

The Peach Bottom Township **Planning Commission** met on **January 18, 2018** at 7:00 p.m. in the Municipal Office Building. Members present Frank Diamond, David Thompson, David Stewart, Todd Steiner, David Arnold, Wesley Carter and Benjamin Hushon.

The secretary asked for nominations for Chairman of the Planning Commission. Member Thompson nominated Member Diamond, which was 2nd by Member Arnold, vote 5/0.

Chairman Diamond asked for a nomination for Vice Chairman of the Planning Commission. Member Thompson nominated Member Arnold and was 2nd by Member Stewart, vote 4/1 Arnold.

Member Carter arrived

- **Motion** to accept the November 2017 minutes as presented was made by Member Thompson and 2nd by Member Steiner, vote 6/0.

New Business

Zoning Hearing Board Application 2018-01 by The Six M Company, Inc. to continue a Special Exception Temporary Permit granted in 2015 for a temporary construction and parking zone during construction of York Energy Center 2, which is located on Pikes Peak Road, known as Map AP Parcel 47Z.

- **Motion** to recommendation the Zoning Hearing Board approves the request for 2- 1 year extensions, was made by Member Arnold and 2nd by Member Thompson, vote 6/0.

Subdivision and Land Development

Simon - 849 Lay Rd, Map BQ Parcel 35 –

The hydrogeological study and septic testing have been completed. Pennsylvania Department of Environmental Protection Sewage Planning Module Approval is now needed. The commission reviewed the plan.

- **Motion** to approve the Sewage Planning Module was made by Member Thompson and 2nd by Member Arnold, vote 6/0.

Member Huhson Arrived

Yoder – 56 Spring Hill, Map CQ Parcel 26

Mr. Yoder would like to put another dwelling on his farm. After much discussion and review of the ordinance the attorney interpreted “.No more than three (3) dwellings within a **subdivision** may have their access provided by any private road”. Currently only 2 dwellings serviced by the private road, have been subdivided. The soils map was also reviewed for possible location of the parcel.

Sacilotto/Mccollum – 596 Cook Rd, Map AO Parcel 2B – Proposed add on lot Subdivision. The following ordinance section was reviewed.

Section 202.8 Subdivision

1. Lots shall not be separated from the original tract or parcel unless it is determined that:
 - b. The area being separated includes a group of existing buildings which have been determined to have no functional utility in connection with the agricultural use of the original tract, and it is necessary to include all of the land shown on the plan in order to include such existing buildings. The owner of land asking approval of a lot larger than that permitted by Section 202.9(c) of this ordinance shall enter into an agreement with the township committing the owner of such lot to restore and maintain the structural integrity of the buildings which necessitate such oversized lot; or
 - c. The land being separated is being transferred to an adjacent parcel that will not, after the inclusion, be larger than one (1) acre if it contains any prime agricultural land as defined in Section 501 and will not be larger than three (3) acres if it does not contain any prime agricultural lands.

The secretary was directed to forward (b), which was changed in 2008 to help Mr. McCollum, to the surveyor for review. The soils map was reviewed for prime agricultural and low quality land.

- **Motion** to adjourn at 8:05 p.m. was made by Member Arnold and 2nd by Member Carter, vote 7/0.