

Tinicum Township Planning Commission
Meeting Minutes
March 28, 2017

Present: Ted Leister, John Cole, Neil Sullivan, Walt Schneiderwind and Vincent Dotti,
David Upmalis
Absent: Tom Casola

Approval of Minutes

- Minutes of February 28, 2017 Meeting: Motion by Sullivan, seconded by Leister to approve the minutes. All in favor

The Planning Commission discussed with Tracy Tackett the possibility of allowing a limited amount of encroachment into steep slopes by-right, rather than entirely by conditional use. Following significant discussion the Planning Commission recommended allowing intrusion into 15-20% steep slopes a maximum of 15%, or 1,500 square feet by-right subject to obtaining a grading permit. By-right intrusion into steep slopes 20-25% was recommended to be a maximum of 5% not to exceed 100 square feet also subject to obtaining a grading permit. Encroachment in excess of these amounts must obtain conditional use approval and may not exceed the intrusion limits set by Section 802.02 of the zoning ordinance.

The Planning Commission discussed grading permits and erosion control permits.

Discussion about BY Right Carve Out we talked about 15% or 1500 sq ft disturbance would be allowed and a grading permit would be required in all steep slope areas.

- Allow fences in Riparian Buffer Zone II- subject to no tree removal and compliance with Floodplain Management Ord.
- Clarify by adding 'qualifying development' in Sections 806(c)(7)(iv) & (vi) & (vii) also include the percentage of steep slopes constituting steep slopes in these sections.
- Section 2 of the Ordinance - Add a percent sign at the end of subsection (c).
- Include a reference in Section 802.2(e) to require compliance with Section 805 Steep Slope Overlay (I included this in Section 12 of the attached ordinance).

Improve readability of Section 806(c)(8)(ii)(b)[g]

Discussion about allowing a fence in zone two Riparian Buffer can extend 60 feet from driveway would be allowed.

Some clean-up language was suggested by Upmalis

Comment to add the words Qualifying Improvements on page 13 in section IV and VI.

The Commission voted to recommend the revised ordinance with the above mentioned changes Sullivan made the motion it was seconded by Upmalis

After discussion we voted 5 yes and 1 abstain (Walt Schneiderwind)