

TILDEN TOWNSHIP PLANNING COMMISSION

**Tuesday, August 15, 2017
Regular Meeting**

The Tilden Township Planning Commission met in the Township Municipal Building on Tuesday, August 15, 2017 with the following present: Dale Keener, Joshua Breslin, Sharon Enevoldson, Christopher Forte, Greg Kozlowski, secretary, Anna Shollenberger, township engineer, Greg Haas and 2 members of the public. A copy of the roster is on file with the secretary.

The meeting was called to order by Chairperson Dale Keener at 7:32 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 July 18, 2017 meeting. Upon roll call, Kozlowski, Forte, Enevoldson, Breslin and Keener voted yes.

WALNUT ACRES SUBDIVISION

The Board of Supervisors at their meeting on July 19, 2017 accepted the extension of time for the Walnut Acres Subdivision until December 31, 2017.

CABELA'S OUTPRCEL "I" (HOTEL) LAND DEVELOPEMNT/PRELIMINARY-FINAL

Mark Magrecki, Penn-Terra Engineering and Perry Mehta of 30 Hamburg Associates, L.P. were present relative to the preliminary/final land development plan for the construction of a hotel on Cabela's Outparcel "I".

Mr. Magrecki stated that the project site is located at 60 Wilderness Drive and directly adjacent to the existing McDonald's restaurant. The hotel will be three (3) stories or a possibility of four (4) stories, providing the ordinance is approved by the Board of Supervisors. It is being proposed for an eighty-eight (88) room Hampton Inn.

The township engineer had submitted his comments and they were as follows:

Chapter 23 – Sewers and Sewage Disposal

1. A 'Sewage Tapping Fee' shall be paid prior to final plan approval. The amount shall be \$8.01 times the number of gallons per day (GPD). The number of GPD has been determined to be 1,056 as per the provided 'Wastewater Survey for Nonresidential Establishments – Application for Wastewater Discharge Permit'. This is based on 12 GPD per room as per the Application. The PA

DEP shall concur with this proposed flow computation. [Sec. 104.] (see SALDO comment # 3)

2. The proposed sanitary lateral shall have a sewage meter. This shall be noted on the Plan. [Sec. 114.(a)]

Chapter 25 – Stormwater Management (SWM)

1. The Erosion and Sedimentation (E&S) Control Plan shall be deemed adequate by the Berks County Conservation District (BCCD). A copy of the final E&S Plan and adequacy letter shall be provided. [Sec. 303.(a) and Sec. 403.(a)(4)] (same as SALDO comment # 4)
2. An NPDES Permit for Stormwater Discharges Associated with Construction Activities must be approved by the BCCD or the PA DEP. A copy of the permit once obtained and all supporting information shall be provided. [Sec. 303.(c), Sec. 303.(d), Sec. 306.(e) and Sec. 404.] (same as SALDO comment # 5)
3. Computations shall be provided within the Post Construction Stormwater Management (PCSM) Report that determines separate design infiltration rates for the proposed Underground Stormwater Bed-1 and the Infiltration Basin based on rates provided within the Geotechnical Report with the appropriate Reduction and Safety Factors. [Sec. 305.(a), Sec. 305.(b), Sec. 403.(a)(3) and Sec. 403.(d)(3)]
4. The ‘Surface Elevation’ numbers provided in Table III on page 6 of 9 of the Geotechnical Report within the PCSM Report do not correspond to those listed as ‘Ex Elev.’ in the ‘Test Pit Information’ table provided on sheet no. 11. The elevations in these tables shall correspond to each other. [Sec. 305.(a) and Sec. 305.(b)]
5. Pond Reports shall be included within the PCSM Report for the proposed Underground Stormwater Bed-1 and the Infiltration Basin. [Sec. 305.(a), Sec. 305.(b), Sec. 403.(a)(3) and Sec. 403.(d)(3)]
6. The summation of the pre-developed watershed areas (4.760 acres) does not equal the summation of the post-developed watershed areas (4.590 acres). The post-developed analysis within the PCSM Report shall be revised accordingly. [Sec. 309.(a), Sec. 403.(a)(3) and Sec. 403.(d)(3)]

