

**TINICUM TOWNSHIP
PLANNING COMMISSION**

January 27, 2026

Meeting Minutes

Committee Members:

Terry Johnson, Chair-Present

Dr. David Upmalis, Vice Chair-Present

Mike Kauffman, Secretary-Not Present

Dan Ullman, Member-Not Present

Luke Sorenson, Member-Not Present

Melissa Gufstafson, Member, Present

Neil Sullivan, Member-Present

Meeting was called to order at 7:10pm by Terry Johnson.

Dr. Upmalis asked that the agenda be revised to list the correct officers for 2026.

PUBLIC COMMENT-No Public in attendance

Minutes have not been submitted for approval and are deferred until the next meeting.

Agenda Item 1-Discussion of Noise Ordinance and comparison with Doylestown and Solebury

Neil Sullivan asked why this matter is before the commission. Terry felt that this item is before the Planning Commission because of the Headquarters Road bridge and bypass pumping. Others felt this was primarily due noise from Blind Fox Wineries functions and

associated helicopters noise. A discussion was had as to the intent of considering revising this ordinance. Upon further consideration, this item was tabled.

Agenda Item 2-Revision of Comprehensive Plan

A discussion was had about Chapter 1.

Possible changes:

1. Shorten chapter to more of an Executive Summary
2. Removing language that encourages the use of the river for recreational activities as it has become widely unpopular with the residents
3. How to better protect historical resources, without making it too restrictive.
4. Making it clear who has the duty and responsibility for following up on the plan.

Item was tabled for further discussion and revision

Agenda Item 3-Accessory Dwelling Septic Requirements

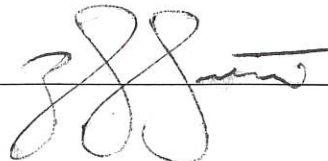
Discussion was had about the Commission making a recommendation to the Supervisors regarding revising the ordinance to allow a separate septic system for an accessory dwelling. Further discussion was had about how to proceed with this item. Terry stated that he was going to email Judith Danko, Township Manager to re-circulate minutes regarding this issue and request guidance on how to proceed.

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

Date: 2/24/2026

Approved by:

Terry Johnson, Chair



Dr. David Upmalis, Vice Chair



Michael Kauffman, Secretary

