

The Peach Bottom Township **Planning Commission** met on **October 16, 2018** at 7:00 p.m. in the Municipal Office Building. Members present Frank Diamond (chair), David Arnold (vice chair), Todd Steiner, David Stewart, and David Thompson.

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

### Subdivision and Land Development Plans

Delta-Cardiff Volunteer Fire Co. – 83 industrial acres, 319 Line Road, Map AP Parcel 7  
SMT LLC, Jarrettsville Truss Company, presented a plan to lease an estimated 3 – 5 acres of fire company land for a roof truss production plant. The plan would include 2, 12,000 square foot buildings with outdoor storage. The proposal uses the existing driveway into the Municipal Complex and Mason Dixon Fair Grounds.

The Board of Supervisors would need to approve this use and PennDOT would need to approve an HOP amendment.

This manufacturing use is allowed in the Industrial Zone, but the applicant will need approval from the Zoning Hearing Board under a Special Exception.

- **Motion** to recommend the Board of Supervisors request a study from PennDOT on the driveway use was made by Member Stewart and 2<sup>nd</sup> by Member Arnold, vote 3/1 Member Thompson opposed, Member Diamond abstained.

### Zoning Ordinance

#### Building Permit Ordinance

The members reviewed the ordinance in reference to storm water management and erosion caused by the lack there of.

SECTION 4. Requirements of Permit - no building permit shall be issued unless sufficient information is provided to enable the Zoning Officer to determine that:

- A. Proper surface drainage of the land is provided. At the minimum all ~~nonagricultural~~ buildings with a footprint of at least four hundred (400) square feet ~~and agricultural buildings with a footprint of at least five thousand (5,000) square feet~~ shall have roof water drained into storm water pits sized so that there is at least one (1) cubic foot of retention area for each two (2) square feet of ground coverage.

Members noted that rain water does not collect differently on an agricultural building, there should be no exceptions.

- **Motion** to recommend the Supervisors change the building permit ordinance deleting the strike outs noted was made by Member Diamond and 2<sup>nd</sup> by Member Arnold, vote 5/0.

#### Solar Farms

With this form of energy production coming closer to the Township, 2 proposed ordinances were provided for the members to review and provide additions and deletions at next month's meeting.

#### Keeping of Animals

*The keeping of livestock over six (6) months of age on lots of five (5) acres or less. .*

*(3) All outdoor areas shall be enclosed with fencing to prevent the escape of livestock; such fencing must be set back at least ten (10) feet from any road right of way line.*

The members discussed not pasturing livestock in the front yard on small lots. This can devalue the neighboring property. The attorney questioned limiting this to the R and RII zones, but this can happen in any zone. Setbacks from other dwellings were suggested, but what if the neighboring lot is currently undeveloped? A preexisting dwelling set very far back on a lot was also noted. The members will return next month with mark-ups on the current ordinance for review.

### Signs

The members considered various signs and if they comply with the ordinance and/or require UCC approval. More homework for next month's meeting.

## Subdivision and Land Development

### Section 703 – General Design Standards for Sites - Private Streets

The York County Planning Commission comments were reviewed.

Comment 1(a), amend to note, installed by either the lot owner or developer.

Comment 1(b), "such other necessary restrictions" is too subjective; the attorney advised that the Township may need this contingency.

Comment 1(c), "dedication will include either the entire street, or sections" the attorney notes that the township does not know of every possible situation.

Comment 1(d), "materials to meet PennDOT specifications" the Township SALDO includes material specifications.

Editing – assessing maintenance **and/or** repair costs.

- **Motion** to recommend the Supervisors consider comment a, by amending as recommended, disregard comments b, c, & d., and insert the minor editing, advertise for adoption was made by Member Thompson and 2<sup>nd</sup> by Member Diamond, vote 5/0.

Member Diamond questioned the Greenwood Forest agreement. This lead into a discussion concerning the SALDO requirements. Since "95% of the lots have been improved" has been used in the Delta Ridge and Greenwood Forest agreements, the solicitor recommended amending the Ordinance to reflect the agreements. Since the economy has slowed development the completion of 95% of the dwellings should be the only trigger to complete the surface course.

### **SECTION 407 COMPLETION OF IMPROVEMENTS**

*At such time as ninety ~~five (90%)~~ **(95%)** percent of the lots in the subdivision have been improved as set forth above, ~~or if at the expiration of the three (3) years from the date all of the improvements, excepting the surface course, have been completed, less than ninety (90%) percent of the lots have been so improved,~~ the Township shall notify the subdivider or developer to complete the surface course.*

- **Motion** to recommend the Supervisors make the changes and advertise for enactment was made by Member Diamond and 2<sup>nd</sup> by Member Steiner, vote 5/0.
- **Motion** to adjourn at 8:30 p.m. was made by Member Arnold and 2<sup>nd</sup> by Member Steiner, vote 5/0.