

TILDEN TOWNSHIP PLANNING COMMISSION

The Tilden Township Planning Commission met in the Township Municipal Building on Tuesday, January 21, 2025 with the following present: Chairperson Dale Keener, Vice Chairperson Greg Kozlowski, Luke Kamp, Township Engineer Greg Haas, Secretary Margaret Wursta, and members of the public. Chris Forte was absent. A copy of the roster is on file with the secretary.

Chairperson Dale Keener called the meeting to order at 7:33 P.M. followed by the pledge of allegiance.

Chairperson Dale Keener appointed Margaret Wursta as temporary chairperson.

Margaret Wursta asked for nominations for Chairperson. Greg Kozlowski nominated Dale Keener for chairperson. There were no other nominations received. A Motion was made by Greg Kozlowski and seconded by Luke Kamp to appoint Dale Keener as Chairperson. Upon roll call Keener, Kamp, and Kozlowski voted yes.

Dale Keener asked for nominations for Vice Chairperson. Dale Keener nominated Greg Kozlowski. There were no other nominations received. A Motion was made by Dale Keener and seconded by Luke Kamp to appoint Greg Kozlowski as Vice Chairperson. Upon roll call Keener, Kamp, and Kozlowski voted yes.

Dale Keener asked for nominations for Planning Commission Secretary. Dale Keener nominated Margaret Wursta. A Motion was made by Dale Keener and seconded by Greg Kozlowski to appoint Margaret Wursta as Secretary. Upon roll call Keener, Kamp, and Kozlowski voted yes.

PUBLIC PARTICIPATION

None

APPROVAL OF MINUTES

A Motion was made by Dale Keener and seconded by Greg Kozlowski to approve the November 19, 2024 meeting minutes. Upon roll call Keener, Kozlowski, and Kamp voted yes.

A Motion was made by Greg Kozlowski and seconded by Dale Keener to approve the December 3, 2024 meeting minutes. Upon roll call Keener, Kozlowski, and Kamp voted yes.

A Motion was made by Greg Kozlowski and seconded by Luke Kamp to approve the January 8, 2025 meeting minutes. Upon roll call Keener, Kozlowski, and Kamp voted yes.

PLANS

Lee Gougler Ag Operation – Land Development – 403 Jalappa Road

- Caleb Light with NYE Consulting Services Inc. was present to represent Lee Gougler and provide information on the plans under review. Township engineer, Greg Haas, reviewed key points of change expected from NYE Consulting Services Inc. Caleb will update the plans and return for another presentation of the proposed project.

A motion was made by Dale Keener and seconded by Greg Kozlowski to recommend to the BOS to waive the field survey needed on the property as well as Gougler needing to provide a landscape plan. Upon roll call Keener, Kozlowski and Kamp voted yes.

OTHER BUSINESS – ZONING ORDINANCE REVIEW

- PC Members reviewed pages 100-168. Slight changes were made and many grammatical errors were addressed.
- Section 4080: Ag- Tourism –
 - o (A)-PC members would like a written agreement to be required.
 - o (E)- An emergency plan must be provided to BOS
- Section 4092: Restaurant
 - o (A)- no signs should be zip tied or secured by other temporary means
- Section 4120: Logistic Centers
 - o (N) Colors- PC would like this whole definition changed.
- Section 4121: Self Storage Facility
 - o (A) PC Members suggested this be removed
 - o (C) No storage outside of goods or vehicles shall be permitted.
- Section 4138: Recreation, Outdoor
 - o (2) Application
 - Emergency contact info should be provided for all applicants at campgrounds
 - o (11) Regulation for storage and Use of Recreational Vehicles
 - (i) & (ii) must be revised. PC members do not want these sections removed but revised.
- Section 4150: Dwelling, Multi Family
 - o (a) can be removed
 - o (b) PC members would like trash and recycling to be added to this definition
 - o (e) PC would like to add another letter *e* which would be a plan for a common area, pedestrian circulation and handicap parking. This plan must be approved by BOS
- Section 4156: Mobile Home Park
 - o Removing all letters except (K)
- PC members would like to combine Section 4155 and 4157.
- Section 5001: Required off street parking spaces
 - o PC Members would like to add something about pedestrian movements / walkways
- Section 5003: Area and Design Standards and other requirements relating to parking and loading spaces
 - o (J) Landscaping Plan
 - Would like to add another bullet point with a note about replacing dead plants

A Motion was made by Dale Keener and seconded by Luke Kamp to cancel the February 4th meeting. Upon role call Keener, Kozlowski, and Kamp voted yes.

ADJOURNMENT

A Motion was made by Greg Kozlowski and seconded by Dale Keener to adjourn the meeting at 9:15 P.M. Upon roll call Keener, Kozlowski, and Kamp voted yes.

Attest:

Margaret Wursta
Secretary