

TILDEN TOWNSHIP PLANNING COMMISSION

The Tilden Township Planning Commission met in the Township Municipal Building on Tuesday, March 17, 2026 with the following present: Chairperson Dale Keener, Vice Chairperson Greg Kozlowski, Richard DeLong, Luke Kamp, Steven Werley, Township Engineer Greg Haas, Secretary Bonnie Bailey, and members of the public. A copy of the roster is on file with the secretary.

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

PUBLIC PARTICIPATION

- None

APPROVAL OF MINUTES

A motion was made by Greg Kozlowski to approve the minutes from Tuesday February 17, 2026. Steven Werley seconded the motion. Upon roll call Keener, Kozlowski, DeLong, Kamp and Werley voted yes.

A motion was made by Greg Kozlowski to approve the minutes from Tuesday March 17, 2026, Steven Werley seconded the motion. Upon roll call Keener, Kozlowski, DeLong, Kamp and Werley voted yes.

Agenda Amendment

A motion was made by Dale Keener to amend the agenda to include a time extension request for Baidwan Holdings and 30 Hamburg Association. The motion was Seconded by Luke Kamp. Upon roll call Keener, Kozlowski, DeLong, Kamp and Werley voted yes.

Letter of Extension

Baidwan Holdings - 229 Lowland Rd.

Paul Szewczak submitted a letter for a time extension till June 21, 2026.

A motion was made by Dale Keener to recommend the Board of Supervisors approve the time extension till June 21, 2026. Motion was seconded by Greg Kozlowski. Upon roll call Keener, Kozlowski, DeLong, Kamp and Werley voted yes.

30 Hamburg Associates - 60 Wilderness Trail

A motion was made by Dale Keener to recommend that the Board of Supervisors approve a letter of extension till October 15, 2026. Richard DeLong seconded the motion. Upon roll call Keener, Kozlowski, DeLong, Kamp and Werley voted yes.

PLANS

Wilson Zimmerman Subdivision - 26 Clayton Ave. Engineer review letter 1

No one was present to speak on the plan. Greg Haas stated they asked to table the plan to next meeting. Greg Haas is working on the letter for lot closure.

- The planning commission expressed concerns about lot size and may possibly be a flag lot. Dale Keener said historically flag lots have not been approved.
- Concerns about the right of way. Neighbors would have to be contacted.
- Concerns about what the second lot would be used for.

30 Hamburg associates - Hotel-60 Wilderness Trail

Greg Haas received the revised plans 2 weeks prior and will have a review letter at the next meeting.

- Dale Keener expressed concerns about the size of the lot for the number of buildings.
- Dale Keener had concerns about the parking spaces and their signage. May not meet calculations for needed requirements for parking.
- Richard DeLong -Traffic concerns within the lot for traffic flow.
- Steven Werley wanted to know if we received any feedback from the fire co. They had concerns about being able to get fire trucks in if there is a fire.
- Luke Kamp suggested about possible traffic study within the lot.

Baidwan Holdings - Maintenance Building-229 Lowland Rd.

- Dale Keener reviewed the letter of denial for the Truck maintenance and service facility by the Zoning Hearing Board.
The truck wash does not need to go before the Zoning Hearing Board.
- The facility will be connected to public water and sewer.
- Dale Keener discussed the issue with signage. Paul expressed that the signs would be monument size. The signage would come near the end of the project
- There was discussion on the truck fueling station- There will be a 10,000 gallon tank for diesel fuel fenced in and coded.
- Steven Werley voiced concerns about the trucks using jake brakes. Peter said that they will not need to use them in that area.

Baidwan Holdings - Truck wash - 229 Lowland Rd.

- Dale Keener discussed the water usage and recycling of water at the truck wash.

Dale Keener made a motion to submit a letter to the Zoning Hearing Board stating that the Planning Commission has no concerns with the plans submitted. The motion was seconded by Richard DeLong. Upon roll call Keener, Kozlowski, DeLong, Kamp and Werley voted yes.

OTHER BUSINESS

Dale Keener discussed about a proposed ordinance about data center zoning that Greg Haas provided. They will take a look at it at the next meeting.

ADJOURNMENT

A Motion was made by Greg Kozlowski and seconded by Steven Werley to adjourn the meeting at 8:47 P.M. Upon roll call Keener, Kozlowski, DeLong, Kamp and Werley voted yes.

Attest:
Bonnie Bailey
Secretary