

TILDEN TOWNSHIP PLANNING COMMISSION

The Tilden Township Planning Commission met in the Township Municipal Building on Tuesday, April 18, 2023 with the following present: Vice Chairperson Greg Kozlowski, Michael Quick, Christopher Forte, Township Engineer Greg Haas, and Secretary Samantha Hartman, and members of the public. Chairperson Dale Keener was absent and Sharon Enevoldson joined via conference call at 7:46 P.M. A copy of the roster is on file with the secretary.

Vice Chairperson Greg Kozlowski called the meeting to order at 7:30 P.M. followed by the pledge of allegiance.

PUBLIC PARTICIPATION

None

APPROVAL OF MINUTES

A Motion was made by Chris Forte and seconded by Mike Quick to approve the minutes of March 21, 2023 as presented. Upon roll call Kozlowski, Quick, and Forte voted yes, Enevoldson did not vote as she had not joined the meeting yet.

PLANS

LeadCar Honda Land Development Preliminary/Final Submission

- Representatives from LeadCar Honda were Andrew Stoll, Chris Cass, and Luke Kamp. They presented the Land Development Plan located on Industrial Drive for a 26,000 square foot car dealership with 152 parking stalls on a lot of 3.08 acres. Appreciation was expressed for the support given by the Planning Commission when LeadCar Honda approached the Zoning Hearing Board (ZHB) for approval of the permitted use by special exception. LeadCar Honda is requesting a waiver to the SALDO Section 406.(b)(12), Section 406.(d)(1), and Section 410 – A Transportation Impact Study (TIS) shall be provided. The Township Engineer has no issues with the approval of waiving the required TIS. LeadCar Honda is also requesting support for a variance on the size of parking stalls. The plan currently consists of 152 parking stalls with only 41 meeting the required size. Through discussion the Planning Commission members reached agreement that any parking stalls utilized by the general public meet the required size of 10' x 20'. The required size should be applied to service and customer parking stalls. Any stalls designated only to inventory storage has the support of the Planning Commission to be 9' X 18'. Which would require a variance by the ZHB. LeadCar Honda representatives will return after further review on the parking.

A Motion was made by Mike Quick and seconded by Chris Forte to recommend the Board of Supervisors grant a waiver to the SALDO Section 406.(b)(12), Section 406.(d)(1), and Section 410 requirement of a Transportation Impact Study (TIS) be provided. Upon roll call Kozlowski, Quick, Enevoldson and Forte voted yes.

OTHER BUSINESS

- **Zoning Ordinance Review**

Vice Chairperson, Greg Kozlowski requested Planning Commission Secretary, Samantha Hartman, to formalize recommendations on sample definitions, sample performance standards, agritainment, campgrounds, and food trucks/food truck parks and submit to the Board of Supervisors.

Planning Commission continued review on the following items: medical marijuana grower/processors/distributors, short-term rental model ordinance, and unit for care of a relative.

Tuesday, April 18, 2023

Vice Chairperson, Greg Kozlowski requested Planning Commission Secretary, Samantha Hartman, to formalize recommendations on medical marijuana grower/processors/distributors and short-term rental model ordinance. No recommendations to be made at this time in regards to unit for care of a relative. Planning Commission members requested that Township Engineer guide the next step of the review process by following the permitted uses chart.

ADJOURNMENT

A Motion was made by Chris Forte and seconded by Mike Quick to adjourn the meeting at 9:12 P.M. Upon roll call Kozlowski, Quick, Enevoldson and Forte voted yes.

Attest:

Samantha Hartman
Secretary