

**Tinicum Township Planning Commission Minutes**  
April 25, 2023

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

Others In Attendance: None

Call To Order: Carl Ruthardt

Public Comment: None

Approval of Minutes:

**MOTION** by Mr. Ruthardt and seconded by Mr. Cole to approve the minutes of the Planning Commission meeting held on March 28, 2023. Unanimous Vote to Approve. Mr. Ruthardt and Mr. Cashman abstaining due to absence.

New Business

1. SALDO Amendment and non-conforming lots

A discussion regarding whether a subdivision that results in the creation of a non-conforming lot should be allowed in the Township. Mr. Ruthardt agreed to prepare a proposal to be discussed at the next meeting of the Planning Commission.

2. Warehouse Use

A discussion of the current standards regulating warehouse use in the Township. Mr. Clement noted that the current ordinance provides for G12-Mini Warehouse, defined as a building with a maximum 6,000 square feet containing varying sizes of individually controlled access compartments, but does not specifically address a single-use warehouse, such as an Amazon fulfillment center. Mr. Johnson agreed to draft a proposed Warehouse Use to be discussed at the next meeting.

Old Business

1. Cryptocurrency Mining

A review of a draft ordinance regulating cryptocurrency mining operations presented by Mr. Clement incorporating regulations from various ordinances throughout the country, with particular focus on communities where a cryptocurrency mining operation had a negative impact on neighboring residents. It was agreed that the commission would review the draft ordinance in detail and discuss at the next meeting.

2. Draft Entertainment Ordinance

Mr. Cole agreed to meet with the Township to clarify remaining questions regarding the draft ordinance.

3. Septic Ordinance Amendment

A discussion of the existing regulations regarding repairs of existing septic systems. It was agreed that the Ordinance should be amended to clarify that when a repair is made to an existing system, a permit from the Township is not required – the argument being that the requirement of a permit only serves as a disincentive for homeowners to have repairs performed in a safe and timely manner.

In light of new and/or improved technology, whether changes should be made to the priority list for both new and replacement systems was also discussed. For example, it was noted that some septic professionals consider a micro-drip system preferable to a mound system in terms of safety and environmental impact. It was agreed that further research was necessary.

4. Codification Status

Mr. Clement reported that the Township is in receipt of the most recent draft Zoning Ordinance codification incorporating recent ordinances (except for Ordinance 256 regulating deer fencing). Mr. Clement noted that Ordinance 256 contains a contradiction as to the allowed height for deer fencing. It was agreed that a review of Ordinance 256 be included in the agenda for the next meeting of the Planning Commission so that the error can be corrected.

Discussion. None

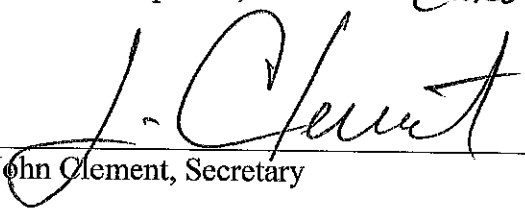
Adjournment

**MOTION** by Mr. Clement to adjourn. Seconded by Mr. Johnson. Unanimous Vote to Approve.

**TINICUM TOWNSHIP PLANNING COMMISSION**

  
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Dr. David Upmalis, Chair

 Carol Rothwell VC

  
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John Clement, Secretary