

Tinicum Township Planning Commission Minutes
May 24, 2022

Members Present: John Clement, Carl Ruthardt, Joy von Glueck, David Upmalis, John Cole, Terry Johnston

Others In Attendance: None

Call To Order: David Upmalis

Public Comment: None

Approval of Minutes:

MOTION by Mr. Ruthardt and seconded by Ms. von Glueck to approve the minutes of the Planning Commission Meeting of April 26, 2022. Unanimous Vote to Approve. Mr. Cole abstaining due to absence.

New Business

1. Review and Recommendation to the Board of Supervisors: Zoning Hearing Board Variance Application #2022-2 for Dennis Davidson, 72 Walters Lane, Point Pleasant. TMP 44-033-013-005.

A discussion of the application. Mr. Ruthardt recommended, and the Commission agreed, that for both health standards and safety the well should be moved to the rear of the property, up to but not within the floodway, so that it is as far away from the septic system as possible. As shown on the presented plan, such a solution would create a much safer distance between the well and the septic system -- approximately eighty to ninety feet -- instead of the current distance of about twenty-five to thirty feet.

In addition, it was agreed that a 15-foot setback should be maintained on both sides of the home, including the area with the deck, as a reduction of the setback would negatively impact neighboring properties, especially given the small size of the lots and the fact that the applicant has not demonstrated a hardship necessary to justify such a reduction.

Other areas of concern were discussed. Neither the applicant nor applicant's representation was present to provide clarification.

MOTION by Mr. Johnson to Recommend that the Board of Supervisors oppose the application based on the following objections: 1) the presented documents fail to show the location of the existing wells and septic fields of the neighboring properties, making it difficult to determine where new systems can be safely located; 2) an increase in septic flow from a one-bedroom septic system to a three-bedroom septic system in a non-

conforming location requires a variance, although no septic variance has been requested; 3) the staircase going into the floodway and encroaching into the riparian buffer violates Township regulations; 4) per the Township Ordinance for properties in floodplains, septic systems and decks should be included in the calculation of impervious percentages; and 5) the property should be considered vacant land and the proposed modifications should be considered new construction as the Township Ordinance stipulates that rebuilding of an existing structure damaged in a catastrophic event must begin within one year of such event, and in this case the one-year timeframe has expired. Unanimously approved.

Old Business

1. Review and Discussion: Possible Cryptocurrency Ordinance

Discussion regarding the stress of cryptocurrency operations and their effect on the well-being of the community and associated demands on the power grid.

Mr. Clement suggested that any ordinance governing cryptocurrency mining be crafted similar to the township's existing ordinance regulating standards for Recovery of Subsurface Gas and Oil facilities (Section 709), where any operation must abide by township noise regulations, but added under general provisions that offensive noises must be confined to the subject parcel and shall not impact any occupied structure or dwelling at any time, and further added that the Township was empowered at any time to deem an operation a nuisance and require further sound attenuation. Mr. Ruthardt suggested more stringent noise regulations specific to the Planned Industrial district should be considered.

MOTION by Mr. Clement to recommend that the Board of Supervisors request that the zoning officer draft an ordinance regulating cryptocurrency mining operations in the township, with the stipulation that such operations be allowed solely in the Planned Industrial district, in permanent structures, with increased setbacks and noise restrictions so that noise does not encroach on neighboring properties, and a requirement that the township's power supply is not negatively affected. Seconded by Ms. von Glueck. Unanimously approved.

2. Review and Discussion: Wood Fired Boiler Ordinance amendments.

MOTION by Mr. Ruthardt and seconded by Mr. Cole to recommend wood fired boilers be required to adhere to current EPA guidelines.

3. Review and Discussion: Subdivision tree list and recommend any changes to the Board of Supervisors.

Mr. Ruthardt agreed that he would send the list to the Township for review.

Discussion

1. A discussion of the emergency management plan regarding the Nockamixon Dam, including an inundation map of affected areas, current safety procedures in place, and the feasibility of a notification procedure. It was agreed that further discussion with the Township and the Township's Emergency Planning Coordinator was warranted.
2. A discussion of the Township's speed limit ordinance, including signage and possible improvements for safety.

Adjournment

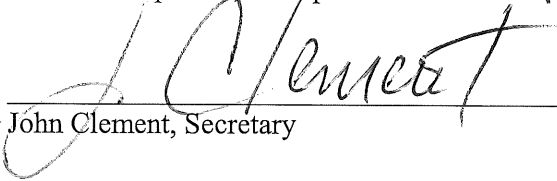
Motion by Mr. Clement to adjourn. Seconded by Mr. Cole. Unanimously approved.

TINICUM TOWNSHIP PLANNING COMMISSION



~~Dr. David Upmalis, Chairperson~~

Caru Rothman Vice Chair



John Clement, Secretary