

**Tinicum Township
Planning Commission Meeting Agenda
June 26, 2018**

Present: John Cole, MJ Frumin, Carl Ruthardt, Neil Sullivan, Joy von Glueck, David Upmalis

Absent: Ted Leister

Approval of Minutes

1. Minutes of the May 22, 2018 Meeting: Motion by Sullivan, seconded by Frumin to approve the minutes as written.

New Business

1. Application: Minor Subdivision/Lot Line Adjustment
Location: 35 & 19 Permanent School Road-
Owner/Applicant: Neal & Heidi Feigles
Action Requested: Recommendation to Board of Supervisors

A representative of Showalter represented the Feagles, who were away on vacation, at the meeting. It was explained that the purpose was to accommodate a washroom near the swimming pool without intruding on setback limits.

Moved by Sullivan, seconded by Coles to recommend the supervisors approve the application, subject to a waiver of item number 4 in the township engineer's report and waiver of site capacity analysis. Additionally, the proposal requires approval by Mark Hanken. The motion passed unanimously.

2. Application: Conditional Use Application to Allow Medical Office Use (D1)
Location: 85 Sherman Road
Owner/Applicant: Upper Bucks Agricultural Collaborative/ Sullivan Building and Design Group
Action Requested: Recommendation to Board of Supervisors

Neil Sullivan recused himself and assisted in the presentation of this application, which is to allow a medical and health wellness office in part of the building and a workshop use in the other part of the building. It was noted that there was no toilet facility in the workshop and the applicant explained that they thought that they could use the toilet in the medical office. After some discussion, it was moved by von Glueck, seconded by Ruthardt to recommend that the supervisors approve the application, conditional on constructing a toilet in the workshop area to serve those staff. The motion passed unanimously.

3. Application: Variance to allow expansion of an existing nonconforming residence closer to Lodi Hill Road.
Location: 1265 River Road

Owner/Applicant: Kathleen & Mark Greaney/Michael Margulies
Action Requested: Recommendation to Board of Supervisors

The owners presented the plan to expand their home, adding a minimal amount of impervious surface. It was moved by Sullivan, Seconded by Ruthardt that the supervisors not oppose this action at the Zoning Hearing Board. The motion passed unanimously.

4. Ordinance Update: Noise Amendments

The commission reviewed the draft amendment to the noise ordinance to accommodate use of generators and snowblowers in emergency situations, regardless of noise levels. Moved by Sullivan, seconded by von Glueck that the supervisors approve the revisions, adding that *generators may run exercise cycles once per week between 10 AM and 5PM, weekdays only*. Also, the commission recommends that *special events require notification of neighbors within 500 feet and 2 tiers of adjoining properties, at the direction of the township*. It was suggested that the wording be revised to state that this exception is limited to not-for-profit/*non-commercial* events. Finally, it was also suggested that the supervisors may wish to review the fees associated with such permitting. The motion passed unanimously.

Old Business

5. Home Occupation- Zoning Ordinance Update

The commission discussed the Home Occupation revisions. After further consideration, a number of members were of the opinion that the township is attractive to property buyers and owners because of its residential nature and its beauty. Considering this, it was felt that allowing a third, more intrusive tier to the the zoning ordinance could threaten the nature of the township and should be limited to commercially zoned areas. It was moved by von Glueck, seconded by Frumin that the third tier be struck from the draft ordinance The motion passed with 3 in favor, 1 opposed and 1 abstention.

It was subsequently moved by Sullivan, seconded by Cole, that the draft ordinance, consisting of Tiers 1 and 2, be sent to the supervisors for consideration. The motion passed unanimously.

Discussion

Adjournment

Motion by Cole, seconded by Sullivan to adjourn the meeting at 9:10pm.

These minutes are respectfully submitted by David Upmalis, acting on in the absence of Ted Leister.

The next regular meeting of the Planning Commission is scheduled for July 25, 2018 at 7:30pm.