7. Time of Concentration (Tc) paths shall be shown on the Pre and Post Development Drainage Maps. Furthermore, Tc calculations shall be provided within the PCSM Report for the two (2) pre-developed watersheds. [Sec. 309.(a), Sec. 403.(a)(3) and Sec. 403.(d)(3)]
8. The pre-developed analysis computations within the PCSM Report shall utilize a Curve Number (CN) of 58 for Meadow (Hydrologic Soil Group "B"). [Sec. 309.(c)]
9. Computations shall be provided within the PCSM Report for the emergency spillway provided for the proposed Infiltration Basin based upon the 100-year peak inflow discharge rate. [Sec. 310.(b) and Sec. 403.(a)(3)]
10. The proposed Drainage Manhole (DMH-1) cannot be a standard 4-foot diameter pre-cast manhole due to the proposed pipe configurations entering and exiting the structure. The 'Pre-Cast Concrete Manhole Installation' detail provided on sheet no. 9.1 shall be replaced with an appropriate structure detail. [Sec. 403.(a)(2)]
11. Call-outs and construction details for all proposed vegetated channels/swales shall be provided on the Plan. These include the swale leading to Inlet I-6 and the swales (in both directions) leading to Headwall HW-1. [Sec. 403.(a)(2) and Sec. 403.(b)(17)]
12. Fifteen (15) foot wide access easements around all proposed stormwater management facilities providing ingress to and egress from Wilderness Trail shall be provided. [Sec. 403.(b)(19) and Sec. 403.(e)(2)(i)]
13. The 'Owners Drainage Certification' statement provided on the cover sheet shall be signed. [Sec. 403.(b)(22) and Sec. 403.(e)(5)]
14. The 'Engineer's Drainage Certification' statement provided on the cover sheet shall be completed and signed. [Sec. 403.(b)(23)]
15. A 'Stormwater Control and BMP Operations and Maintenance Agreement' must be provided. [Sec. 403.(c)(1)(vi), Sec. 403.(e), Sec. 403.(f), Sec. 702., Sec. 703., Sec. 705., and Part 10]
16. Financial guarantee of the installation of all required stormwater management facilities shall be provided. [Sec. 701.]

An 'Opinion of Probable Cost' dated July 25, 2017 prepared by PennTerra Engineering, Inc. has been provided. I will review this estimate (or a revised estimate) prior to final plan approval.

17. A specified amount shall be paid to the 'Township Stormwater Control and BMP Operation and Maintenance Fund'. [Sec. 706.(a)]

The township engineer will provide a computation that determines the amount prior to final plan approval.

Chapter 27 – Subdivision and Land Development Ordinance (SALDO)

1. The Berks County Planning Commission shall review the plan and provide comments. [Sec. 301.(a), Sec. 303.(c)(2)(ii), Sec. 303.(d)(1) and Sec. 304.(c)(2)]
2. The plan shall first be submitted as a Preliminary Plan. The plan has been submitted as a Preliminary/Final Plan. I have no engineering issues with this chosen submittal process for this project. Therefore, I have reviewed the plan according to all preliminary and final plan requirements. [Sec. 301.(b), Sec. 303.(a) and Sec. 304.(a)]
3. The required PA DEP Sewage Planning Module and applicable information shall be provided to the Township for action. Approval of the method of sewage disposal must be obtained from the PA DEP. [Sec. 303.(a)(1)(iii), Sec. 303.(d)(10), Sec. 403.(d)(10), Sec. 505.(c) and Sec. 602.(e)] (see *Chapter 23 comment # 1*)
4. The E&S Control Plan shall be deemed adequate by the BCCD. A copy of the final E&S Plan and adequacy letter shall be provided. [Sec. 303.(c)(2)(iii), Sec. 304.(d)(2), Sec. 403.(d)(12) and Sec. 508.(c)(2)] (same as SWM comment # 1)
5. An NPDES Permit for Stormwater Discharges Associated with Construction Activities must be approved by the BCCD or the PA DEP. A copy of the permit once obtained and all supporting information shall be provided. [Sec. 304.(d)(3) and Sec. 508.(c)(2)] (same as SWM comment # 2)
6. An agreement between the Applicant and Blue Mountain Water Cooperative for water supply to the site shall be provided. Blue Mountain Water Cooperative must also approve the proposed water supply design to the site. [Sec. 304.(d)(4), Sec. 506.(a) and Sec. 602.(f)(1)]
7. An 'Improvement Agreement' which includes financial security must be executed between the Township and the Developer. [Sec. 304.(d)(10), Sec. 305.(a), Sec. 403.(d)(7), Sec. 406. and Sec. 601.(b)]

An 'Opinion of Probable Cost' dated July 25, 2017 prepared by PennTerra Engineering, Inc. has been provided. The township engineer will review this estimate (or a revised estimate) prior to final plan approval.

