

TILDEN TOWNSHIP BOARD OF SUPERVISORS

Friday, September 30, 2011
Special Meeting

The Tilden Township Board of Supervisors met in the Township Municipal Building with the following present: Supervisors Gene Schappell and Judy Romig and Township Secretary, Cheryl Haus, Solicitor James Lillis and Engineer Ron Tirpak. Supervisor Russ Werley was not present. A copy of the roster is on file with the Secretary.

The meeting was called to order by Vice-Chairperson Judy Romig, at 9:09 A.M. followed by the pledge of allegiance. Ms. Romig then turned the meeting over to the Tilden Township Solicitor, James Lillis.

Mr. Lillis stated that the proposed zoning amendment is to develop around the existing Cabela's property. Speaking for the Board, the Supervisors want the economic development confined to the current C-2 area. This last pre-advertising comment period is for the Board to understand the various comments submitted to them and so developers can prosper and the public can have economic development without negative impact. Supervisors Romig and Schappell said Mr. Lillis' comments were correct.

Eric Knopping of Ironwood Properties stated they are in favor of more retail in the area, however, their concern is that new development on their property will have the same uses as in the current ordinance.

Attorney Chris Nestor, stated any previous uses are still there under the C-3 zoning. However, grandfathering was not specifically in this ordinance for either Tilden Ridge or any other development. Uses allowed in C-2 are allowed in C-3, however, sign regulations were somewhat changed.

Todd Stager explained the difference between the original draft and the current draft, as of last Friday, where the same uses were included.

Mr. Lillis and Ms. Romig asked about the 35 feet height limit. This is not correct in the showroom zoning. Mr. Stager advised that all height limits will be changed to 35 feet (with no number of stories).

Eric Knopping said they were concerned with traffic and without complete build outs, you cannot tell how traffic will play. They do not see why the ordinance has to be changed now.

Supervisor Schappell stated that the opening of Lowland Road is used more and more and diverts local traffic from the Route 61 / Cabela Drive intersection to the Lowland Road entrance. More people are using the Lowland Road entrance and he is not sure additional parcels will affect the Route 61 / Cabela Drive intersection.

Mr. Koch stated individual movements have to be studied more than actual intersections. Also, the ordinance states that the township has defaulted to PennDOT. A clause should be added that PennDOT and the township work in unison.

Jim Cullison, traffic engineer for Cabela's stated that the ordinance does not default to PennDOT, however, it does adopt PennDOT guidelines.

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The possibility of Ironwood Properties reviewing the traffic study done by Cabela's was discussed.

Under the present draft of the ordinance, the Board of Supervisors will have the authority to deny the plan if they feel the plan does not address traffic to satisfy the Board.

Sean Delaney, Walmart Attorney, stated that there should be more standards for conditional uses. Walmart would rather stay C-2.

JoAnn Rahauser stated that during the Traffic Impact Fee preparation, Pine Road and Laurel was of concern.

William Byassee stated the sight distance @ Pine & Laurel is terrible.

Engineer Ron Tirpak discussed a subdivision plan including the SALDO and the zoning ordinance. If the developer does not meet the requirements, he cannot develop the subdivision. Mr. Tirpak thinks the ordinance addresses this in an orderly fashion.

Mr. Delaney stated a concern would be Walmart development needing a conditional use hearing down the road. Mr. Delaney also asked about the truck traffic @ Mountain & Lowland. The office hasn't received any complaints recently.

Solicitor Lillis stated the comments will be taken into consideration and if worthy, the comments will be included in the ordinance. A new red-lined ordinance will be proposed for review. A zoning amendment hearing could possibly be scheduled for November.

Eric Knopping stated that the additional development will put a strain on the emergency services of the township. Mr. Lillis stated that would not be part of this ordinance.

Tom Hojnowski asked about the parcels being in the TIF.

ADJOURNMENT

A motion was made by Judy Romig and seconded by Gene Schappell to adjourn the meeting at 10:24 A.M. Upon roll call, Romig and Schappell voted yes.

ATTEST:

Cheryl A. Haus
Secretary