

## **TILDEN TOWNSHIP PLANNING COMMISSION**

The Tilden Township Planning Commission met in the Township Municipal Building on Wednesday, January 8, 2025 with the following present: Chairperson Dale Keener, Vice Chairperson Greg Kozlowski, Township Engineer Greg Haas, Chris Forte, Luke Kamp, Secretary Margaret Wursta and members of the public. 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** – Discuss redline items made by Planning Commission members to the first 100 pages of the first overall amendment compiled draft of the Zoning Ordinance.

- Many grammatical errors were corrected throughout the document. It was also requested that all abbreviations be spelled out for the people that are unsure of what they mean.
- Everywhere “state” is listed, it will be changed to “commonwealth”.
- Section 1003: PC Members would like this section modified, and the word “minimum” taken out.
- **PART 1: Definition of terms:**
  - o **Section 1006:**
  - o **Adult- Oriented Use**
    - **Adult Cabaret-** PC members would like “transgender” to be added.
    - **Massage Establishment** PC members would like to add within the scope of their medical license to make it more professional.
  - o **“Antenna Support Structure, Commercial”** to remove “commercial” in title and anything in the definition talking about commercial because it could also be residential.
  - o **Removed “Apartment, Garden”** definition; it is not needed
  - o **Attic** adding “under roof of building”, and lowering the head space to 5ft.
  - o **Basement:** adding “partly or fully underground”.
  - o **Brewery / Distillery:** Would like to add winery and take beer out of the definition and change it to “alcohol”.
  - o **Cellar** can be removed from document, it is not necessary
  - o **Camper:** can be removed from document, it is not necessary
  - o **Christmas Tree Farm, or Tree Farm:** removing “Christmas” from tree farm definition, because that limits the definition to only “Christmas trees” when it could be any type of tree farm
  - o **Clothes Dying Plant** should include some type of chemical in the definition.
  - o **Commercial Motor Vehicle** definition should have “anything other than what is listed” to make it more clear.
  - o **Dwelling, Accessory:** would like the definition to read: A self-contained residential unit that is unattached to an existing or new single-family dwelling.
  - o **Food Trucks** must have the appropriate certifications or licenses to serve food.  
**Ex: Serve Safe License.**
  - o **Funeral Home:** would like to add something about having a cremation facility available.
  - o **Hotel:** would like to add that cooking facilities are available in rooms, such as refrigerator or microwave

- Junkyards are required to register with the township. They don't want random homes that look like junkyards to be able to consider themselves as Junkyards without proper documentation.
- Removing "Mobile Home Lot" and "Mobile Home Park" because there is a separate ordinance on this that can be followed.
- Riding Stable: (B) – adding riding lessons
- Short-Term Rental (Air BnB)- must remove Air BnB
- Use, Accessory: removing entire section because it is already addressed and located on pg 13 of the document.
- **PART 2: Classification of Districts**
  - (M) Took out the term "clusters" from R-4 Multi-Family Residential District
    - Remove sections 1,2,3 which references "clusters" which have been removed from the Zoning Ordinance.
  - Made slight grammatical corrections to Use Table.
- **PART 3: General Regulations**
  - Section 3002 Applicability of Other Chapters: (C) SALDO is required.
  - Construction or Repairing of Building: All construction or repairs of buildings must be approved by "Building Code Officer". PC Members would also like to switch from (3) day emergency permits to "additional time based of approval of township supervisors".
  - Section 3009 Reduction of Lot:
    - (H) Existing Wooded Areas: PC Members would like to add that this is based off the judgement of the Zoning Officer and approved by the Zoning Officer.
- **PART 4: Performance Standards**
  - Section 4003 Agriculture, Intensive. –
    - (I) Stormwater Management Plan: PC Members would like to add something to the draft about the recent (over the last couple years) expansion of the duck farm.
    - (M) Discharges: PC Members would like to add that the township has to approve the land development plan and will consider plans from Berks County Cooperative Extension.
  - Section 4008 Medical Marijuana Grower/ Processor:
    - (a) PC Members would like to add in that this cannot happen in a single home or a family "residence".
    - (C) - Emissions - Luke requested we add "UV Lights" to the list.
  - Section 4015 Keeping of pets-
    - (b) Chickens and Pigeons - Changing "chickens and pigeons" to Birds.
    - (d) Other?- Would like to add these animals to the list; goats, sheep, and other farm animals wanted for domestic purposes.
  - Section 4018 Riding Stable: Changing "Riding Stable" to "Horse Stable"
    - (a) Private
      - 7 - Horse stable must submit an Erosion and Sediment Pollution Control and Manure Management plan approved by Zoning Officer which must be accepted by the township.
  - Section 4027: Home Occupation or Accessory Professional Office Use
    - (a) home occupation
      - 2 - Floor Area: ending this definition with ... "excluding the ground area covered by the residential dwelling".
- Section 4029, Office Business or Other: Removing B, general medical and dentist offices.
- Section 4053: Worship, place of: not home specific. There must be a designated building.

**Looking ahead:**

- **Planning Commission members will review the remaining pages of Zoning Ordinance draft and discuss at January 21<sup>th</sup>, 2025 meeting.**
- **Planning Commission members will discuss Lee Gougler Land Development Plan submittal.**

**ADJOURNMENT**

**A Motion was made by Greg Kozlowski and seconded by Dale Keener to adjourn the meeting at 9:40 P.M. Upon roll call Keener, Kozlowski, Forte and Kamp voted yes.**

Attest:

Margaret Wursta  
Assistant Secretary