

The Peach Bottom Township **Planning Commission** met on **February 19, 2015** at 7:00 p.m. in the Municipal Office Building. Members present David Arnold (Chairman), April Cooper (Vice Chairperson), David Stewart, Chip Diamond, Wesley Carter, and Bill Tenney.

- **Motion** to accept the minutes as presented was made by Member Tenney and 2nd by Member Carter, vote 5/0.

Member Cooper arrived

Subdivision and Land Development

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

Joe Kessler, council for Exelon Generation Company LLC introduced Mr. Chapman and Mr. Deller to present a land development plan for a commercial storage building to be located on Map BQ Parcel 50. The building will be located on an existing compacted stone surface. Exelon has applied for a zoning map change since the location for the commercial building is located on agriculturally zone land. The members reviewed the Township engineer's comments in reference to the presented land development plan.

- **Motion** to 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.

Additional Requirements:

- Sewage Facilities Non-Build Waiver.
 - Payment of Fees.
 - Signatures and seals of surveyors and engineers.
 - Notarized owner signature.
 - Approved Erosion & Sedimentation Control Plan by York County Conservation District.
 - Correct all typographical errors.
 - Adoption of an ordinance by the Board of Supervisors changing the zoning on the proposed land development parcel from Agricultural to Industrial.
- was made by Member Cooper and 2nd by Member Tenney, vote 5/0, Member Diamond abstained.

Zoning Ordinances

Section 202.9- Limitations with Respect to Dwellings

The members reviewed an Adams County, Court of Common Pleas case, Estate of Wolf v. Hamilton Township.

- Member Cooper studied the court case and does not think it applies, because they specify the subdivision of agricultural lots as residential lots and use that terminology not used by Peach Bottom Township. The court ruled and a decision was based on the wording residential. This does not apply to what we are discussing of subdividing a farm into smaller than 50 acre lots.

- Member Arnold commented on Harford County, how a developer can break a farm into 10 acre lots if that is what the purchaser wants to pay for.
- Member Tenney stated that he does not want to have 10 acre lots with McMansions and all that land wasted on a lawn.
- Member Cooper inserted that the more you parcel out the farms the more you lose the integrity of viable agricultural productivity. This goes along with the comprehensive plan we developed with very protective agriculture ordinances. Eventually those tracts will be horse farms or big lawns, wasted agricultural land and can create conflict with agricultural production activity. It conflicts with the purpose of the agricultural zone and maintaining a strong commercial agricultural production base.

The members discussed many parts of the Zoning Ordinance that needs to be reviewed and adjusted.

- Definition of a farm and cropland.
 - Limiting Subdivision.
 - Agricultural Zone principal and accessory uses.
 - Group Home and Domiciliary Care Unit.
 - Lot area and lot width, 50 acres is a farm.
 - Non conforming farm.
 - Combining of lots to create the 10 acre parcel.
 - Keeping good farm land from being nibbled away.
 - Can the Township put in a stipulation that a piece of land has to stay in agricultural production?
 - One private drive per subdivision.
- Member Tenney inserted that our ordinances are not written in a clear and defined way so that we can move forward to make a good decisions. Where do we look for guidance?
 - **Motion** to recommend the Board of Supervisors have the Zoning Ordinances cleaned-up and more user friendly was made by Member Diamond, Motion died for lack of second.
 - **Motion** not to make a change to Zoning Ordinance Section 202.9 Limitations with Respect to Dwellings, and Subdivisions at this time was made by Member Cooper and 2nd by Member Tenney, vote 6/0.

The Manager will contact Attorney Sharnetzka and Zoning Officer Hunnings and request their opinion on how to proceed with Zoning Ordinance changes. Any recommendations from other municipalities, prior experiences, do's and don'ts of the entire process, any specific ordinances that should be addressed first, special concerns from a legal standpoint that should be addressed before the Planning Commission begins.

- **Motion** to adjourn at 8:30 p.m. was made by Member Carter and 2nd by Member Tenney, vote 6/0.