

TILDEN TOWNSHIP PLANNING COMMISSION

Tuesday, June 18, 2019
Regular Meeting

The Tilden Township Planning Commission met in the Township Municipal Building on Tuesday, June 18, 2019 with the following present: Dale Keener, Sharon Enevoldson, Christopher Forte, Greg Kozlowski, Anna Shollenberger, secretary; Greg Haas, township engineer and four residents. Absent: Josh Breslin. A copy of the roster is on file with the secretary.

Chairman, 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, seconded by Greg Kozlowski, to approve the minutes of May 21, 2019 as presented. Upon roll call, Kozlowski, Forte, Enevoldson and Keener voted yes.

ALOE 9-5, LLC, AND RRL & RSL, LLC NOTICE OF APPEAL

A Notice of Appeal was received from ALOE 9-5, LLC and RRL & RSL, LLC for a proposed two (2) story self storage facility with a six (6) foot high security fence on a 7.78 acre tract of land located in the R-3 Zoning District. The property is located at 725 Hex Highway.

After discussing the variance requests, the members including the township engineer made a brief twenty minute visit to the site.

The members reviewed and discussed the variance requests and their comments were as follows:

- 1) The site and all surrounding properties lie within the R-3 Residential Zoning District. The Notice of Appeal is disingenuous as the present use of the property is residential with apartments in the three (3) story apartment building. The type of land use will be of "lesser intensity/impact" than past or present uses. Expressed concerns about the "prison-like" appearance of such a facility within a residential neighborhood.
- 2) The length of the building does not meet the required side yard requirements.
- 3) Reducing the buffer area and since most of the wooded areas to the east appears to be located on three (3) adjacent properties where no buffer exists. The concerns of the existing vegetation and the wooded area surrounding the property if removed would not meet the buffer area requirements.

- 4) The height of the self-storage building according to the ordinance, shall be limited to one story and not to exceed twelve (12) feet in height.
- 5) The outdoor storage of boats and RV's as per the Zoning Ordinance is not permitted.
- 6) The erection of a business sign from the existing access drive onto Hex Highway would be an obstruction of sight distance since mailboxes, utility poles and vegetation currently prohibits sight distance.

It was the consensus of the members that they could not determine that hardships exist and a variance not be granted on any of the above items.

A motion was made by Dale Keener, seconded by Greg Kozlowski to authorize the township engineer to prepare a letter addressed to the Zoning Hearing Board based upon the members comments and concerns in the referenced Notice of Appeal. Upon roll call, Keener, Kozlowski, Enevoldson and Forte voted yes.

A motion was made by Chris Forte, seconded by Sharon Enevoldson requesting a volunteer to attend the Zoning Hearing Board meeting on behalf of the Township Planning Commission. Dale Keener and/or Greg Kozlowski will attend the meeting. Upon roll call, Forte, Enevoldson, Kozlowski and Keener voted yes.

SALDO UPDATES

The township engineer gave the members a copy of the following definitions relative to mobilehome, mobilehome park, mobilehome lot and manufactured homes etc.

WAWA AMENDED LAND DEVELOPMENT PLAN

The township engineer reviewed the sketch plan that was presented by Bohler Engineering on the proposed access drive to Wawa. The township engineer stated that he will have an additional conversation with them relative to the encroachment of the outbound traffic into the incoming lane.

ADJOURNMENT

A motion was made by Greg Kozlowski, seconded by Chris Forte to adjourn the meeting. The meeting was adjourned at 9:10 P.M. Upon roll call, Forte, Enevoldson, Kozlowski and Keener voted yes.

Attest:

Anna M. Shollenberger
Secretary