

**TINICUM TOWNSHIP  
PLANNING COMMISSION**

**March 24, 2025**

**Meeting Minutes**

**Committee Members:**

Terry Johnson, Chair-Present

Dr. David Upmalis, Vice Chair-Present

Mike Kauffman, Secretary- Present

Dan Ullman, Member-Present

Luke Sorenson, Member-Present

Melissa Gufstafson, Member, Present

Neil Sullivan, Member-Present

Meeting was called to order at 7:03 pm by Terry Johnson.

**PUBLIC COMMENT-** No Public in attendance. Supervisors Quinby, Breslin, and Cole were present.

Minutes for 2/24/25 were approved motion was made by Neil and seconded by David. Unanimously approved.

**Old Business**

**Agenda Item 1-** Discussion of Noise Ordinance and comparison

John Cole explained that he would like to see the ordinance could be tightened up to make it more able to be enforced. Look at Hilltown, Tredyffrin, Buckingham, and Springfield for ideas. Perhaps look at setting a time period beyond which noise would be prohibited.

**Agenda Item 2-** Revision of Comprehensive Plan. Dan stated again that overlay maps need to be updated. Changes need to be codified as we go forward to create an implementable comprehensive plan. Start plan with an implementable plan and back up

with all of the data in the current plan. Restructure, update, and modify what needs to be. We are required to have a comprehensive plan and it needs to be updated regularly.

**Agenda Item 3-** Discussion of Front Yard Requirements. Wording of our ordinance is cumbersome. From middle of road to ultimate set back. The closest point of the structure to the road is the front yard. Accessory buildings are not allowed in front yards so that if the road is widened, the structure would be razed. Look at how other townships define a front yard. Road frontage determines what is the front yard. David will be looking at any other ordinances that may be affected by changing the definition. We will return to this discussion.

**Agenda Item 4-** Sign 140 Bunker Hill TMP 44-005-013 Kreuzscher Minor Subdivision Plan.

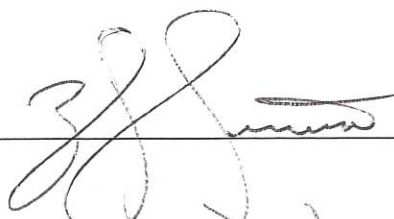
John Cole made some recommendations for other ordinances (Kennels, Land Banking when you do initial construction leave more property undisturbed to eliminate the need for future variances (look at Bedminster), minimum lot size-Increase take no action right now, impact fees for new tract developments, stormwater management plans allow a certain amount of improvements without a plan.)

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

Date: 3/24/2026

Approved by:

Terry Johnson, Chair



Dr. David Upmalis, Vice Chair



Michael Kauffman, Secretary

