

TILDEN TOWNSHIP PLANNING COMMISSION

The Tilden Township Planning Commission met in the Township Municipal Building on Tuesday, April 16, 2024 with the following present: Chairperson Dale Keener, Vice Chairperson Greg Kozlowski, Chris Forte, Sharon Enevoldson, Township Engineer Greg Haas, and Secretary Samantha Hartman, and members of the public. 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.

PUBLIC PARTICIPATION

- None

APPROVAL OF MINUTES

A Motion was made by Greg Kozlowski and seconded by Sharon Enevoldson to approve the March 19, 2024 meeting minutes. Upon roll call Keener, Kozlowski, Enevoldson and Forte voted yes.

A Motion was made by Greg Kozlowski and seconded by Chris Forte to approve the April 2, 2024 zoning review meeting minutes. Upon roll call Keener, Kozlowski, and Enevoldson voted yes; Enevoldson abstained.

PLANS

GSP Management – Pleasant Hills – Lot Consolidation

- Brad Rock with Lehigh Engineering was present to represent GSP Management to provide information on the plans under review. Township Engineer, Greg Haas, reviewed some key points of changes expected from Lehigh Engineering. The will-serve letters for water and sanitary sewer are to be provided separately. Brad expressed he will be submitting a time extension request for consideration as he expects more time will be needed.

OTHER BUSINESS – ZONING ORDINANCE REVIEW

Zoning Officer Recommendations

- Greg Haas led the discussion regarding his notes from meeting with the Township Zoning Officer, Bill Murphy on April 9, 2024. This meeting was for Greg and Bill to discuss the issues that Bill runs into while enforcing the current zoning ordinance. The following topics were discussed: accessory building height, signage, the C-1 district at the Hex Highway and St. Michaels Road intersection, R-2 lot size, non-conforming lots, agriculture vs. intensive agriculture, agriculture animals being kept as pets in residential areas, biosolids, building height, and in-law suites. All items require further review and discussion. The Planning Commission members did agree to recommend 20 feet for the maximum height of accessory buildings.

Logistic Center Regulation

- Greg Haas briefly speaks on logistic centers and the terms/definitions covered within the drafted logistic center ordinance. This ordinance drafted by Greg Haas, originally intended for Coolbaugh Township, was formed by taking recommendations from both Monroe County Planning Commission and the model ordinance created by PennFuture.
- The Planning Commission members all agree to use the term “logistics center” to encapsule the similarly implied terms: distribution/fulfilment/shipping/processing center, handling/storehouse/warehouse facility, freight/logistics/supply chain/last-mile transport hub, on-demand warehouses, dark stores (micro-fulfillment centers) and freight/truck terminals.

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- The use of a logistic center ordinance will be able to regulate centers in two categories, small and large. It will also regulate the traffic created by a proposed logistic center, along with the environmental impact.

ADJOURNMENT

A Motion was made by Greg Kozlowski and seconded by Chris Forte to adjourn the meeting at 9:24 P.M. Upon roll call Keener, Kozlowski, Forte, and Enevoldson voted yes.

Attest:

Samantha Hartman
Secretary