

## **TILDEN TOWNSHIP PLANNING COMMISSION**

**Tuesday, July 18, 2017  
Regular Meeting**

**The Tilden Township Planning Commission met in the Township Municipal Building on Tuesday, July 18, 2017 with the following present: Dale Keener, Joshua Breslin, Sharon Enevoldson, Christopher Forte, Greg Kozlowski, secretary, Anna Shollenberger, township engineer, Greg Haas. There were no members of the public present.**

**The meeting was called to order by Chairperson Dale Keener at 7:34 P.M. followed by the pledge of allegiance**

### **APPROVAL OF MINUTES**

**A motion was made by Chris Forte, seconded by Greg Kozlowski to approve the minutes of the June 20, 2017 meeting. Upon roll call, Kozlowski, Forte, Enevoldson and Keener voted yes.**

**A motion was made by Greg Kozlowski, seconded by Sharon Enevoldson to approve the minutes of the June 21, 2017 meeting. Upon roll call, Kozlowski, Forte, Enevoldson and Keener voted yes.**

### **WALNUT ACRES SUBDIVISION**

**The extension of time for the Walnut Acres expires on August 31, 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 in the event the Board of Supervisors do not receive a letter requesting an extension of time prior to their August 9, 2017 meeting. Upon roll call, Kozlowski, Forte, Enevoldson, Breslin and Keener voted yes. The vote was unanimous.**

### **UPDATING THE SALDO**

**Mr. Keener stated that Cheryl Haus had indicated at the joint meeting on June 21, 2017 that she has accumulated recommendations to be considered when the SALDO is updated. Mr. Keener suggested that since the Commission is beginning to review and make revisions to the SALDO, that an e-mail be forwarded to Ms. Haus requesting the submission of the recommendations to be considered in the updates.**

**NOTICE OF APPEAL APPLICATION – STARBUCKS**

During the review process of the Starbucks Notice of Appeal Application for additional signage, Keener stated that it appears the signage is excessive and suggested that the members do a quick field trip to check on the free standing signs and the signage on the buildings of the various businesses along Industrial Drive and Cabela Drive and in Tilden Ridge. Members left at 8:18 P.M. and returned at 8:58 PM.

After completing the review, a motion was made by Josh Breslin, seconded by Dale Keener to make the following recommendations to the Zoning Hearing Board:

1. All sign lighting shall comply with the township's lighting ordinance and the zoning officer to verify that the illumination of the lights adhere to the requirements in the zoning ordinance. [Chapter 32, Part 20, Outdoor Lighting]
2. The site and detail plans that were submitted are not entirely legible. Font size of type makes it difficult to read.
3. Where will the free standing signs be placed since they are not depicted on the site plan as described in the Narrative on Page 2 #5(a)?
4. Does Starbucks have the authorization to submit the monument sign that also depicts St. Luke's Medical Center for potential approval without the submission of a Notice of Appeal Application from St. Luke's Medical Center?
5. Recommended the approval of the variance for interior illuminated signs subject to meeting the lighting intensity standards as noted in #1 above [Chapter 32, Section 1908(f)(4)].
6. It appears that the elevations submitted in the drawings are mislabeled ('North', 'South' and 'West').
7. In the narrative on Page 2, 5(a), are the requested signs to be placed on the building or along the street?

- 8. The directional signs turning into Dave's Way, it appears that one (1) directional sign would be sufficient not the two that are depicted.**
- 9. Applicant is requesting a total of twelve (12) signs on the three sides of the building, which seems excessive and should be reduced.**

**Upon roll call, Breslin, Keener, Enevoldson, Fore and Kozlowski voted yes.**

**ZONING BOARD MEETING – AUGUST 3, 2017 – STARBUCKS APPLICATION**

**Dale Keener suggested that a member of the planning commission be the spokesperson at the Zoning Hearing Board meeting on August 3<sup>rd</sup>. Josh Breslin volunteered to attend the meeting.**

**A motion was made by Dale Keener, seconded by Josh Breslin that one member of the planning commission be designated to speak at the Zoning Hearing Board Hearing scheduled for August 3, 2017 at 7 P.M. relative to the request for additional signage in the Starbucks application. Upon roll call, Keener, Breslin, Enevoldson, Forte and Kozlowski 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 9:54 P.M. Upon roll call, Forte, Enevoldson, Kozlowski, Breslin and Keener voted yes.**

**Attest:**

**Anna M. Shollenberger  
Secretary**