

Tinicum Township Planning Commission

Meeting Minutes

October 25, 2016

The meeting was called to order at 7:32. Present were Aherne, Cole and Dotti. A quorum was not achieved.

Subdivisions, Land Development & Conditional Use:

Delaware Valley Volunteer Fire Company requests conditional use approval in accordance with Section 1201(b) and Section 806(j), Delaware River Wild and Scenic Overlay District to construct a 2,060 square foot building addition. Additionally, a waiver of the land development process is requested for the proposed development. The subject property is located at 75 Headquarters Road, Erwinna, PA TMP#44-15-066-002.

Doug Skelton, President of the Fire Company presented the proposal to:

enclose the overhand off the engine room for storage

enclose the foyer to the present entrance

construct a new addition to the rear for two offices

construct a handicapped bathroom in the existing training and meet= in space

construct an 8-foot by 24-foot overhang to the rear

Skelton asserted the 1,168 square feet of additional impervious will be completely offset by removal of an equivalent paved area, and restoration of same to a vegetated and pervious condition.

The Planning Commission reviewed Township Planner Tracy Tackett's memo regarding the application, dated 10/20/2016, which is attached to these minutes.

Dotti moved to recommend approval of the Conditional Use for the Delaware Wild and Scenic Overlay. Seconded by Cole. All in favor. (No quorum)

Dotti moved to recommend waiver of land development, except for conditions that the Township Solicitor may impose, and except for review of the Township Engineer of the restoration of pervious condition for 1,168 square feet. Seconded by Cole. All in favor. (No quorum)

Darren Manship, 15 Lodi Hill Road, requested an informal review regarding a trailer sited along the canal opposite the park office, residence once to his grandfather and until last month, his

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{ grandmother, less than an acre, along with a garage and outbuildings, currently served by a septic and well, two bedrooms and one bath. Mr. Manship asked if the current mobile home could be removed and replaced a residence of identical footprint. Mr. Manship asserted the property was not in the floodplain.

The Planning Commission advised Mr. Manship to seek the opinion of the Zoning Officer.

Bickford arrived at 8:42.

Motion to adjourn by Bickford, seconded by Cole. Adjourned: 8:47.

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