

The Peach Bottom Township **Planning Commission** met on **November 16, 2017** at 7:00 p.m. in the Municipal Office Building. Members present Frank Diamond (Chair), David Thompson, Todd Steiner, David Arnold,

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

New Business

Zoning Hearing Board Application 2017-02 - A Special Exception request to operate a Light Manufacturing Facility in an existing commercial building located at 645 Broad Street Extended, also known as Map BP Parcel 30A.

Attorney Edward Browne from the law firm of Nikolaus & Hohenadel representing the purchasers Abner & Rebecca King addressed the members.

The applicants have outgrown their current facility, Pequea Valley Farms Yogurt in Lancaster County and are requesting approval to expand to this existing 10,244 square foot location. They are looking to operate 6 days a week from 6:00 a.m. to 8:00 p.m. with 4 full time employees. The long term plan is to expand the business to include retail sales. The applicant currently has all Federal, State and Agriculture Department approvals with a Grade A designation.

An interior plan was presented showing current and future plans of the business. The current sewage system is not sufficient for this operation; the applicant will install 2 underground storage holding tanks, one for the whey & water and the other for cleaning and waste water. Diesel generators to operate the facility will be installed in sound deafening containers (sheds).

Tractor trailer traffic delivering milk, flavoring and containers along with shipping the finished product is estimated to be 10 to 20 trucks a day.

The members reviewed the required performance standards for approval of a special exception light manufacturing facility. The boundary of the Commercial Zone was studied and the following concerns and comments were noted.

- Amount of truck traffic.
- Noise from the generator(s).
- Amount of potable water usage.
- Waste water, holding tanks and their possible location.
- Future needs in relationship to water supply and sewage disposal.

- **Motion** to recommend approval of a Special Exception request to operate a Light Manufacturing Facility in an existing commercial building located at 645 Broad Street Extended, also known as Map BP Parcel 30A with the following conditions, proof of compliance with the current Township noise ordinance and no road blockage or undue traffic disturbances, was made by Member Arnold & 2nd by Member Steiner, vote 4/0.

Chairman Diamond asked the members if they wanted to review the proposed Storm Water Management Ordinance drafted in 2012 & 2013. After some discussion it was decided to table the proposed ordinance until further notice.

- **Motion** to adjourn at 8:15 p.m. was made by Member Arnold and 2nd by Member Steiner, 4/0.