

Tinicum Township Planning Commission Minutes

June 27, 2023

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

Others In Attendance: Stephen Shlyen

Call To Order: Dr. Upmalis

Public Comment: Stephen Shlyen of Mt Airey Road asked about a fence installed adjoining his property that appears to violate Township requirements for fencing. He was advised to contact the Township Manager and/or the Zoning Officer.

Approval of Minutes:

MOTION by Mr. Ruthardt and seconded by Mr. Cole to approve the minutes of the Planning Commission meeting held on May 23, 2023. Unanimous Vote to Approve.

New Business:

Dr. Upmalis reported that Gertraud Humphries of Tinicum Township has been enlisted to record the minutes of the Planning Commission and will be attending the next meeting.

Old Business:

Regarding a proposed amendment to the Subdivision and Land Development Ordinance (SALDO) and the creation of non-conforming lots, as agreed upon in the last meeting of the Commission, Mr. Ruthardt reported that he had reached out to the Township and solicitor Steve Harris regarding options for a SALDO Amendment for Non-Conforming Lots but had not yet gotten a response.

1. Cryptocurrency and Bitcoin Mining

Mr. Clement agreed to send the draft ordinance agreed upon to the Township for review.

2. Draft Sewage Management Amendment

Mr. Ruthardt suggested removing Paragraph D.1.c. in Section I (“The inability of the applicant to acquire land or unsuitability of adjacent land which might be able to be acquired; and”) and it was agreed that such a requirement was overly restrictive.

MOTION by Mr. Ruthardt to remove Paragraph D.1.c. from Section I of the draft Sewage Management Amendment and renumber the remaining items accordingly. Seconded by Mr. Cole. Unanimous vote to approve.

Mr. Ruthardt suggested adding a new section E at the end of Section I as follows: “The repair or replacement of components, such as piping, septic tank, etc., in an existing sewage system shall require a permit from the Bucks County Board of Health. The repair or replacement of components shall not increase sewage flows of the existing system.”

MOTION by Mr. Clement to add a new section E to the end of Section I of the draft Sewage Management Amendment as follows: “E. The repair or replacement of components, such as piping, septic tank, etc., in an existing sewage system shall require a permit from the Bucks County Board of Health. The repair or replacement of components shall not increase sewage flows of the existing system.” Seconded by Mr. Cole. Unanimous vote to approve.

3. Warehouse Use

Regarding the creation of a new Warehouse Use, Mr. Johnston presented the following draft definitions::

Warehouse – A building or group of buildings primarily used for short term or long-term indoor storage, transfer and distribution of products and bulk materials, not including retail use and/or truck terminals. Items are brought in and distributed in bulk with little to no material repackaging, repurposing, or breakup. The term Warehouse shall encompass distribution facility, fulfillment center, logistics facility and similar uses.

Distribution Facility – warehouse or other specialized building that temporarily stores products to be redistributed to retailers, wholesalers or direct to consumer.

Fulfillment Center – a warehouse where goods are packed and dispatched to fulfill orders, typically those made online.

Logistics Facility – a facility dedicated to logistical operations for the temporary storage and/or distribution of goods, including material handling, packaging, freight forwarding, and cargo layover.

The Commission discussed which districts would be appropriate for warehouse use and whether a development plan proposing a warehouse use without a contracted tenant should be required to provide one parking spot for every 500 sq.ft. of warehouse space, not inclusive of loading docks. Mr. Johnston pointed out that originally the Warehouse Use had been determined to be appropriate in the PI District. Mr. Clement said that currently the Mini-Warehouse Use is permitted by right in the LC District and by conditional use in the PI District. Minimum lot, maximum square footage, parking etc. was also discussed.

It was agreed that the language would be reviewed and discussed in further detail at the next meeting.

4. Deer Fence Height clarification.

It was agreed that the issue would be revisited once the codification of the Township's Zoning Ordinance has been approved.

Discussion. None


Adjournment.

MOTION by Mr. Clement to adjourn. Seconded by Mr. Cole. Unanimous Vote to Approve.

TINICUM TOWNSHIP PLANNING COMMISSION

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Dr. David Upmalis, Chair

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John Clement, Secretary