

**Tinicum Township
Planning Commission
Meeting Agenda July 22, 2025**

David Upmalis, Chair	Present ___ Absent ___
Terry Johnston, Vice Chair	Present ___ Absent ___
John Clement, Secretary	Present ___ Absent ___
Luke Sorensen, Member	Present ___ Absent ___
Neil Sullivan, Member	Present ___ Absent ___
Dan Ullman, Member	Present ___ Absent ___
Melissa Gustafson, Member	Present ___ Absent ___

Call to Order

Public Comment

Approval of Meeting Minutes

Minutes of the June 24, 2025 Meeting: Motion by _____, seconded by _____ to approve minutes as written.

New Business

1. Application: ZHB #2025-3

Location: 755 River Road LLC. Sand Castle Winery

Owner: Joseph Volpe

The applicant is seeking an appeal from the Zoning Officer's review letter dated May 22, 2025, regarding a Use Permit Application.

2. Review the Warehouse Zoning Ordinance

3. Accessory Dwelling discussion – Should the size to accessory dwellings be restricted?

Old Business

1. Road Map Classification – consider adding a disclaimer to the map stating it does not depict all township right-of-ways.

2. Comprehensive Plan

Adjournment

Motion by _____, seconded by _____ to adjourn the meeting at _____ pm. *The next Planning Commission Meeting is scheduled for August 26, 2025 at 7:00pm.*