

The Peach Bottom Township **Planning Commission** met for their organizational meeting on **January 19, 2017** at 7:00 p.m. in the Municipal Office Building. Members present Wesley Carter, Frank Diamond, Benjamin Hushon, William Tenney and David Stewart.

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

- **Motion** to appoint Member Frank (Chip) Diamond as Chairman was made by Member Diamond and 2nd by Member Hushon, vote 5/0.
- **Motion** to appoint Member Wesley Carter as Vice Chairman was made by Member Stewart and 2nd by Member Tenney, vote 5/0.
- **Motion** to hold the Peach Bottom Township Planning Commission meetings on the third Thursday of each month in the Municipal office building starting at 7:00 p.m. was made by member Carter and 2nd by Member Stewart, vote 5/0.
- **Motion** to accept the October 2016 minutes as presented was made by Member Hushon and 2nd by Member Tenney, vote 5/0.

New Business

- **Motion** to accept the resignation of Member April Cooper was made by Member Carter and 2nd by Member Tenney, vote 5/0

Member Tenney recommended placing a notice in the star paper for the position of Planning Commission Member.

- **Motion** that a notice be placed in the Delta Star asking for any interested applicants provide their name to the Manager and attend the next Planning Commission Meeting was made by Member Tenney and 2nd by Member Carter, vote 5/0.

Zoning Hearing Board Application 2017-1

Benjamin Walther is requesting a variance to construct a dwelling within the 35 foot setback from the right-of-way of Honeymoon Ln. on property known as Map 3 Parcel 231.

- **Motion** to recommend the Zoning Hearing Board grant the requested 18 foot variance for construction of a dwelling on Map 3 Parcel 23, Honeymoon Lane was made by Member Stewart and 2nd by Member Hushon, vote 5/0.

Zoning Ordinance

Section 390 Performance Standards

Member Diamond presented a proposal amendment the ordinance using EPA sound levels.

- **Motion** to recommend the Board of Supervisors instruct the Township Attorney to review the proposed amendment for legal compliance and to move forward with adoption of the amendment was made by Member Tenney and 2nd by Member Stewart,

After much discussion the **Motion died** for lack of vote.

- **Motion** to have the Zoning Officer review the proposed amendment for enforceability and level duration that can be measured with clearer guidelines and supply a report for next month's meeting was made by Member Carter and 2nd by Member Hushon, vote 5/0.

Subdivision and Land Development Ordinance

Section 602 Required Accompanying Information

The York County Planning Commission comments, on the proposed amendment were reviewed by the members.

The amendment eliminates the requirement of "any buildings or structures proposed for the purpose of receiving, storing, or holding manure require a certification from the Township Engineer.

- **Motion** to recommend the Board of Supervisors advertise and adopt the proposed amendment was made by Member Stewart and 2nd by Member Hushon, vote 5/0.

The Commission discussed the Delta Ridge Development concerning the amount of lots remaining and road adoption by the Township.

Supervisor Gemmill suggested the Planning Commission review the Township Ordinances for legal compliance. He would like the ordinances to be clearer and easier to understand. Member Carter noted that this is easier said than done.

- **Motion** to recommend the Board of Supervisors direct the Township Attorney to review the Zoning and Subdivision & Land Development Ordinances and provide his recommendations to the Commission was made by Member Stewart and 2nd by Member Tenney, vote 5/0.

Supervisor Gemmill would like to see more dedication from the Planning Commission members concerning attendance, especially if we get into reviewing the ordinances.

Member Tenney would like more notification if a meeting is to be held.

- **Motion** to adjourn at 8:14 p.m. was made by Member Carter and 2nd by Member Stewart, vote 5/0.