

**TINICUM TOWNSHIP
PLANNING COMMISSION**

January 13, 2026

Meeting Minutes

Meeting was called to order at 7:05 pm by Terry Johnson. All members present except for David Upmalis.

Public Comment-No public in attendance.

Motion to approve minutes from November 25, 2025 and December 9, 2025 was made by Melissa, seconded by Neil. All voted to approve except Mike Kauffman who abstained.

Organizational Meeting

Motion to appoint Terry Johnson as Chairperson by Melissa, seconded by Neil.
Unanimously approved.

Motion to appoint David Upmalis as Vice Chairperson by Mike , seconded by Terry.
Unanimously approved.

Motion to appoint Mike Kauffman as Secretary by Neil, seconded by Dan. Unanimously approved.

Committee Members:

Terry Johnson, Chair-Present

Dr. David Upmalis, Vice Chair-Not Present

Mike Kauffman, Secretary-Present

Dan Ullman, Member- Present

Luke Sorenson, Member- Present

Melissa Gufstafson, Member, Present

Neil Sullivan, Member-Present

Agenda Item 1- Discussion of Noise Ordinance

Question of purpose or revising was discussed at length. Matter was tabled pending further information on what goal may be. It was decided to review Doylestown and Solebury's ordinances and perhaps apply them to Tinicum's situation.

Agenda Item 2- Comprehensive Plan

Discussion was had on methodology. We as planning commission can condense text and present some of the data as graphics rather than text. At the end of the day it is likely than some professional help will be required to complete this project. Chapter One will be reviewed new week. It was strongly recommended that the overlay maps be professionally reviewed.

Agenda Item 3- Accessory Dwelling Septic Requirements

This topic has been discussed previously. There was a one word change to the ordinance that Terry will need to check with David on. Neil further recommended that the entire septic ordinance be reviewed and changed as necessary. A discussion was had on the mechanics of making changes. Mike added that we need to simply state our actions and intentions in the minutes so that Township staff and Supervisors understand what is going on. Matter to be reviewed and further discussed in the next meeting.

Agenda Item 3- Review Camp Emergency Action Plan

No further action or discussions were had beyond review of matter. Matter will be reviewed at a later date if necessary.

Motion to adjourn was made by Melissa. Seconded by Neil. Unanimous motion to approve.

Date: 2/24/2026

Approved by:


Terry Johnson, Chair

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Dr. David Upmalis, Vice Chair

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Michael Kauffman, Secretary

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