

Tinicum Township Planning Commission Minutes
March 28, 2023

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

Others In Attendance: None

Call To Order: Dr. Upmalis

Public Comment: None

Approval of Minutes:

MOTION by Dr. Upmalis and seconded by Mr. Cole to approve the minutes of the Planning Commission meeting held on February 28, 2023. Unanimous Vote to Approve. Mr. Sullivan abstaining due to absence.

New Business

1. Notification Letter Template

Review of a draft letter to be sent to property owners who are required to be notified, as required in the Ordinance, when applications for subdivisions come before the Township. Mr. Clement worried that the letter might not be clear to some residents who are unfamiliar with the process and suggested the following:

Date:

Dear Property Owner,

Tinicum Township requires that residents be notified if their property is potentially affected by nearby development. You are receiving this letter because you own property that is either 1) adjacent to a property that has applied for approval of a **minor** subdivision, or 2) within 500 feet of a property that has applied for a **major** subdivision.

Application Details:

Property Owner/ Applicant

Address

Description of proposed project

The above application will be submitted to the Township for review by the Planning Commission, which will then make a recommendation to the Board of Supervisors as to whether it should be approved or denied.

If you are interested or have concerns regarding the application, please check the Planning Commission and Board of Supervisors agendas on the Township's website at www.tincumbucks.org. All meetings are open to the public.

Sincerely,

[Applicant Signature]

The letter was agreed upon and Mr. Clement said he would forward it to the Township for review.

2. Septic Ordinance Amendment

A review of Ordinance 246, which amends regulations for septic systems. Mr. Clement noted that since the approval of Ordinance 246 in November of 2019, it has been incorporated and codified with other regulations and included in the Commission's draft codification of the Township's Zoning Ordinance. It was agreed that the codified Ordinance should be approved by the Board of Supervisors before the Commission can reasonably and accurately suggest amendments, thereby avoiding future confusion, inefficiency and potential inaccuracy. It was further noted and agreed that once the codification is approved, review of the section on septic regulations is required to clarify that the repair of an existing septic system does not automatically trigger the requirement for identifying a reserve septic system location.

3. Entertainment Ordinance Draft

A review of the draft ordinance titled "AN ORDINANCE AMENDING THE PROVISIONS OF THE ZONING ORDINANCE OF TINCUM TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA TO REGULATE ENTERTAINMENT AND INDOOR RECREATION FACILITIES, AMUSEMENT ARCADES, EVENT CENTERS AND LAWFUL USES NOT OTHERWISE DEFINED"

Mr. Clement said that in its December 13, 2022, meeting the Planning Commission had moved to limit Use E9-Entertainment and Indoor Recreation Facility as a conditional use in Districts C, CC and LC only, and therefore it should not be added to Section 2 here, which covers conditional uses in the VC District.

For Section 3, Mr. Clement suggested adding "CC – Controlled Commercial" to be consistent with the other sections, and added that the PC had moved (in its

November 22, 2022 meeting) to allow Use E25-Event Center by right in Districts C, CC and LC. Use E25 should therefore be removed from Section 3, which covers conditional uses in the CC District, and new language created to add it as a use by right in CC.

For Section 4, Mr. Clement noted “See” should be “C” and that Use E25 should be added as a use by right.

For Section 5, Mr. Clement noted that Use E25 should be added as a new item #4 under uses permitted by right.

For Section 6, Mr. Clement suggested adding “PI – Planned Industrial” for consistency and added that Use E9 should be removed as a conditional use as it was agreed that Use E9 would be limited to C, CC and LC.

For Section 7, Mr. Clement said reference to Use E9 should be removed as it is not allowed in the PI District.

For Section 9, Mr. Clement noted “aa” in the 3rd paragraph should be “a”. He also noted that there was a line missing from the end of the section (as approved in the 12/13/22 PC meeting): “Entertainment Facilities shall be permitted only as a conditional use in C, CC, and LC districts, with a minimum of one (1) acre net buildable area.”

All of the proposed changes were agreed upon.

MOTION by Mr. Clement and seconded by Mr. Johnston to recommend that the agreed-upon corrections be made to the Draft Ordinance and presented to the Planning Commission for final review at their next regular meeting. Unanimous vote to approve.

2. Old Business

1. Cryptocurrency and Bitcoin Mining

A review of a draft ordinance regulating cryptocurrency. Mr. Clement agreed to incorporate points from various other ordinances regulating cryptocurrency mining operations to be reviewed at the next meeting of the Planning Commission.

2. Tretton Wedding Barn – Notice of Extension

Discussion

None

Adjournment

MOTION by Mr. Johnston to adjourn. Seconded by Mr. Sullivan. Unanimous Vote to Approve.

TINICUM TOWNSHIP PLANNING COMMISSION



Dr. David Upratis, Chair *Eric Richards* *Vice Chair*

John Clement, Secretary *John Clement*