

The Peach Bottom Township Planning Commission met on January 21, 2016 at 7:00 p.m. in the Municipal Building. Members present S. David Stewart, Frank Diamond, William Tenney, Benjamin Hushon, Wesley Carter, and David Arnold Jr.

The Secretary asked for nominations for Chairman of the Planning Commission.

- **Motion** to appoint David Arnold Jr as Chairman for the Planning Commission was made by Member Stewart and 2nd by Member Tenney, vote, 6/0.

Chairman Arnold asked for nominations for Vice Chairman of the Planning Commission.

- **Motion** to appoint Benjamin Hushon as Vice Chairman of the Planning Commission was made by Member Stewart and 2nd by Member Diamond, vote 5/0. Member Hushon abstained.
- **Motion** to accept the minutes as presented was made Member Diamond and 2nd by Member Hushon, vote 6/0.
- **Motion** for all Planning Commission Meetings to be held on the 3rd Thursday at 7:00 p.m. in the Municipal Office Building was made by Member Stewart and 2nd by Member Carter, vote/ 6/0.

Subdivision and Land Development Plans

Royal Farms – Map 7 Parcels 1B, 1E, & 1F & a sliver of land from Parcel 1D

Casey Deller, an engineer with C.S. Davidson, presented the Royal Farms Land Development Plan consisting of 3 +/- acres. Waste Water Treatment will be provided by connecting to the Peach Bottom Inn septic treatment plant. The plan provided existing conditions and final conditions which include 6 gas pumps, 71 parking spaces, storm water facilities and signage.

Member Stewart expressed his concern with a straight through drive; this will become a short cut from Route 74 and Broad Street Extended to avoid the round-about.

Member Tenney suggested speed bumps and was informed that they do not want to start out with that, but may consider if there is too much cut through traffic.

Member Carter questioned PennDOT not requiring turn lanes on Route 74. He was informed that the requirements are determined using speed and sight distance.

The Commission reviewed the York County Planning Commission comments.

The applicant asked for a waiver of the Zoning Ordinance Section 320.3 – Curbing- Except along access drives, a concrete curb (8) inches in height must be placed along all street right-of-way lines.

Location of the pumps was questioned and the applicant informed that the pumps are located as far back as PennDOT requirements, setbacks and traffic movability will allow. Jack Whisted, Senior Corporate Engineer, for Royal Farms informed that Royal Farms installs a state of the art fuel distribution system above and below ground which is updated every five years. If a pump is hit by a car, it will not explode.

Member Tenney stated that sidewalks are for the people and should be considered.

Member Carter also commented that the Township needs to plan for growth and make it safe for people to walk to local businesses.

Members Hushon also envisions some type of walkway for any future development.

Royal Farms understands pedestrian traffic, this is a state highway, however if you need a pedestrian walkway Royal Farms has no problem putting them in.

- **Motion** to recommend the Supervisors waive the curbing requirement of the Zoning Ordinance Section 320.3 was made by Member Carter and 2nd by Member Diamond, vote 6/0.

- **Motion** to recommend the Supervisors waive the magnetic north requirement of Section 601.n in the Subdivision and Land Development Ordinance was made by Member Diamond and 2nd by Member Arnold, vote 6/0.

The Commission reviewed the Township Engineer comments.

Royal Farms explained the fill areas, rain garden infiltration, storm water structures, and vehicle movement. Technical corrections will be made to the plan per the comments. They plan to return with clean letters from all permitting entities.

Commission Business

Member Cooper submitted her resignation for review.

- **Motion** to reject the submitted resignation was made by Member Diamond and 2nd by Member Arnold, vote 6/0.

Zoning Ordinances

Nuisance Ordinance

During the summer months a few properties become a problem from the lack of mowing. The Township has specific ordinance sections for outdoor storage, but not for mowing. The Distressed Residential Lot Weed Control Ordinance regulates those properties which have been advertised for sale by the Sheriff of York County but which has not yet been sold or has been purchased at Sheriff's sale by a financial institution or an investment purchaser.

Unfortunately banks are getting around this by keeping the defunct owners name on the property.

Sammy McConnell thinks this is discriminatory, who do you protect?

Member Tenney stated that we don't want to tell people how to live, but if companies buy these properties to make money and do not care what the properties look like, we would have legal recourse.

Member Stewart noted that people are moving toward all natural landscaping, the higher the weeds the more environmentally friendly it is.

- **Motion** to table this proposed ordinance amendment indefinitely was made by Member Hushon and 2nd by Member Arnold, vote 6/0.

Section 390 - Performance Standards

The members discussed the Conectiv/Calpine sound easements, future commercial/industrial development, light pollution, and expert help.

Supervisor Wiley stated that she walked around the Calpine plant with the sound meter and they were in compliance with the ordinance.

Sammy McConnell recommended a procedure for determining noise disturbance. What is acceptable and what is not acceptable. Some sound can be funneled into a location.

Supervisor Wiley questioned the ability to measure sound pre construction and post construction. She will research the feasibility.

Member Diamond asked if the Supervisors should hire an expert to determine what levels to use.

- **Motion** to recommend the Supervisor research the lighting and noise performance standards was made by Member Stewart and 2nd by Member Carter, vote 6/0.

- **Motion** to adjourn at 9:05 p.m. was made by Member Carter and 2nd by Member Stewart, vote 6/0.