

TILDEN TOWNSHIP PLANNING COMMISSION

The Tilden Township Planning Commission met in the Township Municipal Building on Tuesday, June 4, 2024 with the following present: Chairperson Dale Keener, Township Engineer Greg Haas, and Secretary Samantha Hartman, and members of the public. The following Planning Commission members were absent: Vice Chairperson Greg Kozlowski, Sharon Enevoldson, and Chris Forte. A copy of the roster is on file with the secretary.

Chairperson Dale Keener called the meeting to order at 7:02 P.M. followed by the pledge of allegiance.

PUBLIC PARTICIPATION

- None

DISCUSSION – ZONING ORDINANCE REVIEW

Dimensions Chart

- Greg Haas gave members a newly created dimensions chart. This dimensions chart is more focused than the previous chart. This chart went under review/discussion, with the topics being: lot size, lot width, building coverage, impervious coverage, front yard, rear yard, side yard, and building height. The Planning Commission member present expressed the need to pause discussion on building height until more members are present to voice opinion. This also gives Greg Haas the opportunity to speak with Bill Murphy, Zoning Officer, regarding how building height is currently calculated.

Miscellaneous

- The Zoning District lines R-4 and R-2 on Hill Drive, show there are single family homes in the R-4. It was discussed to move this line so the single-family homes are in the R-2 district.
- The Zoning District lines R-3 and R-2 on Berne Road, show there are single family homes with smaller lots on the west side of Berne Road. It was discussed to move this line so these lots are in the R-3 district, as they fit this category better.
- The definitions from last meeting were revisited. Greg Haas reiterates that all of these definitions would be needed for the uses being added or current uses that do not have a definition.
- As Greg Haas is entering/compiling information in the working draft zoning ordinance, he will present the “holes” to the Planning Commission with recommendations for consideration.
- It was agreed to request all members review the sample logistics center ordinance for next meeting for discussion.
- Greg Haas reviews his thoughts on the current sign regulations. The basic types of signs and the questions that should be asked when evaluating a sign were discussed. Followed by, discussion of signs currently in the township that may or may not be allowable in the current ordinance.

ADJOURNMENT

Chairperson Dale Keener called adjournment of the meeting at 9:52 P.M.

Attest:

Samantha Hartman
Secretary