

The Peach Bottom **Planning Commission** met for their Organization Meeting on **January 15, 2015** at 7:00 p.m. in the Municipal Office Building. Members present David Arnold Jr. (Chairman), April Cooper (Vice Chair), S. David Stewart, William Tenney, and Wesley Carter.

- **Motion** made by Member Stewart to appoint David Arnold Jr as Chairman of the Planning Commission and it was 2nd by Member Tenney, vote 4/0.
- **Motion** made by Member Stewart to appoint April Cooper as Vice Chairman of the Planning Commission and it was 2nd by Member Tenney, vote 4/0.
- **Motion** for the Planning Commission meetings to be held on the third Thursday of the month starting at 7:00 p.m. in the Township Municipal Office Building was made by Member Tenney and 2nd by Member Carter, vote 4/0.
- **Motion** to accept the minutes as presented was made by Member Stewart and 2nd by Member Tenney, vote 4/0.

Member Cooper arrived

Zoning Ordinance

Section 202.9 – Limitations with Respect to Dwellings

- Member Arnold is tired of changing ordinances to benefit certain people.
- Zoning Officer Hunnings informed that all municipalities do things differently. You are the policy makers, and decide what direction you want the Township to go in. State law says an Agricultural tract is 10 acres, does the Township feel it is something that needs to be changed. There has been an increase in smaller concentrated vegetable farms.
- Member Cooper stated that she tried to make phone calls, to the State Agricultural Preservation Office; she talked to the County Agricultural Preserve Program Director and surrounding county agencies. She was looking for what kind of impact parceling off of farms created and was unable to get a firm answer on how it impacts productive agriculture. That type of development does add to the cost of services, but you would have a diversity of agriculture. We need to decide what we want the Township to look like in 5, 10, 20 years. We do have a lot of high production coming out of Peach Bottom Township. When you have these large farm tracts, you have more natural resources and habitat for wild life. She understands the questions and concerns that were raised with wanting to subdivide off a 10 acre parcel, but in the long run it would have a negative impact on future agricultural viability from a commercial standpoint. It is the municipalities' responsibility to do land use planning and she thinks we have a good framework. Does it hurt for us to define a farm as 10 acres, but not allow a subdivision of less than 50 acres?
- Zoning Officer Hunnings stated that what the state allows, we should allow and you can restrict a subdivision.
- Supervisor Gemmill noted that someone can subdivide off 5, 2 acre parcels and combine one each year to make the 10 acres.
- Member Stewart can see making farms 10 acres, but not allowing them to subdivide 10 acres, when you subdivide a piece of ground off, it is gone. Its more roads to maintain

and will eventually be a house with a big year; all that wasted ground. The 50 acres required for a subdivision, should not have to be all good crop land.

- **Motion** to table the discussion on Section 202.9 Limitations with Respect to Dwellings was made by Member Cooper and 2nd by Member Carter, vote 5/0.

Chairman Arnold left

Subdivision and Land Development

EXELON Generation Co., LLC – Land Development Plan- Commercial Building #1

Joe Kessler, council for Exelon Generation Company, LLC presented a land development plan for a commercial building to be located on Map BQ Parcel Y15. The members reviewed the York County Planning Commission and Township Engineers Comments.

- **Motion** to recommend to the Board of Supervisors waive the requirements of the Subdivision and Land Development Ordinance
 - Section 501 – Combine the Preliminary and Final Plan.
 - Section 601 – Scale of plan due to size of the project property.
 - Section 714 - Monuments & Markers because of the size of the project property.
 - Sewage Facilities Non Build Waiverwas made by Member Tenney and 2nd by Member Carter, vote 4/0.

- **Motion** to approve the Exelon Land Development Plan contingent on the following corrections and conditions
 - Building heights noted on the plan.
 - YCCD approved Erosion & Sediment Control Plan.
 - No deed restrictions noted on plan.
 - Corrected typographical and tax parcels errors.
 - Corrected flood plain boundary on plan.
 - Payment of all fees.was made by Member Cooper and 2nd by Member Tenney, vote 4/0.

EXELON Generation Co., LLC – Land Development Plan - Commercial Building #2

Joe Kessler, council for Exelon Generation Company, LLC presented a land development plan for a commercial building to be located on Map BQ Parcel 50. Exelon has applied for a zoning map change since the location for the commercial property is in the agricultural zone.

Member Stewart asked if anyone had heard of Frisbee Golf. Attendees and the members discussed the merits of the game. A resident asked if the Township could set up the course out at the Municipal Park. Member Carter will take this idea to the Recreation Commission.

- **Motion** to adjourn at 8:25 p.m. was made by Member Carter and 2nd by Member Stewart, vote 4/0.