

TINICUM TOWNSHIP
PLANNING COMMISSION
February 25, 2025 – 7 pm

MEETING MINUTES

Committee Members

Dr. David Upmalis, Chair; Terry Johnston, Vice Chair; John Clement, Secretary; Neil Sullivan; Luke Sorenson; Dan Ullman.

Roll Call of Members

Present: Terry Johnston, Vice Chair; John Clement, Secretary; Luke Sorenson; Neil Sullivan; Dan Ullman.

Absent: Dr. David Upmalis, Chair

Number of Public in Attendance: 6

Call to Order: Mr. Johnston

Public Comment: None

Approval of Meeting Minutes

MOTION by Mr. Clement to approve the minutes of February 11, 2025. Seconded by Mr. Sorenson. Unanimous Vote to Approve. Abstaining (absence): Mr. Sullivan.

Agenda Items

New Business

None.

Old Business

1. Presentation by the Bridgeton Nockamixon Tinicum Groundwater Management Committee with regard to the Groundwater Ordinance. The Committee presented their research into the Township's Groundwater Ordinance and the potential ways that it can be improved. The Commission agreed that a reworking of the existing ordinance is called for and agreed to review the Committee's draft ordinance for discussion at the next meeting.
2. Review - an ordinance of the Board of Supervisors of Tinicum Township, Bucks County, Pennsylvania, amending section 201 of the Tinicum Township

zoning ordinance, as amended to revise the definition of lot area and providing a definition for lot area within a qualifying improvement.

Upon reviewing the draft ordinance, it was observed that crucial text had been omitted that was originally approved and recommended by the Commission to the Board of Supervisors. This text was specifically included to offer relief to homeowners with conservation easements and to remove what essentially amounts to a penalty for conserving land, a policy that contradicts the Township's Comprehensive Plan. It was agreed that the entirety of the proposed text be included as follows (missing text indicated in bold italic):

Lot Area

The area contained within the property lines of an individual parcel of land as shown on a subdivision plan or required by this chapter, minus any portion of that area covered by:

- a) easements for overhead facilities;
- b) public water and sewer facilities;
- c) existing or designated ultimate right-of-ways; and
- d) the area of any easement which would interfere with the proposed use, including but not limited to existing easements for detention basins or other above-ground stormwater management and/or drainage facilities.

In a Qualifying Improvement, Lot Area is the area contained within the property lines of an individual parcel of land as shown on a subdivision plan or required by this chapter, minus a) through d) above, and minus any area designated as open space for a qualifying improvement (as defined in Section 201) under the requirements in the Site Capacity Calculations (Section 801) and Table of Performance Standards of Article VII.

In every case, conservation easements shall not be considered in, nor affect the calculation of, Lot Area in any way.

MOTION by Mr. Sullivan that the Board of Supervisors not adopt the ordinance unless the missing text is included. Seconded by Mr. Clement. Unanimous Vote to Approve.

3. Review - an ordinance of the Board of Supervisors of Tinicum Township, Bucks County, Pennsylvania, amending section 900.03 of the Tinicum Township zoning ordinance as amended to revise the impervious area requirements for otherwise non-conforming lots and making the lots conforming if they meet certain criteria.

A lengthy discussion about the advantages and disadvantages of the proposed ordinance and whether the recommended 15% impervious figure was adequate, especially for smaller lots, but it was ultimately decided that given that the average allowable impervious in the Township is in fact higher than 15% is reasonable.

MOTION by Mr. Sullivan to recommend that the Board of Supervisors adopt the proposed ordinance as written. Seconded by Mr. Sorenson. Unanimous Vote to Approve.

4. Review - an ordinance of the Board of supervisors of Tinicum Township, Bucks County, Pennsylvania, amending section 809 of the Tinicum Township zoning ordinance to permit only closed loop geothermal systems.

MOTION by Mr. Sullivan to recommend that the Board of Supervisors adopt the proposed ordinance as written. Seconded by Mr. Ullman. Unanimous Vote to Approve.

5. Special Event Ordinance

Continued discussion of the draft Special Event Ordinance. Bo Hahn of Uhlerstown presented a history of his involvement with firework displays in the Township, noting that the displays have been safe and incident free, as well as popular in the community, and asked that only non-consumer-grade fireworks be regulated. The Commission agreed to discuss the draft Ordinance further in subsequent meetings.

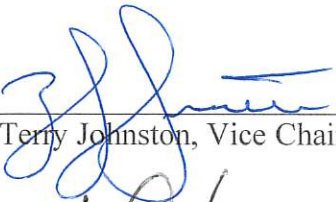
Adjournment

MOTION to adjourn by Mr. Sorenson. Seconded by Mr. Johnston. Unanimous Vote to Approve.

Date: 5/30/25

Approved By:

Dr. David Upmalis, Chairperson



Terry Johnston, Vice Chairperson



John Clement, Secretary