

## **TILDEN TOWNSHIP PLANNING COMMISSION**

The Tilden Township Planning Commission met in the Township Municipal Building on Tuesday, April 2, 2024 with the following present: Chairperson Dale Keener, Vice Chairperson Greg Kozlowski, and Chris Forte, Township Engineer Greg Haas, and Secretary Samantha Hartman, and members of the public. Sharon Enevoldson and Amanda Marx were absent. A copy of the roster is on file with the secretary.

Chairperson Dale Keener called the meeting to order at 7:01 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**

- None

### **DISCUSSION – ZONING ORDINANCE REVIEW**

Township Engineer, Greg Haas led the discussion regarding a rough timeline on what needs to be addressed for review prior to proposing a draft to the Board of Supervisors. The goal of proposing a draft Zoning Ordinance remains to be September.

Members discussed the following uses:

- “Warehouse or yard for storage, sale and distribution of ice, coal, fuel oil, building materials or products of manufacturing uses”, “Warehouse Distribution Center”, “Warehousing”, “Warehousing, less than 60,000 square feet of total floor area”, and “Warehousing, 60,000 square feet or more of total floor area” : No recommendation on these uses was made, tabled to be addressed at a future meeting when all Planning Commission members have had the ability to review the “Logistics Center” draft ordinance provided by Greg Haas.
- “Wholesale business establishment including wholesale bakery” and “Wholesale business establishment including wholesale bakery or dairy”: It is recommended these two uses be combined into one use being permitted provided that public sewer and water system are available in the C-2, L-1, L-2, and L-3 districts, while being permitted by special exception provided that public sewer and water system are available in the C-3 district.

At this time the Planning Commission members completed the list of current principal uses and move on to the list of accessory uses.

- “Accessory office of a physician, lawyer, clergyman, teacher or other profession of like character, excluding undertakers”: Upon discussion, it is recommended that these types of businesses would require a land development plan as there would need to be a separate building.
- “Home occupations”: This is currently the same as “Accessory offices” except this is currently allowed within the home. It is recommended to combine the two uses and have it permitted in R-1, R-2, R-3, A, and A-2 districts.
- “No-impact home based business”: No change was recommended as this type of business would have no employees and no traffic. It was recommended for the difference to be made clearer between this use and “Accessory offices” and “Home occupations”.
- “Farm and accessory farm buildings (including a greenhouse)”: Only change recommended was to add this use as permitted in L-3 and A-2 districts. This is recommended to stay permitted in the R-1, R-2, R-3, and A districts.
- “Solar energy system, accessory”: This is recommended to be added as an accessory use being permitted in all districts except the Open Space (OS) district.

At this time the Planning Commission members completed the list of current accessory uses and move on to the list other possible uses to consider. These possible uses do not have definitions as they are currently not in the zoning ordinance, they are being considered to become additions.

Agricultural Uses

- “Ag-Tourism & Agritainment”: Previously spoken about with Carbon Engineering and Township Solicitor, Joan London, notes from that discussion were referenced. It is recommended for this use to be permitted by special exception in the R-1, R-2 and A districts. This use would need to require a land development plan as recommended by the Township Engineer.
- “Riding club or riding stable”: It is recommended that a land development plan would need to be required. Definition with further regulations would be necessary. Planning Commission recommends this to be permitted in the R-1 and A districts and permitted by conditional use in the R-2, L-2, and L-3 districts.
- “Non-Commercial keeping of horses” and “Non-Commercial keeping of livestock”: No recommendations made at this time. Planning Commission agrees to revisit this topic at a later date as the Right to Farm Law is in question. There is currently a pound per acre scale for animals in the A-2 district. The Planning Commission members would like to see a similar scale used for other districts in which the use becomes allowable, to determine how many animals can be kept.

Residential Uses

- “Group home within a lawful dwelling unit”: It was discussed on if there should be regulation on the number of people in this type of dwelling, related or not. The members spoke about having this as a special exception in the R-1, R-2, R-3, and R-4 zoning districts. Further standards will be needed.
- “Accessory apartment”: Standards will need to be addressed at a later time. It is recommended to have this as a conditional use in the R-1, R-2, R-3, R-4 and A districts.
- “Short term rental”: Previously spoken about with Carbon Engineering and Township Solicitor, Joan London, notes from that discussion were referenced. Further discussion may be necessary.

ADJOURNMENT

**A Motion was made by Greg Kozlowski and seconded by Chris Forte to adjourn the meeting at 9:01 P.M. Upon roll call Keener, Kozlowski, and Forte voted yes.**

Attest:

Samantha Hartman  
Secretary