

**Tinicum Township  
Planning Commission Meeting Minutes  
January 22, 2019**

Members present: John Cole, MJ Frumin, Carl Ruthardt, David Upmalis, Joy von Glueck

Absent: Neil Sullivan, Ted Leister

Call to Order

Reorganization

The commission was advised that Ted Leister has resigned due to conflict with work meetings on a regular basis.

David Upmalis and MJ Frumin were nominated for chair by John Cole and Carl Ruthardt. Upmalis was elected chair by a 3-2 margin (Cole, von Glueck and Upmalis for Upmalis; Ruthardt and Frumin for Frumin).

MJ Frumin was nominated for vice chair by von Glueck and was elected unanimously.

Neil Sullivan was nominated for secretary by Cole and was elected unanimously.

Public Comment

No members of the public were in attendance.

Approval December 11, 2018 Meeting Minutes

Motion by Carl Ruthardt, seconded by John Cole to approve the Dec 11, 2018 minutes, unanimously approved.

New Business

1. Application: Conditional Use request to allow a replacement septic system in the required side yard/setback area  
Location: 270 Durham Road (Tax #44-001-037-001)  
Owner/Applicant: Kelsey Carney  
Action Requested: Recommendation to Board of Supervisors

*J* 3/26/19

It was moved by John Cole, seconded by MJ Frumin to recommend that the Supervisors not approve the above referenced application, as the information provided does not meet some conditions as specified in Zoning Ordinance Section 808. Specifically,

Section 808 (a) (2) specifies that the proposal provides for the “least deviation from the otherwise applicable set back requirements...”. It was not evident to the commission that any other sites were tested and it appears that the replacement system could have been placed further from the property line, particularly with the trailer that was on the lot having been removed. No evidence to the contrary was provided.

Section 808 (a) (3) specifies that the proposal “includes all feasible buffering sufficient to screen the system”. The application did not discuss buffering from Durham Rd and the claimed buffering along the lot line actually referred to trees on the neighbor’s lot and not the applicant’s. Thus, the applicant would not be able to control or maintain this ‘buffer’.

The motion carried unanimously.

#### Old Business

1. Discussion of Fence Standards

Fence standards were discussed and it was resolved to request a summary of all ordinances that reference fences to be prepared by the Zoning Officer prior to the next PC meeting to allow for certainty that any modifications are comprehensive.

2. Codification

It was suggested that this be worked on at Work Sessions and it is hoped that the Zoning Officer will be present to facilitate work on this.

#### Adjournment

Motion by John Cole, seconded by Carl Ruthardt to adjourn the meeting at 8:30 pm.

*The meeting of the Planning Commission is scheduled for February 12, 2019 at 7:30pm.*