

## **TILDEN TOWNSHIP PLANNING COMMISSION**

The Tilden Township Planning Commission met in the Township Municipal Building on Tuesday, September 19, 2023 with the following present: Chairperson Dale Keener, Vice Chairperson Greg Kozlowski, Christopher Forte, Michael Quick, Township Engineer Greg Haas, and Secretary Samantha Hartman, and members of the public. Sharon Enevoldson was absent. A copy of the roster is on file with the secretary.

Chairperson Dale Keener called the meeting to order at 7:29 P.M. followed by the pledge of allegiance.

### **PUBLIC PARTICIPATION**

- None

### **APPROVAL OF MINUTES**

**A Motion was made by Greg Kozlowski and seconded by Chris Forte to approve the minutes of August 15, 2023. Upon roll call Keener, Kozlowski, and Forte voted yes; Quick abstained.**

### **NEW BUSINESS**

Chairman, Dale Keener references August Agenda item "Gary Gibbs present to discuss the impact of zoning at the Conference and Academy" in which was tabled to the October 17, 2023 Planning Commission Meeting. Keener presents the request from Gary Gibbs for this to be tabled to the November 21, 2023 Planning Commission Meeting. All Planning Commission Members are in agreement.

### **OTHER BUSINESS**

#### **ZHB Notice – Wicks Outdoor Advertising**

- Keener expresses the need of enforcing the Zoning Ordinance, where it requires billboards to be illuminated down on to the sign.
- Forte asks if there is possibility of having the billboard lights be turned off over night at set times.
- Kozlowski states no issues with the proposed plans regarding the distance from the current billboard, but agrees there is a need to emphasize the restrictions on lighting. Forte and Quick also agree with this.
- Township Engineer, Greg Haas states he sees no engineering issue and recommends the Members motion with no issues on the proposed space from the current billboard, with emphasis on compliance to the Zoning Ordinance regarding the illumination of signs.

**A Motion was made by Greg Kozlowski and seconded by Mike Quick to have Township Engineer, Greg Haas draft a letter to the Zoning Hearing Board Members regarding the Wicks Outdoor Advertising appeal stating their recommendations. Upon roll call Keener, Kozlowski, Forte and Quick voted yes.**

### **ZONING ORDINANCE REVIEW**

Members discussed the following:

- Executive/Administrative Office Building: A proper definition is needed. Members propose this to be a permitted use in C-2, C-3, L-1, L-3, and be permitted by right in L-2 provided that public sewer and water system is available.
- Financial Institution: Members propose this remains as is.

- Forestry: Greg Haas proposes a potential need for logging permit process. Also, if 1 acre or more of Earth disturbance is to occur, an E&S plan shall be approved by Conservation district along with proper Stormwater plans.
- Funeral Home: Members propose this remains as is. They also question if restrictions for cremation are needed.
- General Service or Contractor's Shop: Members propose this be a permitted use in C-2, C-3, L-1 and L-2.
- General Service or Contractor's Shop (with a maximum of six employees including owners): Members propose this remains as is.
- Governmental Use: Members propose this remains as is.
- Greenhouse, Commercial: Members propose this to be a special exception in C-2, a Special exception provided that public water and sewer system is available in C-3, and a Permitted use provided that public water and sewer system is available in both L-2 and A-2.
- Highway Interchange Commercial Center: Greg Haas advises changes to this definition, all Members agree. Otherwise, the Members propose this remains as is.
- Hospital: Members propose to remove the permitted use by Special exception in L-1 and add permitted use by special exception provided that public water and sewer system is available in L-2
- Hospital, Convalescent Home or Sanitarium: Greg Haas recommends the removal of "Hospital" from this use while potentially adding "Nursing Home". Kozlowski suggests potentially renaming this use to "Nursing Home/Rehab Center". Keener questions where the definition separates physical rehabilitation and substance abuse rehabilitation. Discussion also led to Mental Health Facilities and if there is a need to separate these into their own uses. Instead of having Methadone Treatment Centers in their own category, the proposed idea is to make this include all substance abuse rehabilitation and treatment centers.
- Industrial Park: Members agree to removed this permitted use from L-3 and add this permitted use provided that public water and sewer system is available in C-2 and L-2. Greg Haas recommends this definition be rewritten.
- Industrial Uses similar to those permitted as special exception, except those listed here: After Greg Haas reviewed the current definition, the Members agreed to remove this permitted use by special exception in L-3 and add it to be a permitted us by special exception in the L-1 district.
- Junk Yard: Discussion on a property with an existing junkyard permit. Members propose this be permitted by special exception in only L-1.
- Kennel: Must remain separate from Veterinary Office and Animal Hospital. Members propose this to no longer be a permitted use in A-2 and L-1 and no longer be permitted by special exception in C-2. However, it was proposed to remain a permitted use in A and L-2, and to be permitted by special exception in C-1.
- Laundry, automatic self-service: Forte recommends adding this as a permitted use in R-4 and all Members agree. This will remain permitted by special exception provided that public sewer and water system is available in C-1 and C-3 and will remain a permitted use provided that public sewer and water system is available in C-2.
- Laundry, dry cleaning or clothes pressing establishment: The Members view this to be a "retail" style store where pick up and drop offs occur. Members propose this to be a permitted use provided that public sewer and water system is available in C-2, C-3 and L-2. The Members propose removing this use from L-1.
- Laundry, dry cleaning and dyeing plant: The Members view this to be a "industrial" style business where there are not customers at the location. The proposed change is for this to become permitted by special exception provided that public water and sewer system is available instead of requiring a privately owned system be available. This will remain only in L-2.
- Manufacturing/Assembling: Members agree it would be appropriate for this use to be located in C-2 and L-2 as a permitted use by special exception provided that public sewer and water system is available.

Tuesday, September 19, 2023

- Manufacturing of nonalcoholic beverages: Members propose this to be allowed the same as “Manufacturing/Assembly”.

**ADJOURNMENT**

**A Motion was made by Greg Kozlowski and seconded by Chris Forte to adjourn the meeting at 9:15 P.M. Upon roll call Keener, Kozlowski, Forte, and Quick voted yes.**

Attest:

Samantha Hartman  
Secretary