

The Peach Bottom Township **Planning Commission** met on **March 19, 2019** at 7:00 p.m. in the Municipal Office Building. Members present Frank Diamond (Chair), David Thompson (Vice Chair), David Stewart, David Arnold, Benjamin Hushon and Todd Steiner.

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

Public Comment

Sammy McConnell owner of 815 Pikes Peak Road thanked Calpine for the great job fixing the drainage ditch.

Member Steiner arrived

Abner King - 645 Broad Street, Map BP Parcel 30A – proposed dairy facility, known as Pequea Valley Farms.

Donald Thompson, representing the owner, informed that the truck traffic was highly overstated. The average would be 1 tractor trailer a month; the remaining would be car traffic.

Bill Tenney, owner on Ailes Road, stated his concerns with the generator noise and the need for a good traffic pattern.

Mr. Thompson explained the muffling of the generator noise and informed that currently a school bus pulls up and backs into the existing parking lot.

Mr. Thompson was informed that he can email the Township and the land development plan application can be provided.

Subdivision and Land Development Plans

Joseph & Lois Ailes – 60 Ailes Road, Map CP Parcel 1 – single lot subdivision.

The York County Planning Commission comments were reviewed

- **Motion** to approve the plan contingent on the DEP Sewage Planning Module approval was made by Member Hushon and 2nd by Member Arnold, vote 6/0.

Ordinances

Solar Farms – due to the issues with the York County Planning Commission review, the attorney provided more sample ordinances from York and Cumberland Counties.

- **Motion** to table any discussion in order to review the provided samples was made by Member Diamond and 2nd by Member Steiner, vote 6/0.

Keeping of Animals – Zoning Ordinance Section 307.2(a)3.

(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)~~ one hundred (100) feet from any road right of way line.

Livestock may not be kept within 100 feet of a neighboring dwelling or within 100 feet of a road right of way.

- **Motion** to send the proposed amendment to the Supervisors for review, advertisement and enactment was made by Member Diamond and 2nd by Member Thompson, vote 6/0.

Subdivision and Land Development Ordinance Sections 407 & 804

The attorney explained that in amending Section 407, concerning completion of improvements, the need to also amend Section 804 was revealed. These proposed amendments were provided to the members.

- **Motion** to send the proposed amendments to Section 407 & 804 of the Subdivision and Land Development is sent to York County Planning Commission for review was made by Member Hushon and 2nd by Member Thompson, vote 6/0.

The Members revisited Pequea Valley Farms insuring the engineer and owner understood the steps to approval. The attorney noted that in granting a Special Exception by the Zoning Hearing Board the following may apply.

“Unless otherwise specified or extended by the Zoning Hearing Board a special exception authorized by the Board expires if the applicant fails to obtain, where required to do so a building permit within six (6) months of the date of the authorization of the special exception.”

The attorney will research the ramification of this requirement.

- **Motion** to adjourn at 7:41 p.m. was made by Member Diamond and 2nd by Member Arnold, vote 6/0.