

TILDEN TOWNSHIP PLANNING COMMISSION

The Tilden Township Planning Commission met in the Township Municipal Building on Tuesday, June 20, 2023 with the following present: Chairperson Dale Keener, Vice Chairperson Greg Kozlowski, Christopher Forte, Sharon Enevoldson, Township Engineer Greg Haas, and Secretary Samantha Hartman, and members of the public. Michael Quick was absent. A copy of the roster is on file with the secretary.

Chairperson Dale Keener called the meeting to order at 8:02 P.M. followed by the pledge of allegiance.

PUBLIC PARTICIPATION

- Chairperson Dale Keener notes that prior to the meeting beginning, Planning Commission heard concerns from citizens relative to the proposed hatchery at 57 Jalappa Road.
- Chairperson Dale Keener opened the meeting for public participation relative to agenda items. There was no public participation upon opening for comments.

APPROVAL OF MINUTES

A Motion was made by Greg Kozlowski and seconded by Sharon Enevoldson to approve the minutes of May 16, 2023 as presented. Upon roll call Keener, Kozlowski, and Enevoldson voted yes, Forte did not vote as he was not in attendance to the May meeting.

PLANS

LeadCar Honda Land Development

- Planning Commission Secretary, Samantha Hartman reviewed the correspondence received the day of this meeting from LeadCar Honda's Attorney, Andrew Stoll. This correspondence stated the request to remove the land development revised plans from the agenda along with the traffic impact fee waiver request, and to request a time extension to August 9, 2023. They request to be on the July 18, 2023 Planning Commission Meeting agenda.
- Township Engineer, Greg Haas, reviewed some of his comments from the revised plans submitted by LeadCar Honda. Haas reviewed two of the eight Stormwater Management comments that require Erosion and Sediment Pollution Control (ESPC) Plan and a National Pollutant Discharge Elimination System (NPDES) Permit, both of these items need to have documents provided to satisfy these comments. Haas reviewed two of the thirteen Subdivision and Land Development comments. One comment is referring to a utility easement and construction agreement with the neighboring property owner, as they propose to connect to an existing cable box on the neighboring property. The other comment regarding the proposed parking space sizes, as presented there is a need for a variance from the Zoning Hearing Board (ZHB).

A Motion was made by Greg Kozlowski and seconded by Chris Forte to accept the request for time extension to August 9, 2023 for LeadCar Honda. Upon roll call Keener, Kozlowski, Forte, and Enevoldson voted yes.

OTHER BUSINESS

ZHB Notice – LeadCar Honda – Parking Variance

- The other comment refers to the parking space size variance that they are currently seeking from the ZHB. Haas pointed out that the plan attached to the ZHB variance application does not match the currently submitted Land Development Plan. There has not been evidence presented to Planning Commission to show justification for smaller spaces at LeadCar Honda. Until evidence is shown, Planning Commission does not see a reason to support smaller space sizes.

A Motion was made by Dale Keener to Authorize Township Engineer, Greg Haas, to write a letter to ZHB in reference to the LeadCar Honda Land Development Plan and ZHB Variance Application to note the discrepancies for Chairperson, Dale Keener, to sign. Upon roll call Keener, Kozlowski, Forte, and Enevoldson voted yes.

A Motion was made by Dale Keener and seconded by Sharon Enevoldson to include in the letter to ZHB that evidence has not been provided as to why the decrease in parking space size is necessary. Upon roll call Keener, Kozlowski, Forte, and Enevoldson voted yes.

Berks County Planning Commission – Review Comments Zoning Amendment – Solar Ordinance

- Brief discussion and comments from the Planning Commission Members, overall, everyone is in agreement with these comments. The Planning Commission is aware that the Board of Supervisors approved for these suggested changes be made prior to adopting this ordinance.

Zoning Ordinance Review

- Greg Haas recalls the note on changing the “L-3” Educational Industrial zone to “E” Educational zone. This zone currently exists around the Blue Mountain Academy/PA Conference of Seventh-Day Adventist. Dale Keener recalls his previous phone conversation with Gary Gibbs, a representative of the Conference, where he explained the needs and potential future of the campus. Mr. Gibbs is to be invited to the August Planning Commission meeting to discuss uses and future of the campus. The intent of changing L-3 is to remove the Industrial function. Haas recommends adjusting the L-3 zone lines to follow property lines and to include the Seventh-Day Adventist Elementary School and potentially other parcels owned by the Conference. The Tilden Elementary School parcel would be considered to add to this proposed “E” zone as well.
- Greg Haas led the conversation of use regulation. The uses in discussion that Planning Commission sees no reason to change: convenience stores, convenience stores without gasoline and vehicle accessories, cultural facility, drainage ways, water ponds and other drainage facilities, multi-family dwelling units, and single family detached dwelling units. Dwelling quarters for watchman or caretaker employed on the premise was discussed to be removed from C-2. Greg Kozlowski suggested removing the use as Greg Haas stated there is not a current definition in the Zoning Ordinance for “watchman” or “caretaker”.
- Conversation during use discussion led to “Farmstands”, a definition is needed and a zone for where this would be permitted, along with possible regulation on the percentage of items need to be produced on the property. This led to question of would it be allowed for one “Farmstand” to sell another farmer’s items and how long the stand is allowed to be open.

ADJOURNMENT

A Motion was made by Greg Kozlowski and seconded by Sharon Enevoldson to adjourn the meeting at 9:26 P.M. Upon roll call Keener, Kozlowski, Forte and Enevoldson voted yes.

Attest:

Samantha Hartman
Secretary