

The Peach Bottom Township **Planning Commission** met at 7:30 pm on **December 16, 2004** in the recreation center. Members present, Bredlow, Green, Johnson, King, Manifold, McConnell, Stewart & Welker. **Motion** to accept the minutes as presented made by McConnell & 2nd by Stewart vote 8/0.

Gemmill owner of the Gemmill Bus Company questioned the possibility of placing a radio tower on his property located at Nace & Miller Roads. When he has more information and is ready to approach the Zoning Hearing Board he will need to return to a Planning Meeting and get a recommendation.

Galbreath property located next to the Delta-Peach Bottom Elementary School was reviewed. Mr. McShane Superintendent of the South Eastern School District and Richard Hushon a school board member were present to discuss to eventual need to expand the school and land needed for such expansion. The proposed subdivision consists of 160 lots. The ground water recharge does not allow for this many lots on only 103 acres. They are requesting to use of the Township recreation land for the extra ground water recharge and a waiver from the recreation fees in the amount of \$240,000 if they donate +/- 8 acres to the Twp & +/- 5 acres to the School District. There was much discussion on the number of lots and land donations to the school and Township. Also discussed was the lack of 2 forms of egress to the development, the amount of open space on the sketch plan and the water retention basin straddling both the subdivision land and the land proposed for donation to the Township. No final decisions were made.

Maxey-Berry property located on Flintville Road and the Maryland line, Map AQ Parcel 26. Mr. James Meister asked for clarification concerning building rights for this property. Currently there is a single family residence and a mobile home on 23 acres. There are a total of 2 building rights & 2 bonus rights if all are used on ground of poor quality. Only 3 lots are permitted on a private road and the other lot will need to be placed on the main road. At this time they only have 4 building rights unless they transfer from ground owned in the Twp and in common ownership, bonus rights cannot be transferred

Renzi Subdivision was reviewed

Motion to sign the plan contingent on DEP approval, changes made on the plan, correct Ordinance (202.9) and a driveway agreement made by King & 2nd by Johnson vote 8/0 All fees need to be paid before Supervisors signature.

Greenwood – 14 acres on Slate Spring Road, Map AP Parcel 41

Zoned residential and can put as many dwellings that will meet the Subdivision and Land Development Ordinance, Zoning Ordinance and DEP. This includes 200 foot road frontage, minimum lot size, and DEP well & septic set backs. Plan ahead “you are sitting on residential property” was the other advice given to Mr. Greenwood.

Gross

The merger agreement was reviewed, signatures were not notarized. They will need to attend the Supervisors meeting with all persons needing to sign for the solicitor to notarize.

Knight Subdivision

Motion to sign plans contingent on DEP approval made by J. Johnson & 2nd by B. King, vote 8/0

A discussion on land owned by Knight along Miller & Woodbine Roads. All lots must be on poor quality ground. A site visit will need to be scheduled at the January meeting in order to determine placement of the proposed lots.

Baugus Subdivision

Motion to sign plans contingent on DEP approval made by J. Johnson, 2nd by McConnell vote 8/0

Subdivision and Land Development **Section 503** was discussed concerning the ground water recharge. The Ordinance needs to be updated to match the Zoning Ordinance. Sam McConnell was authorized to work with the attorney on this Ordinance and have more information or a draft ready for the Supervisors Meeting so advertisement could be voted upon.

Zoning Officer Report

Letters Requested

Day, 89 S. Oak Heights Tr. Sewage coming to the surface of the ground. Attorney Recommended injunction due to health hazard.

Malcolm P. Watson III – Map 3 Parcel 130 sale of property without a septic inspection and is refusing to do inspection.

Motion to send letter and start in injunction made by S. McConnell & 2nd by D. Bredlow vote 8/0

Building permits were read

Mr. Wever Line Road has yet to complete his barn. The deadline was Decembers Supervisors meeting. Update to the Supervisors in January.

Mr. Pinkley 351 Clubhouse Road did not attend as requested, but he has applied for assistance and is making an effort to clean-up the property. The zoning officer needs to investigate a pile of junk which has appeared under to power line on property adjoining Mr. Pinkley's property.

Dave Gemmill would like the Planning Commission to look at revising the 3 acre maximum lot size for land being subdivided without public sewer & water. Suggestions included wording that all the land is of poor quality. Using percentages was also suggested. The Planning members will return in January with proposals.

D. Stewart asked about the relocation of a **welsh building** onto his property. If an accessory structure is less than **1000 sqft does not fall under the new UCC**

Motion to adjourn @ 10:30 pm made by D. Stewart 2nd by S. McConnell vote 8/0