TINICUM TOWNSHIP

PLANNING COMMISSSION

September 22, 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- Absent

Meeting was called to order at 7:01pm by Terry Johnson

PUBLIC COMMENT- No public comment.

Minutes for September 8, 2026, were approved. Motion made by Mike seconded by David. Luke abstained, motion carried otherwise

New Business

No new business-BNTGM to attend next meeting

Old Business

1. **54 Red Hill Road.** Attorney Derek Keightly and property owner Adrian Wilkins appeared before the Commission. Mr. Wilkins explained that the property was purchased at an estate sale and, therefore, no disclosure statement was provided. After taking possession, he discovered that the existing septic system was failing. Mr. Wilkins's contractor applied for and received a county septic permit and, apparently believing that the County permit authorized immediate construction, proceeded with the installation. The septic system was located as constructed due to several site constraints, including mature trees, steep grades, the proximity of wells, and a conservation easement that restricts the building envelope over the remainder of the property. The Tinicum Conservancy indicated that it had no objection to the location or installation of the septic system. Dan questioned whether Mr. Wilkins had read the notice on the back of the County permit indicating that an additional municipal permit was required. Mr. Wilkins stated that he had not read the notice because the contractor had retained the permit. David noted that the county permit was issued for a four-bedroom residence, while the existing home appeared to contain only two bedrooms, and asked whether there was an intent to expand the residence. Mr. Wilkins stated that he would like to construct an addition in the future. Mike asked Mr. Wilkins whether he now understood the process for working with the Conservancy and Township on future improvements. Mr. Wilkins stated that he now fully understood the requirements. David moved to recommend that the Board of Supervisors approve the variance, provided that the notes contained in Section 4 of the engineer's review are followed and that a maintenance agreement is filed with the Township. Melissa seconded the motion. The motion carried unanimously.
2. Review of comprehensive plan-chapter assignments and deadlines. Terry will collect all chapter revision and present to the supervisors prior to the November BOS meeting.
3. Continue to review and comment on previous information PC regarding the proposal to update the Groundwater Ordinance. No further action this evening.
4. 107 Rock Ridge Road-Minor Subdivision-Pending until further notice.

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

Approved by:

Terry Johnson, Chair_____

Dr. David Upmalis, Vice Chair_____

Mike Kauffman, Secretary_____