

The Peach Bottom Township **Board of Supervisors** met on **September 7, 2006** at 7:30 p.m. in the recreation Building. Members present, J. Johnson & J. Ailes.

A **motion** was made to accept the minutes as presented by J. Ailes & 2nd by J. Johnson vote 2/0.

David Spiecher owner of 438 Wiley Rd. Map BP Parcel 74G requested an extension of his building permit due to faulty installation of a heat exchanger by an independent company. Prior to this damage all other requirements for use & occupancy were completed. **Motion** to grant the 90 day extension to the December 4, 2006 Supervisors meeting, a fine of \$500 is to be paid by Shipley, installer of the heat exchanger, made by J. Johnson & 2nd by J. Ailes vote 2/0

Peters / Thompson - Gross Road Map AO Parcel 3A & Map AO Parcel 3

A **motion** was made to resign the plans by J. Ailes & 2nd by J. Johnson vote 2/0

Thomas Mikolinis a property owner on **Quarry Road**, acting as spokesman for other residents concerned about the proposed subdivision to be located at the end of Quarry Road, known as **Woods at Slate Ridge, Map AP Parcel 48**. The concerns include the effect on the water table and their wells, clear cutting and subsequent erosion down to Chestnut St., emergency vehicle access, vehicle traffic on adjoining narrow roads, required sewer & water hook-up, lack of sidewalks and school population.

The Attorney stated, "We cannot deny someone the right to develop their property, provided they met the requirements of our ordinances that would be unconstitutional."

"A lot of your concerns are already covered in the Township Ordinances", explained Supervisor Johnson. The developer has only approached the Township with 2 proposed sketch plans.

Knight – Map CO Parcel 23

This subdivision consists of 2 – 1 acre lots which will actually be lots 5 & 6 on Woodbine Road. A right-of-way divides the lots in order to access the land behind the lots for further development. **Motion** made to sign the DEP Planning Module made by J. Ailes & 2nd by J. Johnson vote 2/0

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 J. Johnson & 2nd by J. Ailes vote 2/0

Zoning Officer Report

Letters requested

Bush – 241 Highview Dr., Map 2 Parcel 266, a general clean-up is needed.

Halkias – Lake View Dr. Map 6 Parcel 1A, vehicle without tags & inspection.

Prosecutions requested

King – 245 Pine Tr., Map 1 Parcel 418, vehicles without tags and inspection

Crogan – 3014 Bryansville Rd. Map BP Parcel 50A, ATV violation, neighbor will testify.

Rider – 128 Hemlock Hollow, Map 1 Parcel 759 - ATV violation, neighbor will testify.

Motion for the attorney to send the requested letters and proceed with the prosecutions made by J. Ailes & 2nd by J. Johnson vote 2/0

The attorney presented an amendment to the off-road vehicle ordinance. This will add adult individual that resides at the property are the owners of the vehicle. This allows us to prosecute renters. **Motion** to advertise the amendment made by J. Johnson & 2nd by J. Ailes vote 2/0

Motion to advertise the amendment to the Holding Tank Ordinance made by J. Johnson & 2nd by J. Ailes vote 2/0

Motion to advertise the Subdivision & Land Development Ordinance amendments to Sections 502(h), 710 & 711 connecting to public or private water & sewer made by J. Ailes & 2nd by J. Johnson vote 2/0

Motion to advertise the requirement for management of the on lot sewage systems made by J. Johnson & 2nd by J. Ailes vote 2/0

Motion to send the adult entertainment ordinance amendments to the Planning Commission made by J. Ailes & 2nd by J. Johnson vote 2/0

Close Supervisors Meeting

Open Public Hearing

The amendments were explained by the attorney, **Section 202.2(11)** was adding municipal buildings & facilities to special exception use in the agricultural zone, **Section 276** requiring maintenance of storm water management facilities, and **Section 501** concerns the definition of landscaping. Both amendments were discussed. Residents questioned a municipal building on agricultural land, the Township will be required to have an approved land development plan and meet all Labor & Industry, DEP, erosion & sediment control, ect requirements. D. Thompson, J. Renzi, V. Renzi, D. McLaughlin, D. Gemmill. The zoning officer explained the reason for the storm water management, requiring owners to keep their gutter connected to existing retention basins. This gives the Township the authority to make the property owner maintain their system.

Close Public Hearing

Open Supervisors Meeting

Motion to adopt the Zoning Ordinance amendment made by J. Ailes & 2nd by J. Johnson vote 2/0

There was more discussion on the storm water management, retention pits and the definition of landscaping.

Close Supervisors Meeting

Open Public Hearing

The vacation of **Ailes Road** was discussed; Brian Baker an adjoining property owner sent a letter stating his concerns with vacating Ailes Road and the future development of his land. A question arose concerning if Mr. Baker has access from his property into route 74. The attorney will research Mr. Baker's access to Route 74 for his future development.

Close Public Hearing

Open Supervisors Meeting

Round-about warning flashers & street lights and costs associated with both were presented by the attorney. **Motion** to sign the light agreement made by J. Ailes & 2nd by J. Johnson vote 2/0

NIMS resolution was reviewed, this stated the Township has implemented the National Incident Management System and will allow the Township to receive funds for emergency management.

Motion to sign the resolution made by J. Ailes & 2nd by J. Johnson vote 2/0

Motion to pay bills made by J. Ailes & 2nd by J. Johnson vote 2/0

Motion for secretary to apply to the Zoning Hearing Board for a special exception to place a municipal building on Agricultural Land made by J. Johnson, 2nd by J. Ailes vote 2/0

D. Gemmill questioned Hemlock Hollow and road access. The SEO explained the holding tank ordinance will allow the Township to pull their permit and the residents will need to vacate the dwelling unless they fix the road to allow access to a septic pumper.

Motion to adjourn @ 10:00 p.m. made by J. Johnson & 2nd by J. Ailes vote 2/0