

TILDEN TOWNSHIP PLANNING COMMISSION

The Tilden Township Planning Commission met in the Township Municipal Building on Tuesday, June 18, 2024 with the following present: Chairperson Dale Keener, Vice Chairperson Greg Kozlowski, and Chris Forte, Secretary Samantha Hartman, Township Engineer Greg Haas and members of the public. Planning Commission member, Sharon Enevoldson was absent. A copy of the roster is on file with the secretary.

Chairperson Dale Keener called the meeting to order at 7:30 P.M. followed by the pledge of allegiance.

PUBLIC PARTICIPATION

- None

APPROVAL OF MINUTES

Planning Commission minutes from the May 21, 2024 meeting were tabled until all members who attended are present to vote on the approval of the minutes.

As the only member who was present at the June 4, 2024 Planning Commission Zoning Ordinance Review Meeting, Chairman, Dale Keener requested the minutes be recorded as written.

OTHER BUSINESS

Members reviewed and discussed the ZHB application by Travis LaFaver at 1241 Hex Highway.

A Motion was made by Dale Keener and seconded by Greg Kozlowski to recommend the Zoning Hearing Board deny the variance request made by Travis LaFaver due to the relatively small size and narrow configuration of the property, requirements for Land Development and stormwater management, and the absence of a lease agreement between the Owners and the adjacent properties owned by Mountain Breeze Farm Ltd. Upon roll call Keener, Kozlowski, and Forte voted yes.

The members discussed a statement made at the May 8, 2024 Board of Supervisors meeting, which included, "...the Planning Commission has not presented any recommendations or revisions to the Zoning Ordinance or Zoning Map...".

A Motion was made by Dale Keener and seconded by Chris Forte to instruct Planning Commission Secretary, Samantha Hartman, to draft a letter to the Board of Supervisors from Planning Commission to clarify that a formal recommendation was made via Motion and Vote at the March 19, 2024 Planning Commission Meeting regarding zoning districts. Upon roll call Keener, Kozlowski, and Forte voted yes.

ZONING ORDINANCE REVIEW

Dimensions Chart

- The chart was reviewed to explain what was discussed at the previous meeting. Discussion continued with the present members regarding front yard accessory building set back, accessory building height and principal building height. The future zoning ordinance will note further regulations for specific uses are to be found in the performance standards/regulations not to overwhelm the dimensions chart.

Logistics Center Sample Ordinance

- The members request a use be created for “Truck Stops” separate from the Logistics Center.
- Members with Township Engineer review this sample in a way to form it into what could be best for Tilden. The new definition was reviewed along with the definitions it would be replacing. It was clarified that a “logistics center” would be considered a principal use. Site improvement set backs were discussed as opposed to building setbacks. Further items considered were driveway/entrance locations, queuing, trips, site access, slopes, berms, landscaping and protection of natural features.
- The members will revisit this topic to discuss where to permit logistics centers.

ADJOURNMENT

A Motion was made by Greg Kozlowski and seconded by Chris Forte to adjourn the meeting at 9:28 P.M. Upon roll call Keener, Kozlowski, and Forte voted yes.

Attest:

Samantha Hartman
Secretary