

The Peach Bottom Township **Planning Commission** met at 7:00 p.m. on December 20, 2007 in the Recreation Center. Members present S. McConnell, D. Stewart, B. Tenney, D. Welker, D. Arnold, and E. Cromwell.

**Motion** was made to accept the minutes as presented by D. Stewart & 2<sup>nd</sup> by B. Tenney vote 6/0

**Yoder** – Spring Hill Map CQ Parcel 26

The plan subdivides a 2 acre parcel off 173 acre farm for his son.

**Motion** made to sign the DEP Sewage Planning Module by D. Stewart & 2<sup>nd</sup> by E. Cromwell vote 6/0

**PECO** – They are increasing the right of way on the existing power lines on the land that they intend to sell. No representation was provided by the subdivider. **Motion** was made by B. Tenney to table this plan until more clarification is provided, 2<sup>nd</sup> by E. Cromwell vote 6/0

**Woods of Slate Ridge** – Quarry Road, Map AP Parcels 36F & 48

This subdivision consists of 5 lots, 3 on a private road and 2 fronting Quarry Rd. with on lot well & septic. YCPC comments concerning the Borough were discussed. The Boroughs concern about storm water was mentioned and the SEO explained the results of the perk storm water testing which shows that the water will percolate quickly into the ground and not run down on the Borough. The roads, driveways & gutters will all go into storm water pits. They still need the engineer's approval for storm water management, DEP approval and road agreement.

**Myers** – Map BP Parcels 77A, 77D & 77E

The original subdivision plan was presented that created 3 lots from 14 +/- acres. He has 2 rights with 2 bonus, all have been used on poor quality farm land. He can now subdivide the 4<sup>th</sup> lot fronting Ailes Road the other 3 are on a private road. They also accepted allowing access on the private road since he has 200 feet road frontage and this will limit accesses on a public road. They will also need a road maintenance agreement. **Motion** made to sign the DEP Sewage Planning by E. Cromwell 2<sup>nd</sup> by D. Arnold vote 6/0

Zoning Ordinance amendments were reviewed

The following has been advertised for enactment at the Supervisors Meeting in January.

Section 201.3 Lot Area and Width, 201.5 Setbacks, 202.8 Subdivision, 202.9 Limitations with Respect to Dwellings, 202.11 Soil Classification Review, all accepted by YCPC as written

Section 231 Off-Street Parking Spaces, YCPC comments prompted the removal of (c) and the rest was accepted by YCPC. Section 233 Layout, YCPC recommended coordinating this with the Subdivision & Land Development Plan. Section 501 definition of Prime Agricultural Land was accepted by YCPC, the other 2 definitions Woodland & Cropland were removed from the amendment due to YCPC comments.

This caused a discussion on definitions in reference to farming, harvesting, cropland, ect.

A **motion** was made to have the attorney provide a definition for crop by E. Cromwell and 2<sup>nd</sup> by D. Arnold, vote 6/0

A **motion** was made to recommend the Supervisors adopt these amendments as advertised by D. Arnold & 2<sup>nd</sup> by B. Tenney vote 6/0

## **Subdivision & Land Development Ordinance**

Section 901 Adoption - allows road adoption by resolution not ordinance.

Section 1001 Modifications - merging properties with agreements and to waive the requirement of a sewage module because the lot is no-buildable and is to be combined with an existing buildable lot. This is something that the Township has been doing and now being formalized in the Zoning Ordinance. **Motion** made to formally submit these amendments to YCPC for review B. Tenney 2<sup>nd</sup> by D. Arnold vote 6/0

## **Sludge Ordinance**

The attorney explained that he had written the original Sludge Ordinance for Chanceford Township and asked if this is a field that the Township wants to get into. D. Stewart stated that the state tests all the farm ground and tells the farmer how much to put on and the setbacks. They also address any complaints. The attorney stated that the development of this ordinance took quite a while and that the Chanceford Sludge Ordinance enforces the state laws concerning sludge. The ordinance is still in effect and it is working. In York County the Solid Waste Authority deals with the sludge management. This went into a long sludge discussion and brought up more questions. Are we making an assumption of what DEP is monitoring, is the state doing an adequate job in monitoring, does the state has the capacity to regulate what they have made laws for, do we have the expertise to monitor it ourselves, are we willing to put on the books something we cannot enforce or put the supervisors in a position of not addressing a concern of the residents.

The Attorney General has not reviewed the current and proposed CAFO ordinances.

## Zoning Officer Report

Prosecution

**Bargar** – 15 Rock Ridge Rd Map 2 Parcel 320 repeat offender, untagged, uninspected blue van.

**Devereux** – 1405 Graceton Rd., Map AO Parcel 14, constructed a swimming pool without a zoning or UCC permit. They were prosecuted, paid the fine, but never obtained the required permits. The 30 days for appeal was up on 12/16/07

**Podwell (Reliable Sanitation)** - 223 Quarry Road, Map AP Parcel 46J started removing the office trailer without permit, letter was sent by Zoning Officer, and the demo has stopped, but has not applied for the demolition permit. Besides the Township the UCC also requires this permit.

**Motion** made to request the Supervisors start the requested prosecutions by E. Cromwell & 2<sup>nd</sup> by B. Tenney vote 6/0

Building permits were read

The Zoning/SEO explained storm watered percolation requirements and that the NPDS permit triggers this requirement.

**Motion** to adjourn at 9:10 p.m. made by E. Cromwell 2<sup>nd</sup> by D. Arnold vote 6/0