

TILDEN TOWNSHIP PLANNING COMMISSION

The Tilden Township Planning Commission met in the Township Municipal Building on Tuesday, July 2, 2024 with the following present: Chairperson Dale Keener, Vice Chairperson Greg Kozlowski, Township Engineer Greg Haas, and Secretary Samantha Hartman, and members of the public. The following Planning Commission members were absent: Sharon Enevoldson, and Chris Forte. A copy of the roster is on file with the secretary.

Chairperson Dale Keener called the meeting to order at 7:02 P.M. followed by the pledge of allegiance.

PUBLIC PARTICIPATION

- None

DISCUSSION – ZONING ORDINANCE REVIEW

Public Utility

- Township Engineer, Greg Haas briefly spoke with Solicitor, Joan London regarding the ability to restrict where utilities can come in. Public Utility Corporation (PUC) holding a certificate of public convenience, is to be permitted by right in all districts. Greg will follow up with Joan if further assistance is needed for wording. The PC members would like to restrict utilities in which do not hold a certificate of public convenience.

Truck Stops

- Members discussed with Township Engineer, the many sub-uses that come with a Truck Stop. All sub-uses are to be compiled to create regulations and a definition. Location of this use was discussed, possibly L-2 zoning district. Briefly considered were the minimum acreage and buffer requirements. This use is to be revisited.

Logistics Centers

- Discussion on Logistics Centers continued with parking, landscaping, steep slopes, back up beepers and where to permit this use. The Planning Commission members agreed to permit a “Small Logistics Center” in the L-2 zoning district, and to permit a “Large Logistics Center” by Conditional Use in the L-2 zoning district.

Care Facilities

- Township Engineer presented the 11 different types of facilities that have been discussed so far during the zoning ordinance review process. Some of the terms and definitions correspond with one another. These terms are to be reviewed and narrowed down to what will best fit Tilden Township’s needs. The level of care provided and the number of patients being cared for will be considered when recommending where to permit the facilities

Recreation Facilities

- Recreational facilities were previously discussed and decided on categorizing by indoor and outdoor to recommend where to permit. However, after consideration, Township Engineer recommends to revisit and maybe regroup some of the types of recreational activities. This will be discussed again at next meeting.

Signs

- Township Engineer, pulled two sample ordinances from PSATS regarding On-Premise and Off-Premise signs. These documents were given to Planning Commission members at the meeting. Members agreed with the Engineer to table this topic for the next meeting giving them time to review and bring thoughts for discussion.

ADJOURNMENT

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

Attest:

Samantha Hartman
Secretary