

TILDEN TOWNSHIP PLANNING COMMISSION

The Tilden Township Planning Commission met in the Township Municipal Building on Tuesday, October 1, 2024 with the following present: Chairperson Dale Keener, Vice Chairperson Greg Kozlowski, Chris Forte, Luke Kamp, Margaret Wursta and members of the public. The following Planning Commission members were absent: Township Engineer Greg Haas. A copy of the roster is on file with the secretary.

Chairperson Dale Keener called the meeting to order at 7:08 P.M. followed by the pledge of allegiance.

PUBLIC PARTICIPATION

- None

DISCUSSION – Specific Use Regulations - (Greg provided a document for PC members to review on specific verbiage related to already existing zoning ordinances)

- PC members decided to revise the existing wording for Laundry and Dry-cleaning establishments to two separate categories “Dry Cleaning Establishment” and “Clothes Dyeing plant”
- **Food truck Court-**
 - A- Lots are privately owned and spaces are leased to food trucks on a semi- permanent basis
 - B- Hours of operation: 9am- 9pm
 - C- Can be open 7 days a week, with no overnight parking (must be moved daily) and have their own waste/ trash removal
 - D- Can be open all year
 - E- Trucks should provide their own lighting
 - F- Maximum number of vendors is dependent on lot size, with a max of 5 trucks
 - G- Number of parking spaces required: Minimum 10 spaces per truck
 - H- Site must provide a minimum of 450 square feet for parking and queueing for each food truck, if picnic tables present, they must have an equivalent of 5 parking spaces per truck
 - I- Fine the way it is
 - J- Fine the way it is
 - K- Minimum lot size: as applicable in zone
 - L- Gravel surface is not needed
 - M- Setback for truck parking: 50 ft
 - N- Land Development Plan should be required.
 - O- Define access drive openings should be dependent on current ordinance. (25ft)
 - P- No alcohol sales should be permitted.
 - Q- No vehicles selling products other than prepared foods permitted.
- **Buffer Yards-**
 - o We need to make sure this section does not compete with or supersede what is done for warehouses and solar farms, otherwise this section reads fine.
 - Greg confirmed that the regulations provided will not compete with or supersede what is done for warehouses / Solar Farms or any additional requirements for particular uses. Buffer yards are required along streets.
- **Steep Slopes-**
 - o PC members want to change the wording in (a) to greater than 12% and less than 25% in slope, otherwise these regulations are fine

- **Ag- Tourism-**
 - o A, B are fine
 - o C – A traffic study shall be completed “depending on activity, duration and intensity of use”... otherwise the verbiage in this is too extensive, and might be too costly depending on what the event is.
 - o D.F.- Applicant plans need to be approved by BOS
 - o D.H.- Is catering for weddings / Banquets permitted?
 - o Bonfires are allowed as long as they follow the outdoor burning ordinance
 - o Bathroom facilities should be placed with a 75ft boundary
 - o No permits are necessary as long as BOS approve of the plans

- **Food bank and Food Pantry** - provisions are not needed.

ADJOURNMENT

A Motion was made by Greg Kozlowski and seconded by Chris Forte to adjourn the meeting at 8:33 P.M. Upon roll call Keener, Kozlowski, Forte and Kamp voted yes.

Attest:

Margaret Wursta
Township Office Staff