

The Peach Bottom Township **Planning Commission** met on **May 19, 2016** at 7:00 p.m. in the Municipal Building. Members present David Arnold (Chair), F. Diamond, William Tenney, and S. David Stewart,

- **Motion** to accept the minutes as presented was made by Member Tenney and 2nd by Member Diamond, vote 4/0.

Zoning Ordinance

Section 390 Performance Standards

The Commission reviewed samples from other municipalities, discussed Calpine, OSHA and EPA regulations.

Member Diamond recited figures from OSHA regulations and will provide a report at the next meeting.

Subdivision and Land Development

Benjamin Stoltzfus Sr. owner of 680 Line Road, Map AP Parcels 1, 1M, 1P, 1Q & 1R, would like the Township to consider allowing at least 1, 10 acre parcel subdivision per farm. Clean and Green requirements allow one thing, but the Township does not indorse that.

SECTION 202.8 SUBDIVISION

1. Lots shall not be separated from the original tract or parcel unless it is determined that:

*c. The land being separated is being transferred to an adjacent parcel that will not, after the inclusion, be larger than one (1) acre if it contains any prime agricultural land as defined in Section 501 and will **not be larger than three (3) acres** if it does not contain any prime agricultural lands.*

Benjamin Stoltzfus Jr. stated that the Township does not want to see another Harford County, but produce farmers are no looking at 50 acres, they need 10 acres, they can't make it on 2 acre parcels.

Member Stewart informed that the Supervisors would have to change the ordinance to allow 10 acre parcels.

Member Diamond inserted that this was discussed in the past and the Members agreed not to change the ordinance to allow 10 acre lots which would eat up good farm land.

Benjamin Stoltzfus Sr. explained the process he has already gone through to create a 6 acre parcel and his concern of violating the clean & green regulations and paying roll back taxes. His plan was to either sell the lots or sell the farm.

He has the option to approach the Board of Supervisors and request a change in the Zoning Ordinance.

Samuel Stoltzfoos, is looking to purchase Map AP Parcels 17A, 20E and 21 containing 80 +/- acres of residential land along Broad Street Extended and the Delta Borough line. He would like to have a 40 cow dairy operation.

This land has been zoned residential since the beginning of zoning and currently in the Zoning Ordinance; Farm is not a Principal Use in that zone. In August of 2012 a large amendment to the Zoning Ordinance removed farm from principal use in the residential zone, but allowed for a farm which is located in a district where "farm" is not a permitted use may be continued in farming use and may be expanded for such use without limitation.

Member Tenney stated that we have been trying to get in line with state regulations and he thought that what the commission did was in line with state law.

Rezoning is not an option because it is surrounded by residential zone, which would be considered spot zoning.

- **Motion** to direct the Township solicitor to research if the zoning ordinance would allow a farm in the residential zone and if the ordinance complies with state law was made by Member Diamond, and 2nd by Member Tenney, vote 4/0.
- **Motion** to adjourn at 8:15 p.m. was made by Member Diamond and 2nd by Member Tenney, vote 4/0.