

The Peach Bottom Township **Planning Commission** met on **November 20, 2018** at 7:00 p.m. in the Municipal Office Building. Members present Frank Diamond (chair), David Thompson, David Stewart, and Todd Steiner.

- **Motion** to accept the minutes as presented was made by Member Steiner and 2nd by Member Thompson, vote 4/0.

Subdivision and Land Development Plans

ZHB Recommendations

Ailes – Map CP Parcel 1

Variance to Section 202.3 Lot Area and Width

The applicant presented the chain of events that contributed to the need for a variance to subdivide a single family lot off the farm using Ailes Road as the access.

- **Motion** to recommend the Zoning Hearing Board grant a Variance of 11 +/- feet to Section 202.3 was made by Member Stewart and 2nd by Member Thompson, vote 4/0.

Fleishman – Map BP Parcel 57D

Variance to Section 210 Yard Regulations

The applicant wants to construct a 37' x 57' barn in the front yard. The rear yard is a hill; the other side is used for the septic system. It will be located on the old barn foundation, but extend beyond that into the front yard. This will also help block the noise from the gun club.

- **Motion** we recommend the Zoning Hearing Board grant the Variance to Section 210 Yard Regulations Accessory Building in the front yard area was made by Member Stewart and 2nd by Member Steiner, vote 4/0.

SMT LLC & Delta-Cardiff Volunteer Fire Company – Map AP Parcel 7, 319 Line Road, Special Exception, Light Manufacturing in the Industrial Zone.

The applicant presented a plan for 2 – 12,000 square foot buildings, with outdoor storage on approximately 8 +/- acres. The attorney went over the performance standards with the applicant.

- **Motion** recommending the Zoning Hearing Board grant the special exception was made by Member Thompson and 2nd by Member Stewart, vote 4/0.

Skouras Ventures – 6085 Delta Road, Map 7 parcel 1D

Light-Heigel & Associates presented a plan to subdivide off ½ acre with the sewage plant. The presenter was informed that it was for financial reasons. The plant services the sewage needs of the Peach Bottom Inn and Royal Farms.

The members requested communication with DEP accepting the separation. The attorney noted that the Township does not want to be holding the bag if Peach Bottom Inn is sold. More details are needed.

Whiteford Enterprises – Delta & Bryansville Road, Map BP Parcel 63, 69 +/- acres – Proposal to rezone to all commercial.

Jodi Reineberg, realtor for Berkshire Hathaway, presented a proposal to have the entire parcel zoned commercial. Currently approximately 5 acres accessed by Delta Road is zoned commercial, the remaining land is zoned residential. There is not public water or sewer currently available on the parcel. A potential developer will need more commercial land for development. If you add the adjoining commercial property, currently for sale, with this parcel, you would have almost 90 acres

of commercial land for a developer. They would like to market both parcels together allowing developers to share in the cost of the sewage, access drive and storm water management. They are looking at the community benefits as a whole.

The members discussed the benefits and negatives of this proposal. Adding jobs and services to the community and providing a higher tax base. But the adjoining residential area would need a buffer and you would need to plan for more traffic.

The attorney cautioned, when you rezone, anything allowed in that zone can be developed in that area, you have to be prepared for that. The attorney educated on the rezoning process.

Ordinances

Building Permit Ordinance – Section 4 Requirements of Permit – Proper Surface Drainage

The Members discuss the County Wide Storm Water Authority and 10 acre versus 50 acre exemption.

A. Eliminate the references to non-agricultural and agricultural buildings.

Add the following correct the lettering of the paragraphs.

B. On properties greater than 10 acres, the applicant may elect to use another method to prevent runoff. The purpose is to capture water on property and aid in ground water recharge. In the event the Zoning Officer determines there is sufficient land area to prevent stormwater runoff, alternative methods can be utilized as approved by the Zoning Officer and maintained by the property owner of record.

C. In the event the Zoning Officer determines that professional engineering review of the applicant's proposal is required, he shall refer the applicant's proposal to the Township engineer for review. All costs of such review shall be paid by the applicant prior to issuance of a permit.

➤ **Motion** to send the revisions to the Board of Supervisors for review was made by Member Steiner and 2nd by Member Diamond, vote 4/0.

Solar Farms

Several Sample Ordinances were reviewed.

The members discussed, only in the industrial zone as a principal use, fencing, use of chemicals, and requiring a bond. Section 398 can be added to regulate solar farms.

➤ **Motion** directing the attorney to provide a zoning amendment incorporating the discussed items to regulate solar farms was made by Member Diamond and 2nd by Member Stewart, vote 4/0.

Keeping of Animals

The issue is concerning fencing farm animals in the front yard which may impact a neighboring property. Increasing the feet from a road right of way to place or not allowing fencing in the front yard completely. Other structures are not in the front yard. Ideas for an amendment will be examined by the members and a decision will be made at next month's meeting.

Member Thompson researched other municipal ordinances concerning the placement of signs and noted that they are all over the spectrum for regulations.

➤ **Motion** to remove this action item from the agenda was made by Member Thompson and 2nd by Member Stewart, vote 4/0.

➤ **Motion** to adjourn at 9:12 p.m. was made by Member Steiner and 2nd by Member Stewart vote 4/0.