

Peach Bottom Township Planning Commission meeting **December 18, 2003** began at 7:40 in the Senior Center. Present were Bob Green, Joy Howell, John Johnson, Sam McConnell, David Stewart.

Priscilla Knight subdivision and land development plan, Woodbine and Murphy Roads, creating a 12 acre lot. Commission will review site on January 10, 04,

Renzi – [Map BO Parcel 19] acreage 511 Gemmill- Commission will review site to study poor agricultural area, also on Jan. 10, 04, for a second dwelling.

George Feilinger, Broad Street,[Map BP Parcel 30] commercial zone. Commission determined a land development plan is needed for adding storage building.

Charles Tarbert, Wiley Rd [Map BQ Parcel 30]– Commission recommend a land development plan or a subdivision with deed agreement for use of existing driveway. It was voted to sign planning module, (motion Stewart, seconded Johnson, vote 5-0)

Transco Rt. 851, Les Wells rep- Commission reviewed requirements for a building permit and for storm water management on pre-existing, non conforming use to provide power supply. Federal regulations oversee safety issues.

Legislation – Eric Cromwell informed Commission of State House bill 1222 regarding local government overseeing agricultural use. Commission will ask Rep. Stan Saylor to explain features to Residents' Ordinance Committee.

Brian Baker stated he is considering offering to build a treatment plant providing 800 EDUnits. Commissioner David Stewart stated he does not favor a separate local plant. Sol Gil Malone stated a third party plant must have sound financial backing to assure maintenance. Sam McConnell motioned to recommend accept Baker's idea of proposing a plant, later he withdrew the motion. Chairman John Johnson told Baker he could give a general plan to the Board of Supervisors for consideration.

Comprehensive Plan changes were reviewed.

Virginia Grove Estate subdivision [Map CQ Parcel 24]. David Stewart reported six commissioners reviewed site in November and determined one dwelling right with barn acreage and five rights on Cold Cabin road, if they can meet requirements of poor ag. land. (grimmel is new landowner)

Zoning Officer's report – Commission voted to recommend to Supervisors the prosecution of five complaints if not corrected by Jan. 6, 04 ;(m. Howell 2nd Stewart, 5-0)

1. Timothy Foy & Tina Wilson, 7702 Woodbine Rd., [Map 2 Parcel 421] car and truck unlicensed, uninspected.

2. Robert Naylor, Jr. 23 Corn Tassel Rd [Map 1 Parcel 876]- white truck uninspected, unlicensed.

3. Carl Rhinehart, 169 Pond Rd.,[Map 4 Parcel 492] blue car, unlicensed , uninspected.

4. Kennard & Eleanor Loignon, 3076 Bryansville Rd, [Map BP Parcel 63C], unlicensed car, vehicle with Maryland tags.

5. Ricky Lewis and Frances Anita,[169 Sycamore Tr, Map 1 Parcel 189] blue car unlicensed, uninspected; garage with no door full of junk.

Zoning Ordinance- Sam McConnell stated a change is needed describing road frontage and a clearer definition of cropland.

Building Permit Officer Michelle Soder recommended a change to building permit fees to be more consistent with York County appraisals

Sol. Malone stated the sewage ordinance needs to state that new septic tanks should be constructed within one foot of soil grade.

Residents Ordinance Committee minutes were filed. Building permits were read.
Adjournment voted at 10:44

*Minutes were read and corrected to change York Co. Plan, Commission comments regarding Comprehensive Plan within Susquehanna Trails. Township wishes it to be kept as rural; eliminate word stabilized.

J. Rush Baldwin
Sec.Treas.