

## **TILDEN TOWNSHIP PLANNING COMMISSION**

The Tilden Township Planning Commission met in the Township Municipal Building on Tuesday, October 17, 2023 with the following present: Chairperson Dale Keener, Vice Chairperson Greg Kozlowski, Sharon Enevoldson, Township Engineer Greg Haas, and Secretary Samantha Hartman, and members of the public. Christopher Forte and Michael Quick were absent. A copy of the roster is on file with the secretary.

Chairperson Dale Keener called the meeting to order at 7:29 P.M. followed by the pledge of allegiance.

### **PUBLIC PARTICIPATION**

- Lee Gougler who lives on Jalappa Road, expresses concerns for the intersection of Jalappa Road, Hex Highway and St. Michael's Road. The concerns were focused on the possible truck traffic that will be created by the proposed duck hatchery at 57 Jalappa Road.

### **APPROVAL OF MINUTES**

**A Motion was made by Greg Kozlowski and seconded by Sharon Enevoldson to approve the minutes of September 19, 2023. Upon roll call Keener, Kozlowski, and Enevoldson voted yes.**

### **PLANS**

#### **Shollenberger Lot Line Adjustment**

- Property owner, Robert Shollenberger at 2004 Mountain Road was in attendance with Barbara Correll. Chairman Dale Keener explained the process this plan review will follow prior to Final Plan Approval by the Board of Supervisors. Township Engineer, Greg Haas, reviewed important review comments he has.

**A Motion was made by Dale Keener and seconded by Greg Kozlowski to take no action on the Shollenberger Lot Line Adjustment plan at this time, further discussion is required. Upon roll call Keener, Kozlowski, and Enevoldson voted yes.**

**A Motion was made by Dale Keener and seconded by Greg Kozlowski to recommend the Board of Supervisors accept the Jurgielewicz Duck Hatchery time extension request to February 21, 2024. Upon roll call Keener, Kozlowski, and Enevoldson voted yes.**

### **ZONING ORDINANCE REVIEW**

Members discussed the following:

- "Manufacturing of products from the following previously processed and prepared materials" and "Manufacturing of electrical appliances and supplies": Greg Haas recommends the Members make one Manufacturing use and revisit the definitions. Members agree to discuss this matter of Manufacturing and Assembly in the L1 District next meeting with Gary Gibbs representative of the Seventh Day Adventist Conference and Blue Mountain Academy to be sure any changes in this area would not impact their current operations.
- Medical/Dental Office currently has three different uses listed: "Medical/Dental Office", "Medical/Dental Office, less than 30,000 sq. ft. of total floor area", and "Medical/Dental Office, 30,000 sq. ft. or more of total floor area". The Members and Greg Haas agree to consolidate this down to one use of "Medical/Dental Office". Members agree this should be a permitted use provided that public sewer and water system is available in the C-2 and C-3 Districts.
- Metal and metal products treatment and processing: Members agree this should be permitted by Special Exception provided that privately owned central sewage treatment system is available, in L-1 and L-2 Districts.
- Methadone treatment facility: Discussion on combining "Methadone Treatment Facility" and "Treatment Center" to create "Substance Abuse and Mental Health Treatment Facility" while

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keeping this a permitted use by Special Exception provided that public sewer and water system is available in the L-2 District. The definition for this use will need to be reviewed at a later date.

**ADJOURNMENT**

**A Motion was made by Greg Kozlowski and seconded by Sharon Enevoldson to adjourn the meeting at 8:30 P.M. Upon roll call Keener, Kozlowski, and Enevoldson voted yes.**

Attest:

Samantha Hartman  
Secretary