

**TINICUM TOWNSHIP
PLANNING COMMISSION**

August 11, 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 7:03 pm by Terry Johnson

PUBLIC COMMENT- No public comment.

Minutes for July 14, 2026, were approved. Motion was made by Dan and seconded by David. Unanimously approved.

New Business

Agenda Item 1 - 54 Red Hill Road conditional use.

Septic system was replaced without a township permit, although county permit was in force.

Given that neither applicant nor representative appeared to explain their decisions. Planning commission could not arrive at an informed decision, therefore, a motion was made by Neil Sullivan, to recommend denial of conditional use unless there truly is no other place for the drain field. Tank is conforming but drainfield could be relocation to a conforming location on property. Motion was seconded by Melissa. Unanimously passed.

Should the Supervisors decide to allow this conditional use we recommend:

1. Proper escrow be collected.
2. A maintenance agreement be executed.
3. Contractor and engineer be notified that this non-compliant.
4. Notice should be given to Bucks County Board of Health that a Township permit should be required as part of their permitting process.
5. Comply with conditions Wynn Associates and township Zoning officer letters.

Old Business

1. Comprehensive Plan- We will be submitting sections completed for supervisor review
2. 107 Rock Ridge Road-Minor sub-division-Pending

Motion to adjourn was made by Neil at 8:13. Seconded by Melissa. Unanimous passed.

Date: 8/11/26

Approved by:

Terry Johnson, Chair _____

Dr. David Upmalis, Vice Chair  _____

Mike Kauffman, Secretary  _____