

The Peach Bottom Township **Planning Commission** met on **April 19, 2018** at 7:00 p.m. in the Municipal Office Building. Members present Frank Diamond (Chair), David Arnold (Vice Chair), Todd Steiner, David Thompson, David Stewart, & Wesley Carter.

- **Motion** to accept the minutes from the February Meeting as presented was made by Member Steiner and 2nd by Member Thompson, vote 5/0.

Member Carter arrived.

Subdivision and Land Development Plans

Yoder, Samuel, owner of a 170 acre farm on Spring Hill Lane, Map CQ Parcel 26.

Members Steiner and Thompson conducted a site visit on February 24th. There is not enough land to qualify for cropland under the ordinance. It was member Thompsons understanding that Mr. Yoder was going to look into a long term lease.

Mr. Yoder informed that his attorney does not encourage a lease and he would rather subdivide the farm. The ordinance encourages farmers to cut timber to make it tillable land. He is requesting the ordinance be changed.

The members discussed including pasture and wooded ground in the crop definition.

- **Motion** to recommend the Board of Supervisors add timber and pasture to the definition of cropland was made by Member Stewart and 2nd by Member Steiner, vote 5/1 Carter abstained.

Ailes, Joseph – Ailes Rd, CP-1, - single family lot subdivision request.

The Preliminary Hydrogeological Study and Nitrate Evaluation found that over 2 acres was needed for sufficient recharge area to dilute the additional nitrate loading from the proposed subdivision. In order to comply with the study, a reserve area will be needed on the parent tract and a waiver to Section 716 of the Subdivision and Land Development Ordinance requiring a lot depth no more than two times width.

- **Motion** made to exempt Section 716 of the Subdivision and Land Development Ordinance order to meet the requirements under the Department of Environmental Protection was made by Member Diamond and 2nd by Member Steiner, vote 6/0.

Sommer, John Jr. – 774 & 733 Aubel Rd, Map BO Parcels 16 & 16A a total of 73 +/- acres.

Parcel 16A has 1 building right and Parcel 16 has 3 building rights.

He is requesting to subdivide a 1 acre lot from the parent tract 733 Aubel Road. The Preliminary Hydrogeological Study requires over 3 acres. He is looking into a new type of septic system that would allow a lot smaller than required by the study.

- **Motion** to approve a 1 acre lot subdivision without a reserve area pending approval by DEP was made by Member Carter and 2nd by Member Arnold, vote 6/0.
- **Motion** to approve expanding 774 Aubel Road, Parcel 16A by 1.4 acres to a total of 2 acres which includes the septic system from the (to be removed) trailer on one side and a barn on the other was made by Member Arnold and 2nd by Member Stewart, vote 6/0.

Exelon – 1848 Lay Road, Map BQ Parcel 50

A Land Development Plan for an independent spent full storage pad, 8,400 square foot equipment storage building and access drive was presented to the members. York County Planning Commission & the Township Engineer comments were reviewed. The 3 foot thick concrete pad will be slightly bigger than the existing storage pad which will reach capacity in 2-3 years. The current system is approved and once the new pad is built it will be reviewed and approved prior to utilization.

Member Steiner noted that we are this close to the power plant and have huge problems during power outages and pay one of the highest electric rates. Exelon Generation is the parent company to PECO.

Member Thompson stated that the Peach Bottom Atomic Power Station is good for the community.

The attorneys for the Township and Exelon are working toward a road agreement for the estimated 6,500 truckloads using Atom, Burk and a portion of Flintville Roads in an 18 month period.

Comments were reviewed and waivers from the Subdivision and Land Development Ordinance requested.

- Section 501 - requiring a separate Preliminary Plan.
 - Section 601 - Drawn at a scale of either fifty (50) feet to the inch or one hundred (100) feet to the inch
 - Section 601.h - Boundary lines of the tract, showing courses and distances as found by accurate survey.
 - Section 712.h - an easement enabling the Township to perform emergency [storm water] maintenance in the event the property owner should fail to do so.
 - Section 714.d- Markers must be set: At angles in property lines of lots.
- **Motion** to approve the waivers as presented with the exception of Section 712.h pending the inclusion of language in an agreement that preserves the Townships right to assess the cost of such emergency maintenance by the filing of a municipal lien was made by Member Carter and 2nd by Member Arnold vote 6/0.
- **Motion** to approve the land development plan contingent on a road agreement approved by the Townships attorney and engineer was made by Member Arnold and 2nd by Member Carter, vote 6/0.

Neal – Map BP Parcel 15 (2412 Bryansville Rd) Parcel 16 (2422 Bryansville Road)

Applicant owns 2 adjoining improved properties. The plan adds just enough land from Parcel 16 to 15 in order to drill a well. Currently Parcel 15 shares a well with property across Bryansville Rd. The YCPC Comments were reviewed.

- **Motion** to approve and sign the subdivision plan was made by Member Stewart and 2nd by Member Thompson, vote 6/0.

Subdivision and Land Development Ordinance

Section 703 General Design Standards for Sites.

Currently “*No more than three (3) dwellings **within a subdivision** may have their access provided by any private road or street.*”

So, theoretically a private road can service several different subdivisions, each with 3 lots. Going forward this will only allow 3 lots on any private road which is good planning. The amendment also spells out the required road maintenance agreement. If there would be an existing private road that accesses 3 lots and also accesses an independent parcel, out of fairness they can still access this parcel as they have prior to the revision.

- **Motion** to recommend the Board of Supervisors move forward with advertising and adopting the amendment after grammatical corrections was made by Member Diamond and 2nd by Member Arnold, vote 6/0.

Sutter, Charles & Patricia - 801 Bryansville Rd. - Map BO Parcel 45C

In 1994, 9.321 acres was subdivided into 2 lots, 6.955 acres & 2.366 acres which was never deeded off, still only 1 tax bill/parcel. In order to change the lot line he needs to conform to current regulations or request a waiver.

Member Arnold questioned the status of the Townships Storm Water Management Ordinance. He was informed by the attorney that it is still being reviewed.

Member Arnold feels that a farmers ground does not take water any different than residential, why is the storm water pit forced on residential uses.

Member Stewart informed that the principle behind the decision was that residential lots do not have the size, and most farms have the size to disburse the water.

Member Arnold noted that now smaller lots are being farmed and not required to deal with the water run-off. He does not think this is fair for all, both should be treated the same.

- **Motion** to adjourn at 9:15 p.m. was made by Member Carter and 2nd by Member Arnold, vote 6/0.