

TILDEN TOWNSHIP PLANNING COMMISSION

The Tilden Township Planning Commission met in the Township Municipal Building on Tuesday, February 20, 2024 with the following present: Chairperson Dale Keener, Vice Chairperson Greg Kozlowski, Amanda Marx, Sharon Enevoldson, Township Engineer Greg Haas, and Secretary Samantha Hartman, 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 Samantha Hartman as temporary chairperson.

Samantha Hartman 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 Sharon Enevoldson to appoint Dale Keener as Chairperson. Upon roll call Keener, Marx, Enevoldson, 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 Sharon Enevoldson and seconded Amanda Marx to appoint Greg Kozlowski as Vice Chairperson. Upon roll call Keener, Marx, Enevoldson, and Kozlowski voted yes.

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

PUBLIC PARTICIPATION

None

APPROVAL OF MINUTES

December 19, 2023 meeting minutes could not be voted on as only two members were present that attended the December meeting. This agenda item is tabled to the March 19, 2024 meeting.

PLANS

None

OTHER BUSINESS – ZONING ORDINANCE REVIEW

Greg Haas led the Zoning Ordinance review discussion starting with the previous visit made by representatives of Blue Mountain Academy and PA Conference of Seventh Day Adventist. During this visit, it was discussed to potentially modify the permitted uses and location of the current L-3 zoning district. Any changes to this zoning district would have an impact on both the Academy and Conference's current function. Haas understands the representatives are very happy with the current zoning of the L-3 district and recommends no change to this zone. Haas receives confirmation from the Planning Commission members the agree with this recommendation.

Haas next presents the zoning map for review. This discussion was specifically to address the R-1 and C-3 zoning district lines. Multiple possible changes were discussed, no recommendation was made.

Haas explains the goal to have a draft zoning ordinance to the Board of Supervisors by the fall for review. To achieve this goal, Haas explains all that must be reviewed to compile an appropriate draft.

Dale Keener states the concern of incurring immense costs to the Township by conducting this detailed review and work proposed as required by Greg Haas. Keener suggests Township Solicitor be present at the next Planning Commission meeting to confirm the path forward for zoning ordinance review. Planning Commission Secretary, Samantha, was instructed to submit a formal request to the Board of Supervisors.

Members discussed the following:

- “Milk or soft drink bottling establishment”: No change recommended.
- “Mining”: No change recommended.
- “Mobile Home Park”: No change recommended.
- “Motel or Hotel”: No change recommended.
- “Motor vehicle repair facility”: It is recommended to rename this use to “Motor vehicle sales, repair, service and wash” with this use being permitted in C-2, L-1 and L-2 zoning districts.
- “Motor or Recreational vehicle repair facility”: It is recommended to rename this use to “Recreational vehicle sales, repair, service and wash” with this use being permitted in C-2, L-1 and L-2.
- “Motor vehicle sales establishment”: It is recommended to delete this individual use as it is no longer necessary.
- “Motor or Recreational vehicle sales establishment”: It is recommended to delete this individual use as it is no longer necessary.
- “Motor vehicle service station”: It is recommended to delete this individual use as it is no longer necessary.
- “Motor vehicle wash establishment”: It is recommended to delete this individual use as it is no longer necessary.
- “Nursery”: Members recommend allowing this as permitted in A and R-1 zoning districts while adding allowed by special exception in the R-2 zoning district. No change was recommended to the C-2 district, where this is currently permitted provided that public sewer and water system is available, and the C-3 district, where this is currently allowed by special exception provided that public sewer and water system is available.
- “Office”: The Members and Greg Haas agree this is the only office definition necessary. They recommend removing this as permitted in L-1, add this as allowed by special exception in L-3, and make no change to having this as permitted in C-1, C-2, and L-2.
- “Office, less than 30,000 sq. ft. of total floor area”: It is recommended to delete this individual use as it is not necessary.
- “Office, 30,000 sq. ft. or more of total floor area”: It is recommended to delete this individual use as it is not necessary.
- “Outdoor place of amusement”: It is recommended to delete this individual use as it is not necessary.
- “Outdoor place of amusement, recreation, or assembly”: Members recommend this use to be allowed by special exception in the C-2, C-3, and L-2 zoning districts.
- “Packing, processing, and canning of meat, fish, and food products”: No recommendation for change at this time. However, the members agree this may need to be revisited another time.
- “Parking areas and access roads”: No recommendation for change at this time.

ADJOURNMENT

A Motion was made by Greg Kozlowski and seconded by Dale Keener to adjourn the meeting at 9:25 P.M. Upon roll call Keener, Kozlowski, Marx, and Enevoldson voted yes.

Attest:

Samantha Hartman
Secretary