

**TINICUM TOWNSHIP  
PLANNING COMMISSION**

**May 12, 2026**

**Meeting Minutes**

**Attendance:**

Terry Johnson, Chair-Absent

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

Todd Quinby, Supervisor-Guest

Meeting was called to order at 7:09 pm by David Upmalis

**PUBLIC COMMENT-** No public comment.

Minutes for 4/28/26 were approved, as amended. Motion was made by Neil and seconded by Luke. Unanimously approved.

## **New Business**

### **Agenda Item 1-** Dog Kennel Ordinance.

The following issues were identified:

- Adult animals should be defined as six months or older.
- Provision to exclude animals from outside from 10pm-7am is a bit of an overreach. Clarify ordinance to state that no animals may be allowed outside except to attend to the animal's hygiene needs and for a limited duration up to 30 minutes.
- Clarify what zoning kennel is allowed. Currently it is a permitted, RA, CR, RC.
- Dog grooming is not covered in the proposed ordinance.

Action-Motion made by David and seconded by Neil to refrain from advertising the ordinance until the above issues can be addressed. Unanimously carried.

### **Agenda Item 2-** Review of Nockamixon Comprehensive Plan.

Action-Document has been reviewed and believed to be adequate for Nockamixon's needs. Letter to be provided.

### **Agenda Item 3-** Draft an ordinance for land banking requirements. Land banking is the wrong terminology.

Action-Commission would like to solicit the opinions of Zoning officer and township engineer on what is allowable and desired.

### **Agenda Item 4-** 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.

Action-Requesting clarification of what is allowed under PA law from township solicitor

**Old Business**


1. Comprehensive Plan-Updates were submitted by several commission members. More time is required for review and updating. Revisit at next meeting.

Motion to adjourn was made by Mike at 8:10. Seconded by Melissa. Unanimous motion to approve.

Date: 5/12/2026

Approved by:

Terry Johnson, Chair  \_\_\_\_\_

Dr. David Upmalis, Vice Chair  \_\_\_\_\_

Michael Kauffman, Secretary  \_\_\_\_\_

