

The Peach Bottom Township **Planning Commission** met on **January 21, 2020** at 7:00 p.m. for their organizational meeting in the Municipal Office Building. Members present Wesley Carter, Frank Diamond, Michael Kurek, Todd Steiner, S. David Stewart and David V Thompson.

The Secretary asked for nominations for Chairman for the Planning Commission.
Member Thompson nominated Member Diamond and was 2nd by Member Stewart, vote 6/0

Member Diamond nominated Member Thompson as Vice Chairman and was 2nd by Member Steiner, vote 6/0.

➤ **Motion** to accept the minutes as presented was made by Member Stewart and 2nd by Member Steiner, vote 6/0.

New Member Michael Kurek was introduced.

New Business

➤ **Motion** to hold all Planning Commission meetings on the third Tuesday of each month. Meetings will be held in the Municipal Building at 6880 Delta Road and start at 7:00 p.m. unless otherwise advertised or posted was made by Member Carter and 2nd by Member Thompson, vote 6/0.

Subdivision & Land Development Plans

Skouras Ventures - 6085 Delta Road, Map 7 Parcel 1D

The attorney informed of communications with the engineering firm representing Skouras Ventures and the Department of Environmental Protection concerning this proposed subdivision of the waste water treatment plant from Peach Bottom Inn. How do you guarantee the operation of the sewage treatment plant once it is disconnected from the hotel? DEP would likely look to the Township to take over the WWTP if the entity controlling it ceases to operate. This proposal also creates a zoning issue, the property containing the WWTP will become a single use property and a WWTP is not a permitted principal use in the commercial zone in which it is located.

A long term bond and guarantee from Royal Farms (a user of the WWTP) was discussed along with connecting into the Delta Borough Public Sewer System.

Ordinances

Small School – York County Planning Commission review was presented

The proposed amendment will include small school as an accessory use to the principal use, farm, under the requirements of Section 337.

YCPC commented on the correct terminology for a small school and recommended a definition be added to the ordinance. The lack of a maximum/minimum building area requirement was also noted. The attorney informed that these issues are currently controlled by the Zoning Ordinance. The reason for the amendment was to eliminate 2 principal uses on the same parcel in reference to Amish Schools.

- **Motion** to pass the proposed small school amendment on the Board of Supervisors was made by Member Stewart and 2nd by Member Diamond, vote 6/0.

Solar Energy Systems

Chairman Diamond informed that the Board of Supervisors has directed the solicitor to take the original ordinance, adding the Commercial Zone by Special Exception, with minor corrections previously recommended by YCPC, along with including the Energy Fund requirement to York County Planning Commission for review.

Member Diamond noted the need to add “Principal Solar Energy Systems” under uses by special exception in Sections 203.2 and 204.2

- **Motion** to add Principal Solar Energy Systems to Sections 204.2 and 203.2 of the Zoning Ordinance was made by Member Diamond and 2nd by Member Carter, vote 6/0.

- **Motion** to adjourn at 7:19 p.m. was made by Member Stewart and 2nd by Member Carter vote 6/0.