

The Peach Bottom Township **Planning Commission** met on **September 15, 2020** at 7:00 p.m. in the Municipal Office Building. Members present Frank Diamond (Chairman), David Thompson (Vice Chair), Todd Steiner, Wesley Carter, David Stewart and Benjamin Hushon.

- **Motion** to accept minutes as presented was made by Member Steiner and 2<sup>nd</sup> by Member Thompson, vote 6/0.

### Old Business

#### ZHB – Recommendation

Application by SMT, LLC & the Delta-Cardiff Volunteer Fire Company, 319 Line Road, known as Map AP Parcel 7, for a Variance to Zoning Ordinance Section 233.B Layout – Surfacing and Section 235 Improvement.

Joe Gurney, from First Capital Engineering, represented the applicants.

He informed that the light manufacturing operation will employ a maximum of 20 people. The PennDOT HOP permit requires 123 feet of the access drive be paved. Since this operation will generate minimal traffic, improving the entire length of the access drive and parking lot serves little benefit. Not paving also reduces impervious surface area which helps with storm water run-off.

Andrew Jarvis a member of the Township Road Crew requested the Planning Commission not recommend this variance. He informed that currently debris from the drive washes onto Line Road and recommended, at a minimum, the driveway be paved to the top.

The members reviewed the plan which shows a 10-15% grade.

Member Stewart stated the water will go into a basin and vegetation in the stone will help with stabilization.

The attorney questioned the hardship, what physical conditions of the property make it a hardship to the applicant that they cannot reasonably conform to the provisions of the ordinance?

Mr. Gurney stated the ordinance does not define driveway and how much of the driveway needs to be paved.

The attorney noted that the driveway is an interpretation of the ordinance not a variance.

- **Motion** to recommend the Zoning Hearing Board approve both variances with the condition that the driveway must be maintained or corrected to eliminate debris from flowing onto Line Road, up to and including permanent paving if necessary was made by Member Stewart and 2<sup>nd</sup> by Member Steiner, vote 6/0.

### Subdivision & Land Development Plans

Jarrettsville Truss Company/Delta-Cardiff Volunteer Fire Company - 319 Line Road, Map AP Parcel 7, Subdivision / Land Development Plan.

The Jarrettsville Truss Company is currently leasing the land from Delta-Cardiff Volunteer Fire Company until the subdivision is approved, than purchasing the land prior to construction.

The attorney questioned the requirement by PennDOT for an easement agreement which includes the Township as the enforcer on a state road.

The Township Engineer reviewed the amended plan and provided a current review noting any comments that have not been addressed

- **Motion** to approve the Jarrettsville Truss Company / Delta-Cardiff Volunteer Fire Company Subdivision and Land Development Plan contingent on
  - ZHB approved Variances
  - Storm Water Escrow Agreement
  - Developer's Agreement
  - Storm Water Basin 3- grade waiver
  - Separate Plan Waiver
  - The plan signed and sealed by all required parties
  - PennDOT HOP and Agreement
  - PA DEP Approval
  - NPDES Permit
  - And minor corrections so noted by the Township Engineerwas made by Member Diamond and 2<sup>nd</sup> by Member Steiner, vote 6/0.
  
- **Motion** to adjourn at 7: 33 p.m. was made by Member Stewart and 2<sup>nd</sup> by Member Hushon, vote 6/0.