

The Peach Bottom Township **Planning Commission** met on **September 18, 2018** at 7:00 p.m. in the Municipal Office Building. Members present, Frank Diamond (chair), David Arnold (vice chair), Todd Steiner, Dave Thompson, and Wesley Carter.

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

Subdivision and Land Development Plans

Suter, Charles & Patricia – 801 Bryansville Road, Map BO Parcel 45C consisting of 6.955 acres with a single family dwelling & Parcel 45S vacant land consisting of 2.366 acres.

The owner presented a lot line adjustment making each parcel approximately 4.5 acres, one for each of his 2 children. The Sewage Enforcement Officer will need to review DEP requirements for such a subdivision.

- **Motion** to recommend the owner move forward with a lot line adjustment subdivision was made by Member Steiner and 2nd by Member Arnold, vote 5/0.

Neumann & Roth – 297 Kilgore Road, Map BP Parcel 10B, 29.77 acres with single family dwelling. It was confirmed that additional building rights exist.

The owner would like to convert the barn into a dwelling through a land development plan to house farm help. A watchman's dwelling is permitted in the commercial and industrial zone, but this is located in the agricultural zone. A hardship permit would not apply since neither owner is infirmed. The attorney questioned 2 principal uses on a single parcel.

Another concern was the hydrogeological study, this could require a septic easement that would not be accepted by land preservation. The owner was advised to review his preservation agreement and possibly applying to the Zoning Hearing Board for a variance.

Exelon Land Development Plan – Security Check Point

Waivers requested

- Section 501 – submittal of Preliminary Plan.
- Section 601 – Plan to scale (area too large).
- Section 712.h – Emergency maintenance & repair easement for stormwater facilities.
- Section 714.d – Locating markers at all lot corners & angles in property lines.
- **Motion** recommending the Board of Supervisors approve the waivers and approve the plan was made by Member Thompson and 2nd by Member Arnold, vote 5/0.

Greenwood Forest – Madelyn Drive, Map 10 Resubdivision Plan

In understanding the time frame of this subdivision, the attorney provided conditions he recommends the Board of Supervisors require for approval.

- Current Township Engineer inspect all improvements made and certify that the improvements as they exist today meet Township Ord. requirements;
- Grimmel provide Financial Security to the Township for all required improvements not made, including but not limited to the final wearing course on Madelyn Drive, the sidewalks and the final stormwater basins;
- Financial Security to be provided in an amount as approved by the Township Engineer and on a form approved by the Township Solicitor;

- Grimmel reimburse the Township for any and all of the Township's Engineering and Solicitor Fees and any and all other fees/costs as are required by our Ordinances as part of Final Subdivision Approval.
- Issue with Slate Springs Road section connecting to Madelyn Drive be resolved such that the Township will be eligible to receive State Liquid Fuels money.
- Enter into a revised Agreement with the Township correcting the previous Agreement as to items which have not been installed per the terms of the previous Agreement and requiring the financial security.
 - **Motion** to recommend the Board of Supervisors approve the subdivision plan once the recommended conditions have been met was made by Member Thompson and 2nd by Member Diamond, vote 3/0. Members Steiner & Arnold abstained from voting.

The York County Stormwater Authority Implementation Plan Local Government Committee Meeting will be held on September 20th and a Public Meeting on the 25th.

Member Thompson presented several issues that the Commission may want to review.

- Solar Farms - Lower Chanceford Townships Ordinance was provided.
 - Keeping of Animals – Not pasturing livestock in the front yard in the residential zone.
 - Signs – referencing large signs for sale of property on Route 74.
- **Motion** to adjourn at 8:30 p.m. was made by Member Arnold and 2nd by Member Carter, vote 5/0.