, Breslin, Enevoldson, Forte and Keener voted yes.

ADJOURNMENT

Page 4: Tilden Township Planning Commission
November 20, 2018