

Tinicum Township Planning Commission Minutes
January 24, 2023

Members Present: David Upmalis, Chair; Carl Ruthardt, Vice-Chair; John Clement, Secretary; John Cole; Terry Johnston; Neil Sullivan; Tim Cashman

Others In Attendance: Resident Luke Sorensen of Sherman Road

Call To Order: Dr. Upmalis

Public Comment: None

Approval of Minutes:

MOTION by Mr. Cole to approve the minutes of the Planning Commission meeting held on December 12, 2023, and continued to January 3, 2023. Seconded by Mr. Johnston. Unanimous Vote to Approve.

Reorganization – Selection of Chair, Vice-Chair and Secretary

MOTION by Mr. Sullivan to elect David Upmalis as Chair. Seconded by Mr. Cole. Unanimous vote to approve.

MOTION by Mr. Sullivan to elect Carl Ruthardt as Vice-Chair. Seconded by Mr. Clement. Unanimous vote to approve.

MOTION by Mr. Ruthardt to elect John Clement as Secretary, with the understanding that the Township will provide someone to record the regular meeting minutes. Seconded by Mr. Johnston. Unanimous vote to approve.

New Business

1. Cryptocurrency. A discussion of standards for cryptocurrency operations, including noise limits, setbacks, minimum lot, abandonment clause, and restriction to the Planned Industrial District. Reducing the maximum noise allowed in the PI district was also discussed, as the noise produced by cryptocurrency mining operations can be excessive. Dr. Upmalis agreed to research the source of the draft language provided by the Township so that the Planning Commission could better understand the context, and the Commission agreed to research existing ordinances in other townships for future discussion. Mr. Ruthardt agreed to contact the Bucks County Planning Commission for further recommendations.
2. Lighting. A discussion of the lighting ordinance and recommended improvements. Several instances where the lighting ordinance is not currently being followed by some commercial properties in the Township were also discussed. It was noted that Chief Madden was

concerned about using lighting to maintain safety, especially in doorways where security cameras might be installed. It was further noted that some commercial operations had been notified of a violation but had not complied.

Mr. Sorenson said many residents in the vicinity of those properties had complained of lights being too bright, adding that there were numerous violations in terms of design, direction of lights, cutoff standards, etc. and it was agreed among the Commission that there were definitely existing situations where Township lighting standards were not being followed.

It was agreed that further discussion and research was required to improve the Ordinance, including the establishment of a Kelvin range, updating referenced materials (such as the Illuminating Engineers Society of North America handbook, which is no longer in use), standards for lighting the American flag during dark hours, and supplementing the technical section of the ordinance with more user-friendly guidance. In general, though, it was agreed that standards established in the current ordinance are well-planned and appropriate. The Commission agreed to continue discussion of amendments at the next meeting.

MOTION by Mr. Johnston to recommend to the Board of Supervisors that the Township take whatever steps are necessary to address residents' concerns by enforcing the Township's current lighting regulations, especially in those instances where there are existing violations. Seconded by Mr. Ruthardt. Unanimously approved.

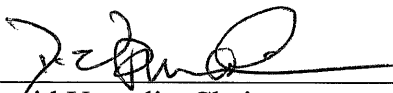
Discussion

None.

Adjournment

MOTION by Dr. Upmalis to adjourn. Seconded by Mr. Cole. Unanimous Vote to Approve.

TINICUM TOWNSHIP PLANNING COMMISSION



Dr. David Upmalis, Chair

John Clement, Secretary