8. The plans shall be provided at a scale of 1" = 50'. They are shown at 1" = 40' and 1" = 20'. [Sec. 402.(a) and Sec. 403.(a)]

The Applicant's Engineer should formally request a waiver from this requirement to allow for the plans to be presented at the current scales. I will have no engineering issues with this request.

A motion was made by Greg Kozlowski, seconded by Chris Forte to recommend to the Board of Supervisors that a waiver be granted from [Sec. 402. (a) and Sec. 403. (a)] of the SALDO to allow for the scale of 1" = 40' and 1" = 20'. Upon roll call, Kozlowski, Forte, Enevoldson, Breslin and Keener voted yes.

9. The plans shall be signed and sealed by the Engineer and Surveyor responsible for their preparation. The 'Engineer's Certification of Accuracy' and 'Surveyor's Certification of Accuracy' statements provided on the cover sheet shall also be signed and dated. [Sec. 402.(c)(4), Sec. 403.(c)(4) and Sec. 403.(c)(7)]
10. The Plan depicts a circle with "C.O." called out at the high point of the site (around elevation 510) and another circle near the Conc. Mon. (Fnd on line) approximately 55 feet from Wilderness Trail. These existing features shall be labeled on the Plan. [Sec. 402.(c)(11)]
11. The proposed type of water and sanitary lines shall be indicated on the Plan. [Sec. 402.(c)(14)(vii) and Sec. 403.(c)(17)]
12. The 'Wetlands Certification' statement provided on the cover sheet shall be signed and dated. [Sec. 402.(c)(15) and Sec. 403.(c)(24)]
13. A Traffic Impact Study shall be provided. [Sec. 402.(g)] (*same as ZO comment # 2*)
14. The 'Statement of Ownership and Acknowledgement of Plan' provided on the cover sheet shall be signed and notarized. [Sec. 403.(c)(18)]

15. Runoff from the proposed outlet pipe for the Infiltration Basin may be directed onto the McDonald's property before reaching the channel along SR 0061 (south and east of the existing Tilden Ridge sign). More topographic detail shall be provided on the Plan in this area. Approval from McDonald's may be necessary. The Pre-Development watershed to Point of Interest (POI) -2 may need to be broken into two (2) separate watersheds (one directing runoff to the channel along SR 0061 and one to the McDonald's property between the sign and McDonald's parking lot). [Sec. 507.(c)]
16. Locations of proposed underground electric and telephone lines shall be shown on sheet nos. 5 & 8. These lines shall not be located through or beneath the proposed Underground Stormwater Bed-1. [Sec. 508.(b)(5)] (*same as ZO comment # 10*)
17. A sidewalk shall be provided along Wilderness Trail. [Sec. 602.(c)(1)(i)]
18. A monument shall be set along Wilderness Trail at the intersection of curve C1 and line L5. [Sec. 602.(h)(4)(iii)]

Chapter 32 – Zoning Ordinance (ZO)

1. The proposed use (Hotel) is permitted within the C-3 Zoning District when authorized as a Conditional Use by the Board of Supervisors. [Sec. 8-202.(f)(12) --- Ordinance No. 216-2014]
2. A Traffic Impact Study shall be provided. [Sec. 8-202.(A), Sec. 8-202.(B), Sec. 8-202.(C) --- Ordinance No. 216-2014] (*same as SALDO comment # 13*)
3. The proposed hotel building must relate harmoniously to the surrounding buildings. Building Elevation Architectural Plans shall be presented. [Sec. 8-204.(d) --- Ordinance No. 216-2014]
4. To provide pedestrian access from the proposed hotel building to neighboring properties, a sidewalk shall be provided from the hotel to Wilderness Trail. [Sec. 8-204.(e) --- Ordinance No. 216-2014]
5. The variance granted by the Zoning Hearing Board in June of 2016 regarding lot size shall be noted on the Plan. [Sec. 1719.(a)]
6. (Informational comment only) The parking computations provided on the cover sheet are based upon ZO Sec. 1801.(c) "Other Place Providing Overnight Accommodations" (Hotel) which accounts for the number of rooms and employees. Furthermore, the proposed use is listed on the Plan solely as

'Hotel'. It is engineer's interpretation that, should a restaurant ("Eating and Drinking Place") be included within the proposed building, then additional parking would need to be provided on the site to accommodate the occupancy and employees of the restaurant in accordance with ZO Sec. 1801.(k). [Sec. 1801.]

