

The Peach Bottom Township **Planning Commission** met for their 2025 Organizational Meeting on **January 21, 2025**, at 7:00 p.m. in the Municipal Office Building. Members present David V Thompson, Michael Kurek, David Stewart, and Wesley Carter.

- **Motion** was made by Member Thompson nominating Frank (Chip) Diamond as the Chairman of the Planning Commission, 2nd by Member Kurek, vote 4/0.
- **Motion** was made by Member Stewart to nominate David Thompson as Vice Chairman of the Planning Commission and was 2nd by Member Carter, vote 4/0.
- **Motion** to approve the minutes as presented was made by Member Carter and 2nd by Member Stewart, vote 4/0.

New Business

- **Motion** to hold all 2025 Planning Commission Meetings, when needed, on the 3rd Tuesday of each month starting at 7:00 p.m. in the Municipal Office Building was made by Member Stewart and 2nd by Member Carter, vote 4/0.

Members Benjamin Hushon and Aaron Bleacher arrived

Subdivisions & Land Development Plans

Hash, Johnathan – Cook Rd, Map AO Parcel 2G – farmland subdivision

The plan was presented to split the farm; 120 +/- acres on one parcel and 91 +/- acres on the other parcel. The road crew viewed access for farm equipment and any future residential uses; if any residential use were to be planned a driveway permit will be required. The plan has been provided to YCPC for review.

Gross Brothers – 233 Gross Road, Map AO Parcel 4A. sketch plan, divide off 16 acres.

The plan will be submitted under the newly enacted Zoning Ordinance Section 398 Prime Farmstead Lot Requirements. The parcel straddles 2 municipalities; 75 +/- acres in Peach Bottom Township and 27 +/- acres in Fawn Township. A full plan will be created and submitted to YCPC for review.

84 Crescent Land LLC - 88 Ailes Rd, Map CP Parcel 1 – sketch plan presentation

The owner would like approval for dwelling location, which will determine possible future use of bonus/additional dwelling rights. The soils map was reviewed for prime soils throughout the farm. Access was also discussed, length and feasibility. They will have to show no other feasible locations for the dwelling rights. It was also noted that maybe the bonus rights will be lost if there is no location.

Miller, Amos – 299 Aubel Rd., Map BO Parcel 18 – sketch plan presentation.

Septic testing has been completed, and hydrogeological study is in the process. The proposed dwelling location, .99 acre, is on prime agricultural soil.

Reports - Building Permits - December – 8 permits, 1 new dwelling

- **Motion** to adjourn at 8:02 p.m. was made by Member Carter and 2nd by Member Stewart, vote 6/0.