

The Peach Bottom Township **Planning Commission** met on **November 17, 2020** in the Municipal Office Building. Members present Frank Diamond (Chair), David Thompson (Vice Chair), Wesley Carter, Michael Kurek and David Stewart.

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

New Business

Zoning Hearing Board application 20-03

Amos & Mary Miller – 9 Aubel Road, Map BO Parcel 43F – 1.99 acres Agricultural Zone Special Exception & Variance for agricultural product sales/farm store and processing/sale of agricultural products. Per the application the Millers want to relocate their farm store from 299 Auble Road to this new location.

Historically this property has been used for commercial establishments starting prior to the enactment of Zoning. Through the years several Zoning Hearings have been held concerning this property. For the last 5 years the 1st floor has been vacant but the lower level apartment has been occupied.

The application states the property cannot reasonably be used in strict conformity with the provisions of the ordinance, but the attorney noted that this can be converted into a “Single Family Dwelling” which is a principal use in the agricultural zone. The applicant should have known what they were buying.

The members discussed

What type of processing will be performed?

Will this evolve into manufacturing?

Should the processing be limited to low impact?

Waste water disposal or removal plan,

Farm product sales, grown at their farm or other products brought to this location.

Traffic flow in and out of the parking area, five roads converges at that location.

- **Motion** that due to the lack of information the Planning Commission does not make a recommendation, but requests the Zoning Hearing Board review the following concerns.
 - Definition of the type of processing on site, minor versus major processing.
 - A waste water management and/or removal plan
 - Traffic ingress, egress and traffic flow on the lot, at an already dangerous intersection.
 - Or require a Land Development Planwas made by Member Carter and 2nd by Member Diamond, vote 5/0.
- **Motion** to adjourn at 8:00 p.m. was made by Member Stewart and 2nd by Member Carter, vote 5/0.