

**TINICUM TOWNSHIP
PLANNING COMMISSION**

April 14, 2026

Meeting Minutes

Attendance:

Terry Johnson, Chair-Present

Dr. David Upmalis, Vice Chair-Present

Mike Kauffman, Secretary- Present

Dan Ullman, Member-Present

Luke Sorenson, Member-Absent

Melissa Gufstafson, Member, Present

Neil Sullivan, Member-Present

Meeting was called to order at 7:04 pm by Terry Johnson.

PUBLIC COMMENT- No public comment for matters not on the agenda.

Minutes for 2/24/26 were approved, motion was made by Mike and seconded by David.
Unanimously approved.

New Business

Agenda Item 1- Conditional Use Application, 118 Geigel Hill Road. Replacement of failed septic system within the front yard area. Steep slopes are an issue with the property, 90 feet of grade change from one end of the property to another. System design has been waived off by the county health department. Test pits are located on the plot plan. Original system and old privy pit will be abandoned. Property is not qualified for an in-ground system. System fits within the township guidelines. David made a motion that the planning commission recommend approval of system as designed and proposed. Seconded by Neil. Motion carried, with Dan Ullman dissenting based on possible contamination of the adjacent creek, he would prefer to see a holding tank.

Agenda Item 2- Draft a proposed ordinance for land reservation requirement for new residential development. Terry expressed concern that this may be perceived as an overreach. The board feels that there are two issues. One, allowing for greater open space in a new development and two, restricting additional development to only a portion of the allowable impervious surface area. Issue was tabled until we can review the Zoning Ordinances to see what is presently allowed.

Agenda Item 3- Draft a proposed ordinance establishing fees for transportation and any other municipal impacts, including consideration of standards applicable to new residential development and tract development, consistent with the authority provided to municipalities under Pennsylvania law.

Item tabled for clarification of what is desired.

Agenda Item 4- Review the Township's minimum lot size requirement and recommending potential updates. A discussion was had on existing requirements. Motion was made by Dan and seconded by Neil to maintain the present requirements.

Old Business

1. Re-review Camp Emergency action plan as per the Board of Supervisors. Discussion was had as to the history and content of the ordinance. A motion was made by Mike to recommend that the supervisors adopt this ordinance, seconded by Dan. Motion ~~infamously~~ ^{UNANIMOUSLY} passed.
2. Review and recommend potential updates on the Township's sound ordinance. More discussion of this topic was had about a myriad of concerns and caveat's. A motion was made by Neil to not update the ordinance, seconded by Melissa. Motion ~~coo~~ ^{UNANIMOUSLY} ~~ogamously~~ passed.
3. Review of comprehensive plan and chapter deadlines. Require is a word that is somewhat overused in the document. Dan made a motion to recommend to the supervisors to contract with an outside organization to update the overlay maps. Motion was seconded by Neil. Motion carried unanimously. A discussion was had as to how to continue this project otherwise. We will be this project next meeting.

Motion to adjourn was made by Mike at 8:30. Seconded by Melissa. Unanimous motion to approve.

Date: 4/14/2026

Approved by:

Terry Johnson, Chair  _____

Dr. David Upmalis, Vice Chair  _____

Michael Kauffman, Secretary  _____