7. The required number of parking spaces has been computed on the cover sheet to be 92. However, only 91 spaces are provided. (There are only 6 spaces, not 7, adjacent to the dumpster enclosure.) [Sec. 1801.(c)]
8. A proposed loading space (minimum area 14' x 75') or a loading berth (minimum area 12' x 75') shall be provided on the site and delineated with paint striping for each use. This area shall be situated so that sufficient maneuvering room is provided separate from other parking to eliminate traffic conflicts. [Sec. 1802. and Sec. 1803.(b)]
9. The Landscape Plan shall be prepared by a registered Landscape Architect. A seal with signature shall be provided on sheet no. 7. [Sec. 1803.(k)(1)]
10. Locations of proposed underground electric lines shall be shown on sheet nos. 5 & 8. These lines shall not be located through or beneath the proposed Underground Stormwater Bed-1. [Sec. 2003.(e)(1)] (*same as SALDO comment # 16*)

General

1. The plans to be recorded should be indicated at the 'Sheet Index' provided on the cover sheet. At a minimum sheet nos. 1, 3, 11.0 & 11.1 should be recorded.
2. A stop sign should be shown on sheet no. 3 at the connection of the proposed access drive to the shared driveway with McDonald's.
3. Exhibits should be provided for traffic flow turning movements through the site, particularly for delivery and trash collection vehicles.
4. The outlet (Endwall EW-3) of the proposed drainage pipe from Inlet I-4 should be shifted further away from the Infiltration Basin outlet structure (OCS-1).

Since the site will utilize the existing driveway that serves McDonald's, the members expressed their concerns relative to truck/RV movement, the parking challenges for those vehicles and also the accommodation for emergency vehicles. Mr. Magrecki stated that he did not expect approval at this meeting.

A motion was made by Sharon Enevoldson, seconded by Josh Breslin to table further action on the preliminary/final plan of the Cabela's Outparcel 'I' (Hotel) Land Development Plan. Upon roll call, Enevoldson, Breslin, Kozlowski, Forte and Keener voted yes.

NOTICE OF APPEAL – ST. LUKE'S HEALTH NETWORK

The members reviewed and discussed the St. Luke's Health Network Notice of Appeal Application for additional signage. The members agreed that they do not have any issues with the size of the wall sign and the internally illuminated signs as long as they comply with Zoning Ordinance.

Members did not concur with the electronic message center as part of the internally illuminated monument sign, the location of the exterior signs for the three (3) practices in the facility and recommended the placement of the signs to be inside the facility. Also, that the Health Center-Hamburg be changed to "Health Center – Tilden".

A motion was made by Greg Kozlowski, seconded by Dale Keener that the township engineer prepares a draft summarizing the comments and recommendations as discussed. Upon roll call, Kozlowski, Keener, Breslin, Enevoldson, Forte voted yes.

PROPOSED ORDINANCE NO. 228, 2017

Comments were received from the Berks County Planning Commission relative to the proposed amendments on hotel and motel requirements to the Township's Zoning Ordinance.

A motion was made by Greg Kozlowski, seconded by Chris Forte to recommend to the Board of Supervisors to approve and adopt Ordinance No. 228, 2017 amending the definition for hotel, performance standards for motels/hotels etc. Upon roll call, Kozlowski, Forte, Breslin, Enevoldson and Keener voted yes.

ADJOURNMENT

Since there was no further business, a motion was made by Chris Forte seconded by Sharon Enevoldson, to adjourn the meeting. The meeting was adjourned at 9:30 P.M. Upon roll call, Forte, Enevoldson, Kozlowski, Breslin and Keener voted yes.

Attest:

Anna M. Shollenberger, Secretary

