

The Peach Bottom Township **Planning Commission** met on **August 21, 2018** at 7:00 p.m. in the Municipal Office Building. Members present Frank Diamond (Chair), David Stewart, David Thompson, David Arnold and Ben Hushon.

- **Motion** to accept the minutes as presented was made by Member Stewart and 2<sup>nd</sup> by Member Arnold, vote 4/0.

Member Hushon Arrived

### Subdivision and Land Development Plans

Exelon Land Development – Security Check Point, Map BQ Parcel Y15.

The plan was presented by Jason Wolfe of C.S. Davidson, Engineering.

The plan will install a new Security Check Point, which includes a new gate, fencing and storm water management. The York County Planning Commission comments were reviewed.

Waivers are requested for the following do to the size of the property being developed.

- a. Boundary lines of tract
- b. Sufficient information
- c. Location of permanent reference monuments.
- f. orientation due north

- **Motion** to approve the requested waivers, was made by Member Thompson and 2<sup>nd</sup> by Member Arnold, vote 4/1 Diamond abstained.

Greenwood Forest – Madelyn Drive, Map 10 Resubdivision Plan

This subdivision was originally presented in 2005 and recorded in 2009; a resubdivision was then presented to limit the amount of earth disturbance. The last inspection from the Township engineer was in 2012. After much discussion and review Mr. Grimmel was advised to contact his attorney and work with the Township engineer and Township attorney for the bond amount.

Mr. Grimmel would like to know how he was approved for more than 3 on a private drive when the ordinance states “*No more than three (3) dwellings within a subdivision may have their access provided by any private road.*” Most of the Planning Members currently on the Commission were not on the Commission at the time of this subdivision submission. An amendment to this section of the Subdivision and Land Development Ordinance has been submitted to York County Planning Commission for review.

York County Stormwater Authority Implementation Plan

Member Diamond gave an overview of the plan, budget and proposed fees for the different land uses.

Dr. David Glenn, Lower Chanceford Township Supervisor, stated his Township will be submitting a letter to York County Planning Commission and suggested that Peach Bottom Township do the same.

April Cooper informed that every farm is required to have a conservation plan.

Bill Scarborough, Sammy McConnell, Andrew Jarvis, and David Gemmill also contributed to the discussion with the consensus recommending the Board of Supervisors send a letter to the County Planning Commission and Commissioners stating their concerns with the proposed Stormwater Authority Implementation Plan

- **Motion** to adjourn at 8:35 p.m. was made by Member Stewart and 2<sup>nd</sup> by Member Arnold, vote 5/0.