

TILDEN TOWNSHIP PLANNING COMMISSION

The Tilden Township Planning Commission met in the Township Municipal Building on Tuesday, August 15, 2023 with the following present: Chairperson Dale Keener, Vice Chairperson Greg Kozlowski, Christopher Forte, Sharon Enevoldson, Township Engineer Greg Haas, and Secretary Samantha Hartman, and members of the public. Michael Quick 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

A Motion was made by Chris Forte and seconded by Greg Kozlowski to approve the minutes of July 18, 2023. Upon roll call Keener, Kozlowski, Forte, and Enevoldson voted yes.

NEW BUSINESS

- Agenda item "Gary Gibbs present to discuss the impact of zoning at the Conference and Academy" is tabled to the October 17, 2023 Planning Commission Meeting.
- Greg Kozlowski comments on the cabins that are currently located at 71 Walnut Road. Secretary Samantha Hartman reviews the current situation. There are no plans to review regarding this property at this time. Greg Haas confirms that when plans are submitted for this property, the plans will be treated as completely new land development plans as they will not match any of the previous land owner's plans. Planning Commission Members raised concerns regarding the future of the cabins at 71 Walnut Road. Greg Haas addressed some of those concerns stating a campground is permitted by special exception in R-1 and R-2 Zoning Districts. SALDO and the Zoning Ordinance would need to be followed upon plan submission.

PLANS

Jurgielewicz Duck Hatchery – 57 Jalappa Road

- Rob Hain with Berks Surveying & Engineering, Inc. presented the project and opened to hear any questions/concerns from the Planning Commission Members. Township Engineer, Greg Haas, is to be in contact with Berks Surveying & Engineering, Inc. regarding specific stormwater comments. Greg Haas advises the Planning Commission Members to wait until stormwater comments are met before making a motion to recommend plan approval.

Sensenig Minor Subdivision – 93 Fisher Dam Road

- Greg Haas will provide review of the revised plans for the next meeting.

OTHER BUSINESS

ZHB Notice – LeadCar Honda

- Secretary, Samantha informs the Planning Commission Members this hearing is scheduled for Thursday, September 7, 2023. Formal notice of this was not received by the office yet.

A Motion was made by Dale Keener and seconded by Greg Kozlowski to provide no comment on the Zoning Hearing Board Notice of Application regarding LeadCar Honda. Upon roll call Keener, Kozlowski, Forte and Enevoldson voted yes.

ZONING ORDINANCE REVIEW

- Members briefly discussed the current L-3 Zoning District and its current uses. The Blue Mountain Academy and PA Conference of SDA is located within this district. The impact of any zoning change is a concern. Representative, Gary Gibbs will be able to describe the impact during his attendance at the October meeting.
- Members discussed creating a definition for a “Farm Stand”. It was agreed that parking is to be required and all items being sold need to be “entirely grown or raised on site”. A “Farm Stand” under this proposed definition would be permitted in R-1, R-2, R-3, R-4, L-3, A, and A-2.
- There are currently four types of “Eating and Drinking Place” uses. The Members propose to remove the uses, “Eating and drinking place (including drive-in service) that would generally result in *fewer than 600* new trips during an average day” and “Eating and drinking place (including drive-in service) that would generally result in *600 or more* new trips during an average day”. The two uses that would remain are, “Eating and drinking place (including drive-in service)” and “Eating and drinking place (not including drive-in service)”. Upon review the Members propose “drive-in service” be changed to “drive-thru service”. The proposed “Eating and drinking place (including drive-thru service)” to be permitted, provided that public sewer and water system is available, in C-2 and C-3. The proposed “Eating and drinking place (not including drive-thru service)” to be permitted, provided that public sewer and water system is available, in C-1, C-2 and C-3.
- Greg Haas confirms the definition of “eating and drinking place” and “drive-in service” does not need to be changed. However, “drive-in service” would need to be changed to “drive-thru service” as proposed by the Planning Commission Members.

ADJOURNMENT

A Motion was made by Greg Kozlowski and seconded by Sharon Enevoldson to adjourn the meeting at 9:01 P.M. Upon roll call Keener, Kozlowski, Forte, and Enevoldson voted yes.

Attest:

Samantha Hartman
Secretary