

**Tinicum Township  
Planning Commission  
Meeting Agenda 9-26-23  
7:00 pm**

Call to Order

Public Comment

Approval of Meeting Minutes

New Business

1. Zoning Hearing Board Application ZHB 2023-5: Mark Calloway  
1247 River Road, UBE. TMP 44-009-004. Zoned Residential Conversion. 1.93 AC  
Applicant requests relief to construct a pole barn in setbacks and floodplain.
  - Planning Commission Review: 9/26/23
  - Board of Supervisors Decision to send Solicitor: 10/3/23
  - **Zoning Hearing Board Hearing: 10/26/23**
  
2. Conditional Use Application CU 2023-3: April Vergara  
27 Swamp Creek Road, Erwinna. TMP 44-006-095. Zoned Residential Agriculture. 1.46 AC.  
Applicant requests Conditional Use approval for a new drip micro-mound septic system, previously installed without Township permit, in the rear yard setback.
  - Planning Commission Review: 9/26/23
  - **Board of Supervisors Hearing: 10/3/23**
  
3. Zoning Hearing Board Application ZHB 2023-7: Scott Solazzo & Jessica Smith  
140 Mount Airy Road, Pipersville. TMP 44-022-060-006. Zoned Residential Agriculture 6.1 AC.  
Applicant requests relief to allow a 6-foot fence, previously installed without Township permit, in the front yard setback where a maximum height of 4-foot is permitted.
  - Planning Commission Review: 9/26/23
  - Board of Supervisors Decision to send Solicitor: 10/3/23
  - **Zoning Hearing Board Hearing: 10/25/23**

Old Business

1. SALDO amendment language – Suggested language attached
2. Review of Cryptocurrency Ordinance
3. Warehouse Use

Adjournment or Continuance

The next regular meeting is scheduled for October 24.