

The Peach Bottom Township **Planning Commission** met on **September 21, 2006** at 7:30 p.m. in the Recreation Building. Members present D. Bredlow, E. Cromwell, J. Howell, S. McConnell, D. Stewart, B. Tenney, D. Welker, and D. Williams.

Motion to accept the minutes as presented made by S. McConnell & 2nd by B. Tenney vote 8/0

The **Walter Buchanan** property located on Woodbine Rd., **Map CO Parcel 26** consisting of 41.9 acres was discussed concerning the placement of a dwelling on the least farmable ground. It was suggested, based on the presented information that the new dwelling can be placed to the left, in the existing wooded and brush area using the existing driveway.

Riggs – Greenwich & Hilltop Roads Map 4 Parcel 608

An existing lot is to be divided in half, lot 1 has an existing dwelling with well & septic, and lot 2 is unimproved. A **motion** was made to sign the planning module made by D. Stewart & 2nd by J. Howell vote 8/0

Oberlander – 895 Aubel Rd. Map 3 Parcel 117 consisting of 4.3 acres. Engineer D. Morgan presented the plans dividing the existing lot in half, lot 1 has an existing dwelling with well & septic, and lot 2 is unimproved. YCPC comments were reviewed and addressed. The unimproved lot will front both Holly Tr. & Aubel Rd. and a 25' road right-of-way was added for possible future needs. Changes needed are correct names, site data, slope at perk site and probes shown.

Motion to sign the planning module made by J. Howell & 2nd by S. McConnell vote 8/0

Peach Bottom Inn – Land Development Plan

Light Heigle representing the Inn presented a revised land development plan. Drafting errors were removed and a chain link was added at Arnold Rd. to eliminate through traffic, but allow for emergency access. Directional arrows will be used in a tight part of the parking area. **Motion** to sign plans made by E. Cromwell, 2nd by D. Stewart vote 8/0

Greenwood Forest – Map AP Parcels 39, 40 & 42 proposed subdivision of 13 lots.

With the purchase of parcel 40 the emergency access was moved connecting to Baxter Rd. The emergency access will need to be less than 25' to eliminate a corner lot. The Commission stated, this is the best solution presented to date; with the new emergency access using the Turner property parcel 40.

Gemmill – Map CO Parcel 30 (home farm 112 acres) & Map BO Parcel 20 (43 acres)

Requesting to move a property line adding 4 acres to the home farm. YCPC comments were reviewed. The existing wells & septic systems need to be shown on both lots. **Motion** to sign nonbuilding waiver and plans made by J. Howell, 2nd by B. Tenney vote 8/0.

Mimna – Map 4 Parcel 7 & 8, 2 lot non building subdivision. Parcel 7 will be divided and part will be combined with Map 4 Parcel 8. The merger agreement with the mortgage company was reviewed by the attorney and all signatures have not been acquired. Motion to sign the plans contingent on a complete merger agreement made by D. Welker & 2nd by S. McConnell vote 8/0

Royal Farms- CEDG Engineers presented a sketch plan for a Royal Farms on Map 7 Parcels 1B, 1E, & 1F. This convenience store will be opened 24 hours. The members questioned the engineers on water usage, parking, storm water management, ground water recharge, water contamination in the event of a gasoline spill and monitoring to avoid such a problem that Maryland has encountered. It was recommended that the developer consider installing a test well to support ground water monitoring for gasoline spills. Developer was informed that requiring test wells for gasoline facilities was currently under discussion by the planning commission.

Peach Bottom Lawn Care, Land Development Plan - Map BP Parcel 62E

This will add a used car lot to the commercial parcel. Corrections needed, septic shown, correct zoning and the buffer as required in Section 221 of the Zoning Ordinance. A plan will be sent to the County for review.

Knight – Map CO Parcel 23

This subdivision consists of 2 – 1 acre lots which will actually be lots 5 & 6 on Woodbine Rd. YCPC comments were reviewed. **Motion** to sign the plans contingent on DEP approval and a driveway permits, made by D. Welker & 2nd by J. Howell vote 8/0

The **Parking Ordinance** currently does not address certain commercial uses and states the size of space is 200 sqft. not the dimensions to create that size. The attorney will research more metropolitan areas for needed parking spaces for different uses and sizes, to create an ordinance amendment to limit the size of large box stores, and the monitoring of ground water for contamination by using test wells.

Driveway Ordinance will be tabled until the right to farm act is researched.

Dangerous Structures – the secretary will contact Delta Borough and forward a copy of their ordinance to the Planning members.

Adult Entertainment – B. Tenney requested the distance be increased from schools, daycares, ect. The attorney stated, “We cannot make the ordinance unreasonable or it can be challenged in court.” After much discussion on distances, the attorney was asked to research any challenges that have set precedence on adult entertainment. D. Bredlow will get the Harford County regulations on these establishments.

Zoning Officer Report

Letters requested

Baily- Map CQ Parcel, 592 Cold Cabin Rd., Holding Tanks Ordinance.

Bush - Map 1 Parcel 20, 73 N. White Pine Tr., Holding Tank Ordinance.

Bush – Map 2 Parcel 266, 241 Highview Dr. Need general clean-up, garbage & junk everywhere.

Laughard –Map 2 Parcel 522, 199 Wenzel Rd., No house number posted.

Lynch - Map CQ Parcel Y28, R0011, 343 Robinson Run, No house number posted.

Prosecutions Requested

Farrell – 54 Meadow Tr. Map 1 Parcel 453, Untagged, uninspected vehicle

Motion to recommend to the Supervisors for the attorney to send the requested letters and start the prosecution made by E. Cromwell & 2nd by B. Tenney vote 8/0

Delta Ridge developer is questioning requirements for **development signs**. Currently no Township Ordinances address this type of sign. Research will be needed.

October 28th the **rail trail** committee will hold a public meeting explaining the feasibility study and would like to send letters to property owners affected by the proposed rail trail.

Motion to recommend to the Supervisors to make copies of a letter written by the rail trail committee and address & mail this letter, made by S. McConnell & 2nd by B. Tenney vote 8/0

In the last month 20 building permits were issued, out of that 5 are dwellings.

S. McConnell asked if the current **hydrogeological study** requirements for new developments protect Borough and private wells. The attorney informed the board that our ordinances are more restrictive than any other municipalities he knows.

A request for a **Special Exception** recommendation by the Township for a municipal building and facilities on agricultural land was presented to the commission. A discussion on use of agricultural land, current vandalism at the location, cost savings, and other recreation land

A **motion** was made to recommend to the Zoning Hearing Board to approve this special exemption by S. McConnell and 2nd by D. Williams vote 6/0 - 2 abstentions

Don Bredlow announced his resignation from the Planning Commission at the end of 2006 after 16 years of service.

Motion to adjourn at 11:30 p.m. made by E. Cromwell & 2nd by D. Williams vote 8/0