

The Peach Bottom Township **Planning Commission** met on **June 18, 2024**, at 7:00 p.m. in the Municipal Office Building. Members present Frank Diamond (Chair), Aaron Bleacher, Wesley Carter, Benjamin Hushon, David Stewart.

Chairperson Diamond informed that a workshop session was held prior to the meeting.

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

Subdivisions & Land Development Plans

NHSG LLC – Map 2 Parcels 368 & 370 – Common Ownership Merger.

Creating a 1.07-acre lot. York County Planning Commission comments. **NO SHOW**

Mullins, Isaiah & Kierstin – Map 2 Parcels 42 & 43 – Common Ownership Merger

Creating a .99-acre lot.

The owner presented the plan. York County Planning Commission comments were reviewed against the corrected plan.

- **Motion** to approve the corrected plan per YCPC comments was made by Member Stewart and 2nd by Member Hushon, vote 5/0.

Member Thompson arrived.

Hushon, Vincent & Bonnie – Map AO Parcel 31 - 795, 848, 862 Hushon Road.

They propose to subdivide 795 Hushon Road from the remainder of the farm.

The owner presented the plan. York County Planning Commission comments were reviewed against the corrected plan. A setback line was erroneously labeled as a proposed right-of-way line and needs to be corrected/removed.

- **Motion** to approve the corrected plan per the YCPC comments, contingent on removal of the right of way line was made by Member Stewart and 2nd by Member Diamond, vote 6/0.

Metzler, Craig A & Jennifer K – Map BO Parcel 36, 933 Bryansville Road – 143.92 acres. Land Development Plan. Engineer & York County Planning Commission comments were reviewed against the presented plan.

The plan includes a 46,000-layer poultry barn, manure storage with 6-month capacity, egg room and associated storm water management. The Department of Environmental Protection has issued a draft permit while minor revisions are being addressed. The storm water infiltration area will discharge to wetlands and a stream on site.

This low intense agricultural operation will average 1 truck per day on state route 851, not requiring modifications or permits.

Waivers are requested for Subdivision & Land Development Sections 602.e & 602.l which require certification from the Township Engineer on the proposed storm water drainage facilities and any buildings or structures proposed for the purpose of receiving, storing, or holding water borne or water-soluble chemicals, including petroleum products or distillates, or biological chemicals or agents identified as water pollutants/contaminants by

the Pennsylvania Department of Environmental Protection. Inspections will be conducted by the applicants engineer and DEP.

The applicant would like to provide a letter of credit for completion of the improvements instead of a bond.

- **Motion** to recommend the Board of Supervisors waive SALDO Sections 602.2 & 602.1, accept a letter of credit and approve the Land Development Plan was made by Member Bleacher and 2nd by Member Hushon, vote 6/0.

Ordinances

The Subdivision of Prime Farmstead Lots

- **Motion** to advertise a work session meeting with both the Planning Commission & Board of Supervisors prior to the July 16th Planning Commission meeting was made by Member Diamond and 2nd by Member Carter, vote 6/0.

Steve Strohmer presented comments from the absent Sammy McConnell concerning the proposed Prime Farmstead Ordinance.

- Subdivision should not be allowed if the parcel, the Prime Farmstead is to be subdivided farm has less than 50 tillable acres or will have less than 50 tillable after the subdivision.
- The max acreage for any farmstead subdivision **could** be restricted to the amount of non-farmable acreage available. 15 acres seems too much.

Reports

Building Permits, May - 10 permits – no new dwellings,

Member Stewart informed that the Amish Community would like to have their own cemetery. The Manager will research and provide information on zones and requirements under Township Ordinances.

- **Motion** to adjourn at 8:06 p.m. was made by Member Stewart and 2nd by Member Carter, vote 6/0.