

TILDEN TOWNSHIP PLANNING COMMISSION

Regular Meeting
June 21, 2011

The Tilden Township Planning Commission met in the Tilden Township Municipal Building on June 15, 2011 with the following present: Dale Keener, JoAnn Rahauser, Thomas Hojnowski, Engineer, Greg Haas, representing Carbon Engineering, Attorney James Lillis, representing Kozloff Stoudt and Secretary, Cheryl Haus. Members, William Byassee and Kristi Koinski were absent. A copy of the roster is on file with the secretary.

Chairman Dale Keener called the meeting to order at 7:34 p.m. followed by the Pledge of Allegiance

APPROVAL OF MINUTES

A motion was made by JoAnn Rahauser and seconded by Tom Hojnowski to approve the minutes of March 15 & 29, 2011. Upon roll call, Rahauser, Hojnowski and Keener voted yes.

PUBLIC PARTICIPATION -

James Ryan, CEO of Red Robin Restaurant thanked the Planning Commission for their cooperation in the land development stages of their restaurant.

CONTENTMENT FARMS PLAN REVIEW

Jaime Motley representing the Contentment Farms asked the Board for Preliminary Conditional Approval.

A motion was made by Tom Hojnowski and seconded by JoAnn Rahauser to recommend to the Board of Supervisors, Preliminary Conditional Approval of the Contentment Farms Subdivision plan, contingent on the review of Carbon Engineering, Inc. of the Stormwater calculations given to Mr. Haas on June 21 (Chapter 27, Comment # 2) and Carbon Engineering's comments of June 7, 2011. Upon roll call, Keener, Rahauser and Hojnowski voted yes.

OTHER BUSINESS:

Review of the proposed ordinance-amending C-2 to C-3 district.

Chris Nestor, Attorney for Cabela's and Todd Stager, Engineer for PennTerra were present to discuss with the Board the proposed amendment.

Mr. Keener stated that the Planning Commission did not provide comments and were not involved in the molding / shaping of the proposed ordinance.

Items discussed were: traffic flows within the development, a systematic / coordinated / center type development approach in signage, the traffic study that was compiled, a master plan to understand the Cabela's vision, development in the TIF district and additional retail development, levels of service standards, expanded uses, height restriction / 2 ½ stories, uses by right / special exception, warehousing, number of "600" trips, harmonious requirements, removal of temporary storage containers and bus / RV parking.

Mr. Stager will provide a red-lined copy of the proposed ordinance to the Planning Commission members.

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The Planning Commission will present comments, in writing, on the proposed ordinance, to the Board of Supervisors, at their July 19, 2011 meeting. Attorney Nestor and Mr. Stager asked for a copy of the comments from the Planning Commission so they could provide any information they may have.

Mr. Keener referred to the April 1 meeting minutes of the Board of Supervisors and had a concern about the communication regarding the sharing of the 2030 plan of the County Planning Commission. Minor changes were discussed, but nothing was recommended to the County from Tilden Township.

ADJOURNMENT:

A motion was made by Tom Hojnowski and seconded by JoAnn Rahauser to adjourn the meeting @ 8:57 p.m. Upon roll call, Rahauser, Keener, and Hojnowski voted yes.

ATTEST:

Cheryl A. Haus
Secretary