

**Tinicum Township
Planning Commission
Meeting Agenda August 26, 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 July 22, 2025, Meeting: Motion by _____, seconded by _____ to approve minutes as written.

New Business

1. Application: ZHB #2025-4
Location: 80 Stagecoach Road
Owner: Schwarzkopf Revocable Joint Trust (Donald Schwarzkopf)
For pragmatic reasons the applicant seeks to construct a garage in advance of a single-family dwelling.
2. Application: ZHB #2025-5
Location: 6 Ervin Road
Owner: Gregory Pavlik and Ruth Ann Pavlik
The applicant is seeking a Variance from Section 401.3 regarding impervious coverage. See the Zoning Officer's Transmittal Letter
3. Application: ZHB #2025-6
Location: 755 River Road
Owner: Joseph Volpe
The applicant is seeking an Appeal from the Zoning Officer's Notice of Violation letter dated June 24, 2025

Old Business

1. Groundwater Ordinance – BNTGWMC – Their presentation is to address what changes need to be made to the ordinance. The Board of Supervisors have been invited to the meeting.
2. Comprehensive Plan – The Commission is to provide recommendations for the first two sections of the Plan.
3. Warehouse Zoning Ordinance – Mr. Clement agreed to identify a discrepancy in the ordinance and present a solution.
4. Accessory Dwelling discussion – Postponed/Tabled

Adjournment

Motion by _____, seconded by _____ to adjourn the meeting at _____ pm. *The next Planning Commission Meeting is scheduled for September 9, 2025, at 7:00pm.*