

**TINICUM TOWNSHIP  
PLANNING COMMISSION**

**April 28, 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-Present

Melissa Gufstafson, Member, Present

Neil Sullivan, Member-Present

Meeting was called to order at 7:05 pm by Terry Johnson.

**PUBLIC COMMENT-** No public comment, no public present.

Minutes for 4/14/26 were approved, as amended. Motion was made by David and seconded by Mike. Unanimously approved.

**New Business**

**Agenda Item 1-** Bucks County Planning Commission documents review. Seems like a good document. After some discussion it was decided that the planning commission could use some of the ideas in updating Tinicum's comprehensive plan. Commission will be continuing review of the existing comprehensive plan and will review on 5/12/26.

**Agenda Item 2-** Land banking. Discussed at last meeting. Review Agenda item #2 from 4/14/26.

**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. Discussed 4/14/26, refer to minutes.

**Agenda Item 4-** Review the Township's minimum lot size requirement and recommending potential updates. Refer to 4/14/26 minutes.

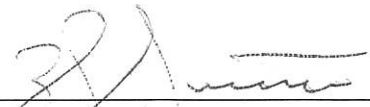
**Old Business**

1. Re-review Camp Emergency action plan as per the Board of Supervisors. Item handled 4/14/26, refer to minutes.
2. Review and recommend potential updates on the Township's sound ordinance. Item handled 4/14/26, refer to minutes.
3. Review of comprehensive plan and chapter deadlines. Item handled 4/14/26, refer to minutes.

Motion to adjourn was made by Mike at 7:47. Seconded by Melissa. Unanimous motion to approve.

Date: 4/28/2026

Approved by:

Terry Johnson, Chair 

Dr. David Upmalis, Vice Chair 

Michael Kauffman, Secretary 