

TILDEN TOWNSHIP PLANNING COMMISSION

The Tilden Township Planning Commission met in the Township Municipal Building on Tuesday, March 19, 2024 with the following present: Chairperson Dale Keener, Vice Chairperson Greg Kozlowski, Chris Forte, Sharon Enevoldson, Township Engineer Greg Haas, and Secretary Samantha Hartman, and members of the public. Amanda Marx was absent. A copy of the roster is on file with the secretary.

Chairperson Dale Keener called the meeting to order at 7:30 P.M. followed by the pledge of allegiance.

Keener and Township Engineer gave a brief review of the progress made and the plans to continue the process on the Zoning Ordinance Review.

PUBLIC PARTICIPATION

- Susan Bigelow requests transparency from Planning Commission to address the recent rumors of change to zoning. She also expressed she would like the minutes to be more specific.

APPROVAL OF MINUTES

A Motion was made by Greg Kozlowski and seconded by Chris Forte to approve the December 19, 2023 meeting minutes. Upon roll call Keener, Kozlowski, and Forte voted yes; Enevoldson abstained.

A Motion was made by Greg Kozlowski and seconded by Dale Keener to approve the February 20, 2024 meeting minutes. Upon roll call Keener, Kozlowski, and Enevoldson voted yes; Forte abstained.

PLANS

None

OTHER BUSINESS

A Motion was made by Greg Kozlowski and seconded by Sharon Enevoldson to approve the scheduling of additional Planning Commission Meetings on the first Tuesday of each month at 7 P.M., specifically for the Zoning Ordinance and Zoning Map review; beginning April 2, 2024. Upon roll call Keener, Kozlowski, Forte and Enevoldson voted yes.

A Motion was made by Greg Kozlowski and seconded by Dale Keener to recommend the Zoning Hearing Board deny the LeadCar Honda zoning appeal for proposed signage. Upon roll call Keener, Kozlowski, Forte and Enevoldson voted yes.

OTHER BUSINESS – ZONING ORDINANCE REVIEW

Township Engineer, Greg Haas led the discussion regarding an image generated to show the current R-1/R-2 zoning district line. This current district line moves through multiple properties north of Mountain Road. The image generated shows a proposed zoning district line similar to the existing, but with the line following property lines.

A Motion was made by Sharon Enevoldson and seconded by Grey Kozlowski to recommend to the Board of Supervisors the change R-1/R-2 zoning district line to the proposed line. Upon roll call Keener, Kozlowski, Forte and Enevoldson voted yes.

A Motion was made by Dale Keener and seconded by Grey Kozlowski to recommend to the Board of Supervisors to make no change to the C-3/R-2 zoning district line. Upon roll call Keener, Kozlowski, Forte and Enevoldson voted yes.

Members discussed the following uses:

- “Passenger terminal”: The definition needs to be updated. However, no change was recommended in where the use is permitted.
- “Personal service shop, but not including laundry, dry cleaning, or clothes pressing establishment”: It is recommended to rename this use to “Personal service establishment” and remove the references to “laundry, dry cleaning, and clothes pressing” from the definition.
- “Private educational, religious or philanthropic use”: It is recommended to add this as permitted in the L-3 district”.
- “Public building, public park or public recreation area”: No change recommended.
- “Low intensity parks and outdoor recreation areas”: It is recommended to rename this use to “Low intensity outdoor recreation area, trails”.
- “Railroad station, engine house, ash pit, passenger facility and other railroad operations”: No change recommended.
- “Research, testing, or experimental laboratory”: A definition will need to be created. It is recommended to remove all previous areas permitted to make this permitted by special exception in the L-1 and L-2 districts.
- “Residential cluster development”: It is recommended to delete this individual use as it is no longer necessary.
- “Retail service shop”: It is recommended to delete this individual use as it is no longer necessary.
- “Retail service shop, less than 20,000 sq. ft. of total floor area”: It is recommended to keep this as permitted in the C-3 and add this as permitted in the C-2 as well.
- “Retail service shop, 20,000 sq. ft. or more of total floor area”: No change recommended.
- “Retail showroom”: No change recommended.
- “Retail store”: It is recommended to delete this individual use as it is no longer necessary.
- “Retail store, but not including adult oriented uses or tattoo parlors”: It is recommended to delete this individual use as it is no longer necessary.
- “Retail store, less than 20,000 sq. ft. of total floor area”: The term retail store needs a definition. It is recommended to keep this as a permitted use in the C-3, and add it as a permitted use in C-1.
- “Retail store, 20,000 sq. ft. or more of total floor area”: It is recommended to keep this as a permitted use in the C-3, and add it as a permitted use in C-2.
- “School – Public, Private or Parochial”: It is recommended to remove this use from R-2, keep the use as special exception in R-1 and R-3, and add the use as permitted in L-3.
- “School – Vocational”: It is recommended to keep this as permitted provided that public sewer and water system is available in C-2, and add this use as permitted in L-3.
- “Schools and educational related uses including residential use when specifically related to the educational use, except in Industrial Parks”: No change recommended.
- “Self-Storage Facility”: No change recommended.
- “Shopping center”: It is recommended to delete this individual use as it is no longer necessary.
- “Shopping center, less than 20,000 sq. ft. of total floor area”: No change recommended.
- “Shopping center, 20,000 sq. ft. or more of total floor area”: No change recommended.
- “Stand, roadside for sale of farm or nursery products”: It is recommended to delete this individual use as it is no longer necessary. This use is covered by the term “Farmstand” which was previously reviewed.
- “Studio”: It is recommended to keep this as permitted in C-1, C-2, C-3, and adding this permitted use in R-3.
- “Telephone central office”: It is recommended to delete this individual use as it is no longer necessary.

- “Treatment center”: It is recommended to delete this individual use as it is no longer necessary. This use is covered by the term “Substance abuse and mental health treatment facility” which was previously reviewed and created from the original use “Methadone treatment facility”.
- “Truck or hauling stations and public garages including the storage of refuse trucks provided the entire use is contained within a building”: It is recommended to remove this use from L-3, add the use in L-1 as permitted, and in L-2 as permitted by special exception.
- “Utility substation”: Discussion on this use is to be continued. Township Engineer wishes to discuss with Township Solicitor prior to making any recommendations.
- “Veterinarian office”: It is recommended to keep this use permitted in C-3, permitted provided that public sewer and water system is available in C-2, and add permitted by special exception in R-2.

Township Engineer, Greg Haas briefly speaks on logistic centers and the terms/definitions covered within the logistic center ordinance. He is currently working on a draft with another municipality and will send the working draft out to the Planning Commission Members. Upon review of the working draft, the Planning Commission will discuss their recommendations.

ADJOURNMENT

A Motion was made by Chris Forte and seconded by Greg Kozlowski to adjourn the meeting at 9:21 P.M. Upon roll call Keener, Kozlowski, Forte, and Enevoldson voted yes.

Attest:

Samantha Hartman
Secretary