

The Peach Bottom Township **Planning Commission** met on **February 15, 2018** at 7:00 p.m. in the Municipal Office Building. Members present Frank Diamond (Chair), David Arnold (Vice Chair), David Thompson, and Benjamin Hushon.

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

Public Comment

Sammy McConnell, owner of 815 Pikes Peak Road, requested the Township review deficiencies in Pike Peak Road from the freezing and thawing of this winter season.

New Business

- **Motion** to hold 2018 Planning Commission Meetings, when needed, on the 3rd Thursday of the month. The meeting will start at 7:00 p.m. in the Municipal Office Building was made by Member Hushon and 2nd by Member Arnold, vote 4/0.

Joseph Hallameyer owner of 166 Bair Road, Map 4 Parcel 322 requested the members review his proposed Home Occupation, Special Exception Gun Shop, buying and reselling of fire arms. He has adequate parking for the possible 10 people a month visiting his property. The business will be conducted by him and his wife only. No test firing will be conducted on the property.

- **Motion** to recommend the Zoning Hearing Board approve this Special Exception Use Gun Shop was made by Member Thompson and 2nd by Member Arnold, vote 4/0.

Subdivision and Land Development Plans

Simon – 849 Lay Road, Map BQ Parcel 35

York County Planning Commission comments were reviewed.

- **Motion** to sign the plans contingent on notarized signatures and DEP Planning Module approval was made by Member Thompson and 2nd by Member Arnold vote 4/0.

Subdivision and Land Development Ordinance

Samuel Yoder, owner of a 170 acre farm on Spring Hill Lane, requested the members think about amending the ordinance 50 acres of crop land. He has plenty of prime agricultural land according to the soils map, but may not have enough of that land as cropland under the definition.

Section 202.8(d) - The parcel is proposed to be divided into or among two (2) or more farms, each of which will after transfer contain at least fifty (50) acres of crop land.

CROPLAND – Land planted in cultivated agriculture plants such as grain, vegetables fruit, nursery plants, grass or legumes if utilized for hay or haylage as opposed to pasture or Christmas trees.

The members discussed what cropland in today's agricultural world is. It was decided to conduct a site visit on Saturday, February 24th at 10:00 a.m. and report at the next Planning Commission meeting.

Edwin Grimmel, owner of neighboring land to Mr. Yoder, expressed his concern with 3 dwellings on a private road. He does not want Mr. Yoder's subdivision to keep him from developing his land using the same private road. Also would he be required to update the road for development?

SECTION 703.2(a) GENERAL DESIGN STANDARDS FOR SITES

- a) No more than three (3) dwellings within a subdivision (For purposes of this paragraph the "subdivision" shall be considered to consist of all contiguous land owned on June 15, 1964, by the same land owner as lands owned by the applicant proposed for subdivision or land development. Land shall be considered contiguous even though separated by public or private roads). Access may have their access provided by any private road or street not designed in accordance with the provisions of Sections 704 through 709 of this Ordinance and improved in accordance with the provisions of Sections 803 through 805 of this Ordinance.

Mr. Grimmel was informed that his would be a separate subdivision, 3 dwellings within a subdivision.

A prior subdivision for the Yoder land was reviewed and it was found that the private drive has a 50 foot right-of way.

After much discussion Mr. Grimmel was advised to attend the next Supervisors Meeting for clarification concerning 3 dwellings within a subdivision and the possible requirement to upgrade to road during the subdivision process.

Member Thompson stated that under a general guideline, in most circumstances 3 on a private drive is enough, we do not want to try and make a habit of allowing more.

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