

The Peach Bottom Township **Planning Commission** met on **June 18, 2015** at 7:00 p.m. in the Municipal Office Building. Members present April Cooper (Vice Chair), Benjamin Hushon, Frank Diamond, William Tenney, and S. David Stewart,

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

#### Subdivision and Land Development

Snodgrass – 585 Pikes Peak Road, Map BP Parcel 73

Subdivision plans from 1981 and 1996 were reviewed by the Commission to determine if any building rights are available. The original parcel in 1976 consisted of 10.4 acres. The farm house and an additional dwelling were built on the parcel and eventually the additional dwelling was subdivided off the parcel. The 1996 subdivision notes “No. of Dwelling Rights Remaining – 0”. It was determined by the Commission that no dwelling rights are remaining. Mr. Snodgrass was informed of his options for a hardship permit.

#### Ordinances

An Ordinance prohibiting **general nuisances** and vegetative growth and prescribing penalties for violations was presented to the members for review. This ordinance would allow the Township to remedy the violation and bill the property owner. If the bill is not paid a lien can be put on the property. If the property goes to sheriff or tax sale, the lien would be first paid. An Ordinance providing for the Payment of Extraordinary Expenses and Services by or on Behalf of the Township of Peach Bottom enacted October 7, 2013 was reviewed for repetition.

Many ideas, questions and concerns were discussed. The members will readdress this ordinance next month when they have reviewed all the information.

Supervisor Wiley asked the Commission Members if they would be willing to revisit the **sound ordinance**, SECTION 390 - Performance Standards. She hears a lot of complaints on the noise coming from Calpine. Is there some better way, going forward, we can make a difference. Someone who built a house there many years ago was not expecting to have that sound, so if the next industrial piece comes in, each is only responsible for its own noise, not an accumulation of noise.

Member Diamond stated that in the future the Township can lower the numbers in Section 390 – Performance Standards.

Member Cooper informed that even though the land next to Calpine is zoned agriculture, the sound ordinance does not pertain to any specific zone.

- **Motion** to adjourn at 8:13 p.m. was made by Member Tenney and 2<sup>nd</sup> by Member Stewart, vote 5/0.