

The Peach Bottom Township **Planning Commission** met on **October 20, 2016** at 7:00 p.m. in the Municipal Office Building. Members present David Arnold Jr (Chair), Benjamin Hushon (Vice Chair), Wesley Carter, Frank Diamond and William Tenney.

- **Motion** to accept the minutes from the May Planning Commission Meeting was made by Member Diamond and 2<sup>nd</sup> by Member Hushon, vote 5/0.

### Subdivision and Land Development Plan

Eric Gemmill – Land Development Plan, Swine Expansion Project.

Map CO Parcel 30, consisting of 119 acres.

Austin Steffy from Red Barn Consulting presented the Land Development Plan.

The project would add another 81' x 258' swine barn to hold 2,450 hogs. Per their approved NPDES permit, the existing storm water basin will be expanded to meet current regulations. The Nutrient Management Plan, approved and directed by the Pennsylvania Department of Environmental Protection, dictates the time of year, amount to be spread and setbacks. Currently they spread 2 times a year, but with the proposed deeper pit, they will only be spreading 1 time a year.

The York County Planning Commission Comments were reviewed.

#### Zoning Ordinance

1. The NPDES Plan has been approved.
2. The manure storage facilities are shown on the plan.

#### Subdivision and Land Development Ordinance

3. Required to be shown or provided with the plan.
  - a. Boundary Lines/ Survey – **Waiver** Requested.
  - b. Location of permanent monuments – **Waiver** Requested.
  - c. Statement of ownership – Added to Plan.
  - d. Signature Block – corrected on Plan.
  - e. Parcel History – N/A not a subdivision.
  - f. Approved NPDES – Approved.
  - g. Approved Planning Module – N/A no sewage system added.
  - h. Stormwater management plan approved by Township Engineer – **Waiver** Requested.
  - i. Building/Structure design approved by Township Engineer – **Waiver** Requested.
4. Clear sight triangle – added to plan.

The members discussed

- Required reviews by the Township Engineer.
- Amendments in the Zoning Ordinance, but lack of amendments to the Subdivision and Land Development Ordinance.
- As built for all parts of the project.
- Public safety.
- Prior waivers and justification for the waivers.
- A 3<sup>rd</sup> set of (engineer) eyes, away from the applicant, reviewing the plans.
- A better relationship with the community.

- **Motion** to recommend the Board of Supervisors approve the requested waivers for a (boundary lines) & b (permanent monuments) was made by Member Diamond and 2<sup>nd</sup> by Member Carter, vote 5/0.
- **Motion** to recommend the Board of Supervisors not grant the requested waivers to h (storm water management) & i (building/structure design), instead require, under the Zoning Ordinance Section 336.b(2) “the Township engineer may review the plans at the expense of the Township” plans be reviewed pre and post construction (as built) was made by Member Diamond  
*Member Diamond withdrew the motion*
- **Motion** to recommend the Board of Supervisors approve the requested waiver to h (storm water management), sighting duplication was made by Member Hushon 2<sup>nd</sup> by Member Arnold, 3/1, nay, Member Diamond, abstain Member Tenney.
- **Motion** to recommend the Board of Supervisors not approve the requested waiver to i (building/structure design), instead require, under the Zoning Ordinance Section 336.b (2) “the Township engineer may review the plans at the expense of the Township” was made by Member Diamond and 2<sup>nd</sup> by Member Tenney, vote 2/3, *Motion does not pass.*
- **Motion** to recommend the Board of Supervisors approve the requested waiver to i (Building/Structure design), reason that it contradicts the Zoning Ordinance was made by Member Carter and 2<sup>nd</sup> by Member Hushon, vote, 4/1 nay Member Diamond.
- **Motion** to approve and send the Land Development Plan to the Board of Supervisors for final approval was made by Member Hushon and 2<sup>nd</sup> by Member Diamond vote 5/0.
- **Motion** to recommend the Board of Supervisors correct the discrepancy between the Zoning Ordinance and Subdivision & Land Development Ordinance concerning required engineering review(s) was made by Member Diamond and 2<sup>nd</sup> by Member Carter, vote 5/0.

### Zoning Ordinance

#### Section 390 - Performance Standards

Member Diamond provided recommended noise levels per the Environmental Protection Agency. These levels are lower than the current sound levels in the Zoning Ordinance. He recommended the Ordinance be amended to reflect EPA standards, not OSHA standards.

Sammy McConnell recommended that it also relate to zone, reasonable uses for the property, reasonable enjoyment.

- **Motion** to review the provided information and bring discussion questions to the next Planning Commission Meeting was made by Member Carter and 2<sup>nd</sup> by Member Arnold, vote 5/0.
- **Motion** to adjourn at 8:41 p.m. was made by Member Carter and 2<sup>nd</sup> by Member Arnold, vote 5/0.