

The Peach Bottom Township Planning Commission met at 7:30 pm on September 15, 2005 at the Recreation Center members present, Johnson, Koegel, Manifold, McConnell, Stewart & Welker. **Motion** made by Manifold to accept the minutes as presented 2nd by Welker vote 6/0 Planning Member J. Howell arrived.

Residents on private roads requested the **off-road vehicle** ordinance be changed to allow riding on these roads even though they do not reside on the road since they feel the road is a public access. A petition was presented with approximately 60 signatures from residents of these roads. The Vice Chairmen requested the attorney define private & public road.

A **public road** is a road maintained by the public through the Commonwealth of PA or the municipality. A **private road** is a road that is maintained by private citizens, however they are not private to any particular individual, because multiple individuals have a right to use them, everyone who lives on that road has a right to use the road as well as everyone who would reasonably use that road to get to the road in which they do live.

Other residents on private roads expressed their problems with the off-road vehicles and do not want the ordinance changed. Unless a petition allowing for both pro & con is circulated throughout the Township and presented to the Supervisors requesting the Ordinance be tailored to fit the desires of the majority in the Township, the Ordinance will stand.

Arnold, David- Grove Road owner of Map CQ Parcel 13(A) 59.6 acres

He is exploring his options on subdividing his land. The Commission will need to have a field trip in November after the crops and leaves are gone in order to review the site for subdivision.

Kagle, Sandy owner of Map 4 Parcel 604 – Greenwich Rd. 2 houses were built on this property; they have separate septic systems, but share a well. This is one original lot consisting of 2.6 acres. They will need a subdivision plan and a well sharing agreement.

Motion to recommend to the Supervisors they be allowed to subdivide the property due to the fact that it is a preexisting nonconforming use made by Welker, 2nd by Manifold vote 7/0.

Hushon, Joseph - Map BO Parcel 5 presented a subdivision plan subdividing a 1 acre lot off the farm with 121 acres remaining, accessed from Hollow Road using a private drive. They need to show the house & septic on the residual lot, the storm water pit, tree note, slopes on the perk site and site of extra probe. The SEO will need to complete a site inspection on the residual property.

Motion for the secretary to sign the Planning Module made by Stewart, 2nd by Johnson vote 7/0

Smith, Michael – **Body Performance Plus** Land Development Plan, Map BP Parcel 30B.

Holley & Associates and York County Comments were reviewed. The trailer is a preexisting, non conforming use. Need to label private drive and right-of-way if one exists, it was advised to get a driveway agreement with Smith owner of opposite side of drive. The SEO will need to confirm the existing septic is adequate for proposed use. Inlet tops and inverts should be labeled on the plan and clean outs to grade. The comments are general engineering corrections needed.

Motion to recommend to the Supervisors for approval as long as a letter from the Township engineer states all comments have been addressed made by Johnson & 2nd by Howell vote 7/0.

Spencer, Joseph – Route 74, Map AP Parcel 12F, Plans were presented that were approved and signed in 1980. Out of 9 lots only 4 were eventually developed. The remaining lots stayed as one parcel. The attorney will investigate if this plan was ever recorded and if so why they were never divided. If the plan is a legal plan they can use this to divide the remaining into 2 parcels

with 1 access drive for both. They will need a letter from the Township informing PennDOT that we are aware and approve the placement of a driveway.

Park, Robert & Judith - Map AQ Parcels 25A, 2.9 acres in PA, their dwelling is in Maryland. A sketch plan was presented showing 2 lots accessing Talton Drive; this uses 1 building right and 1 bonus right. The plans will need to identify wet lands.

An engineer representing Kenny Kluge, owner by sales agreement of, **Map 3 Parcel 117**, at the intersection of Aabel Rd & Holley Trail, presented a sketch plan for subdividing 4.3 acres into 2 lots. He was advised to proceed to septic testing and then surveying for the division of this parcel.

James Meister presented a sketch plan and requested general comments from the board concerning the subdivision of Map AQ Parcel 25. Due to the topography of this parcel, which also contributed to the difficulty in finding suitable septic sites, the developer will need to request a variance of maximum lot size in order to comply with the 200' road frontage.

Reginald Heffner and Richard Williams presented themselves to the Planning Commission for consideration in filling the **vacancy** created by the resignation of Bruce King. After questions, answers and discussions were finished a **Motion** was made by McConnell, 2nd by Koegel to recommend to the Supervisors that Richard Williams be appointed to the Commission vote 4/0 with 3 abstains.

537 Sewage Facilities Plan – an extension was requested, the needed information has been completed by the Sewage Enforcement Officer and forwarded to the engineer. The next step will be the proposal for on lot management. DEP requires a permit for a modification of the septic system; bringing the manhole to grade is considered a modification. The SEO had never required a permit for this modification. Possible cost savings were discussed concerning coordinating pumping with inspection.

CPIC- The farmers market is a success and Mason Dixon Community Services will brief us at the next meeting on what services they supply and the need to publicize these services to the residents that need it most.

Motion the recommend to the Supervisors to adopt an amendment to **Section 503** of the Subdivision & Land Development Ordinance requiring the water feasibility study be preformed by someone commissioned by the township at the expense of the developer in order to get a more objective study as written by Welker & 2nd by McConnell vote 7/0

Building Permit Ordinance was updated in full format and presented for review by the Commission for the next meeting.

The **Burning Ordinance** was discussed concerning the burning of plastics “No wet garbage or other material” “only wood products may be burned in any fire” no smoldering, irritating materials more research on wording will need to be completed.

Motion to adjourn @ 10:45 pm made by Johnson & 2nd by Howell vote 7/0