

## **TILDEN TOWNSHIP PLANNING COMMISSION**

The Tilden Township Planning Commission met in the Township Municipal Building on Tuesday, July 16, 2024 with the following present: Chairperson Dale Keener, Vice Chairperson Greg Kozlowski, and Luke Kamp, Secretary Samantha Hartman, Township Engineer Greg Haas and members of the public. Planning Commission member, Chris Forte was absent. A copy of the roster is on file with the secretary.

Chairperson Dale Keener called the meeting to order at 7:31 P.M. followed by the pledge of allegiance.

### **PUBLIC PARTICIPATION**

- None

### **APPROVAL OF MINUTES**

**A Motion was made by Greg Kozlowski and seconded by Dale Keener to approve the May 21, 2024 meeting minutes. Upon roll call Kozlowski and Keener voted yes; Kamp abstained.**

**A Motion was made by Greg Kozlowski and seconded by Dale Keener to approve the June 18, 2024 meeting minutes. Upon roll call Kozlowski and Keener voted yes; Kamp abstained.**

**A Motion was made by Greg Kozlowski and seconded by Dale Keener to approve the July 2, 2024 zoning ordinance review meeting minutes. Upon roll call Kozlowski and Keener voted yes; Kamp abstained.**

### **OTHER BUSINESS**

Members reviewed and discussed the ZHB application by Dan Martin for the Bennicoff Subdivision on Bachmoll Road, Lots 2 & 3.

**A Motion was made by Dale Keener and seconded by Greg Kozlowski to instruct Greg Haas, Township Engineer, to prepare a letter to the Zoning Hearing Board referencing the previous Zoning Hearing Board decision made June 24, 2004, in regards to these lots. Upon roll call Keener, Kozlowski, and Kamp voted yes.**

### **ZONING ORDINANCE REVIEW**

#### Recreational Facilities

- The members discussed the possibility of grouping like uses together based on noise, lighting, traffic, parking and other impacts there would be on the surrounding area. Other options would be to group “any & all outdoor recreational facility”, “any & all indoor recreational facility”, or list every use individually.
- The members agreed to list out indoor recreational facilities stating, “including but not limited to...”. They then also agreed to permit indoor (commercial/public) recreational facilities in the C2, C3, and L2 zoning districts. Then for outdoor recreational facilities, Greg Haas will group like facilities and analyze if any uses should be permitted by conditional use or special exception instead of permitted by right. The members will continue to discuss this.

#### Signage

- Greg Haas reviewed his comparisons of the sample signage ordinance found from PSATS to the current regulations in Part 19 of the zoning ordinance. Thoughts of creating a separate type of permit application specifically for signage, regulating signage for industrial, commercial, and residential all separately and/or then regulated differently for each zoning district. Further

consideration to regulate on premise signs differently from off premise signs. It was agreed that any revision to the current regulations need to create an easy to follow, consistent flow. Greg Haas will compile some information to provide recommendation on how to proceed at the next meeting.

**ADJOURNMENT**

**A Motion was made by Greg Kozlowski and seconded by Dale Keener to adjourn the meeting at 8:51 P.M. Upon roll call Keener, Kozlowski, and Kamp voted yes.**

Attest:

Samantha Hartman  
Secretary