

The Peach Bottom Township **Planning Commission** met on **May 21, 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 Wesley Carter.

- **Motion** to accept the minutes as presented was made by Member Carter and 2nd by Member Hushon, vote 6/0.

Member Diamond reminded his fellow Commission Members of items that will be discussed in the future, Homeless Shelter, alcohol sales at Royal Farms and a Historical District with Delta Borough.

Subdivisions & Land Development Plans

AB Acres/Halsted - 209 Watson Rd, Map BP Parcel 22, 35+/- acres.

A proposal to subdivide 13+/- acres of agriculturally zoned land west of Route 74 from 22+/- acres of residentially zoned land east of 74 was presented. The agricultural land will be combined with Map BP Parcel 36 owned by AB Acres LLC. The remaining residential land which includes a dwelling and barn will be sold separately. The plan will be submitted to York County Planning Commission for review.

Amish School House – 1055 Flintville Rd, Map BQ Parcel 8

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

Connaghan/Smith – 590 Broad Street Ext., Map BP Parcel 35. Zoned Residential

A proposed single family dwelling lot consisting of 1.9 acres accessed by a private road was presented. They will need a Highway Occupancy Permit from PennDOT. The zoning requirements were discussed.

Ordinances

SECTION 307 Keeping of Animals.

Returned to Planning Commission from the Board of Supervisors.

Amendment- 307.2(a)(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.

Sharon Kahl commented that keeping of livestock is covered under the EPA. This puts too harsh a restriction on homesteaders. There should be an agricultural zone exemption.

Debbie Ohl inserted that if you are surrounded by farm land, it should be a non-issue, it should be the distance from the neighbor, not the road.

Laura Yanney questioned free range animals such as ducks and geese, we need to preserve our farming heritage.

The attorney inserted that the issue is use, not a zone; residential use lots are in the agricultural zone, the use should govern. From an aesthetic stand point and to protect property values this use should be kept out of the front yard.

Janet Fulcher suggested future development be required to have covenants restricting livestock.

Cynthia Connaghan questioned what the ordinances are in Lancaster County.

Member Thompson informed that in Pequea Township nothing is allowed in the front yard.

Sammy McConnell noted, if a buyer does not check the zoning it is buyer beware.

Louis Hoylman stated that on his subdivision plan it notes an agricultural zone warning, to expect smells.

The members and attendees discussed at length, fencing distance from a road, residential versus agricultural zones, livestock for transportation, homesteading, future development, and distance from neighbors.

- **Motion** to amend Section 307.2(a)(3) – to add at the end “Livestock may not be kept within 100 feet of a neighboring dwelling or within 10 feet of a road right of way.” was made by Member Diamond and 2nd by Member Hushon, vote 5/1. Member Arnold feels it should be tabled until next month.
- **Motion** to send the proposed amendment back to the Board of Supervisors for review was made by Member Thompson and 2nd by Member Hushon vote 6/0.

Solar Farms – Review continued

- **Motion** to delete in its entirety Section 4A.9 was made by Member Diamond and 2nd by Member Hushon, vote 6/0.
- **Motion** to delete in its entirety Section 4A.10 was made by Member Hushon and 2nd by Member Diamond, vote 6/0.
- **Motion** to delete in its entirety Section 4B.4.a was made by Member Hushon and 2nd by Member Arnold, vote 6/0.
- **Motion** to delete in its entirety D. Stormwater Best Management Practices was made by Member Diamond and 2nd by Member Hushon, vote 6/0.
- **Motion** to delete, insert and renumber, as needed, the proposed Solar Ordinance and have the attorney submit to the YCPC for review was made by Member Diamond and 2nd by Member Hushon, vote 6/0.
- **Motion** to adjourn at 9:04 p.m. was made by Member Arnold and 2nd by Member Stewart, vote 6/0.