

The Peach Bottom Township **Planning Commission** met on **June 21, 2018** at 7:00 in the Municipal Office Building. Members present Frank Diamond (Chairman), Ben Hushon, Todd Steiner, David Stewart and David Thompson.

- **Motion** to accept the minutes as presented was made by Member Hushon and 2<sup>nd</sup> by Member Steiner, vote 5/0.

### New Business

ZHB Recommendation –

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

Variance requested from the Zoning Ordinance Section 202.8(d) Subdivision

1. Lots shall not be separated from the original tract or parcel unless it is determined that:
  - 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.

The applicant has approximately 70 acres of tillable ground and 25 acres of pasture.

The Members discussed the ramifications of changing the ordinance to add timber and pasture to the definition of cropland. Mr. Yoder stated that if you change the ordinance you will cut up farms a lot faster.

- **Motion** to recommend the Zoning Hearing Board grant the variance to Section 202.8(d) and allow the Subdivision was made by Member Thompson and 2<sup>nd</sup> by Member Hushon vote, 5/0.

### Old Business

Stormwater Authority Implementation Plan (SWAIP) Local Government Committee (LGC).

These meetings are to be held on the same night of the Planning Commission Meeting.

- **Motion** to move the meeting night to the 3<sup>rd</sup> Tuesday of the month for the remainder of 2018 was made by Member Diamond and 2<sup>nd</sup> by Member Thompson, vote 5/0.

### Subdivision and Land Development Plans

Harrison - 453 Wise Road, Map BP Parcel 20C, 120.5 acres +/-

The owner requested information on subdivision options. The acres allows for 4 building rights, 1 currently used in the existing farm house. They can divide the farm, but would have to cross the road to meet the ordinance requirement of 50 acres of cropland or apply to the Zoning Hearing Board for a variance. The woods ground across Kilgore Rd could be used for single family dwelling lots. Several ideas to preserve the farm, but also subdivide off non usable farm land were discussed.

Whooley, Michael J - Map BR Parcel 1E, 19 Hill N Dale Rd, 8.74 acres

Shaws Surveying presented a proposed plan for a lot line adjustment, subdividing 1.25 acres from Map BR Parcel 1G, 127 Hill N Dale Rd, 20.41 acres to Parcel 1E. This would allow the owner to access the other side of his property around a gully the runs the entire length to the river. Call the Township solicitor, for an add on lot,

- **Motion** to recommend the applicant move forward with submitting the plan to York County Planning commission for review was made by Member Stewart and 2<sup>nd</sup> by Member Hushon, vote 5/0.

- **Motion** to adjourn at 8:03 p.m. was made by Member Diamond and 2<sup>nd</sup> by Member Steiner/Thompson, vote 5/0.