

The Peach Bottom Township **Planning Commission** met on **March 17, 2016** at 7:00 p.m. in the Municipal Building. Members present David Arnold (Chair), Benjamin Hushon (Vice Chair) S. David Stewart, William Tenney, Wesley Carter,

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

Subdivisions & Land Development Plans

Royal Farms – Land Development Plan Approval - Casey Deller, Engineer for C.S. Davidson. York County Conservation District is currently reviewing their application for a general NPDES Permit. PennDOT is requiring Royal Farms relocate an inlet box, but the Highway Occupancy Permit requires the Township be the applicant. An agreement will put the maintenance of the inlet box on Royal Farms and be included in the bonding amount.

- **Motion** to recommend the Board of Supervisors approve the Penndot HOP, Township as the applicant was made by Member Hushon and 2nd by Member Carter, vote 5/0.

The members reviewed comments from the Township Engineer and Zoning Officer, Keith Hunnings, South Penn Code Consultants. The commission determined that sidewalks would not be a benefit for this location.

- **Motion** to recommend the Board of Supervisors approve the Land Development Plan contingent of the following conditions
 1. Payment of all Fees.
 2. Resolve the Impact Fees requirement.
 3. Approved NPDES.
 4. An approved surety bond.
 5. A note shall be added to the plan indicating that C.S. Davidson, Inc. will perform inspections of the installation of the sanitary sewer facilities, including but not limited to, the gravity lines, pump station, force main and dog house manhole connection.
 6. An approved PennDOT Highway Occupancy Permit (HOP) for both driveways.
 7. A lighting plan including signage reviewed and approved by Township Engineer.
 8. Inspected Well & Septic abandonment.was made by Member Hushon and 2nd by Member Carter, vote 5/0.

Mattlin – 155 Wiley Road, Map BQ Parcel 14D

William Mattlin, representing the owners, Thomas B. Sr. and Lois Mattlin, is requesting a recommendation from the Commission to the Zoning Hearing Board to recreate the lay down area on Wiley Road which was used during initial construction of the Calpine York Energy Center in 2009. Dale Mertz representing CB&I, the contractor and Dave Harper representing Calpine, informed the members of the need for an additional over flow parking area. This would eliminate some of the traffic congestion problems on Atom Road which is currently used to enter the existing parking area on Pikes Peak Road. The area will consist of 5 acres and allow for 400 construction/craft workers personal vehicles, working days and nights for approximately 2 years. The vehicles will enter the site via Flintville Road and be shuttled up Wiley Road into the Pikes Peak job site.

The members discussed the safety of the Flintville and Wiley Rd intersection and damage to Wiley Road from the excessive vehicle traffic. The members recommended protection for the Township from damage to Wiley Road in the same language as the original Pikes Peak Road agreement with Conectiv.

- **Motion** to recommend the Zoning Hearing Board approve the application with a condition that any damage to Wiley Road be the applicants responsibility was made by Member Stewart and 2nd by Member Hushon, vote 5/0.

Matthews – Delta-Cardiff Volunteer Fire Co. –

This plan takes 4 +/- acres from Map AP Parcel 7, owned by Delta-Cardiff Volunteer Fire Company and attaches it to Map AP Parcel 15A, owned by William & Barbara Matthews and by agreement to be sold to Peach Bottom Township. The Planning Commission approved and signed the plans on September 18, 2014. In order to record the plans they need to reaffirm the approval and re-execute the plan.

- **Motion** to reaffirm the approval and re-execute the plan was made by Member Carter and 2nd by Member Stewart, vote 5/0.

Zoning Ordinance

SECTION 390 - Performance Standards-

Supervisor Wiley reported to the members. The Township ordinance addressing these standards is right out of a text book. The Township has a sound meter, which is outdated and needs to be recalibrated. She would like to see background readings, pre and post construction noise. We get complaints about the constant low hum from Calpine; this is a quality of life issue.

The manager will research other Municipal Performance Standards and provide the information to the members.

Reports

Building Permits

The Manager provided an update on the Delta Ridge Development. The development started in 2006 with 138 lots. 104 have been built and sold, 3 have been built, but not sold, 5 permits have been issued, for a total of 112.

- **Motion** to adjourn at 8:18 p.m. was made by Member Carter and 2nd by Member Stewart vote 5/0.