

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

The Secretary asked for nominations for Vice Chairman of the Planning Commission.

A **motion** was made by D. Stewart nominating E. Cromwell as Vice Chairman of the Planning Commission

A **motion** was then made by E. Cromwell nominating B. Tenney as the Vice Chairman this was 2<sup>nd</sup> by D. Arnold vote 4/0, 1 abstention

B. Tenney asked if E. Cromwell could run the meeting.

A **motion** was then made by B. Tenney for E. Cromwell to Chair the September Planning Commission meeting, 2<sup>nd</sup> by D. Stewart vote 4/0 1 abstention

A **motion** was made to accept the minutes as presented by D. Stewart and 2<sup>nd</sup> by B. Tenney vote 5/0

**Craig Tennant** – Map CQ Parcel Y30 R0002, 317 Robinsons Run.

Mr. Tennant would like to place a garage in his front yard. The front yard area is the area between the cabin and a lane off of Robinson Run. The lane has no apparent right of way. A discussion ensued concerning actual property lines on these leaseholds when the land was never actually subdivided.

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A **motion** was made that as long as he gets a signed agreement/approval from Exelon and stays 20' from the road edge he can construct a 19'x20' garage by E. Cromwell 2<sup>nd</sup> by D. Arnold vote 5/0

Mr. Yale, representing his brother-in-law concerning a vacant lot on September Lane and the wish to have a home occupation. He is requesting permission to construct home and a building for a home occupation which would not be in compliance with Section 303 Home Occupation - If the use will occur in an accessory building which was constructed or placed after January 1, 1985, or if a new building is to be constructed or placed or an existing accessory building is to be enlarged to accommodate the proposed use, the building after enlargement or construction shall not have a ground floor area in excess of fifty (50) percent of the ground floor area of the dwelling, unless the building is at least five hundred (500) feet from any neighboring residence.

B. Tenney stated his concerns, there is something wrong with our ordinance, this is not taking resources, and it is low impact and low traffic. With the changing scope of things, there will be more home businesses with the internet and something like this we should look into.

The zoning officer suggested a change in the ordinance that would move the condition so that the applicant could go for a special exception to the Zoning Hearing Board allowing the board to approve with conditions. With current regulations the property owner would not even be allowed to apply.

A **motion** was made to move Section 303.1(h) to Section 303.2(b) by E. Cromwell & 2<sup>nd</sup> by B. Tenney vote 5/0

**Ailes** – Map CP Parcel 1

He is subdividing off his dwelling from the rest of the farm with all bonus rights going with that parcel. YCPC comments were reviewed and all have been addressed.

A **motion** was made to sign the plans made by E. Cromwell 2<sup>nd</sup> W. Manifold vote 5/0

**Greenwood Forest** – Map AP Parcels 39, 40, 41 & 42 - 14 total lots, with 2 of those preexisting, from a total of 17 acres. The engineer's comments were reviewed. The developer and engineer are still in negotiations concerning the storm water basin.

**Motion** to sign with the following conditions; approval of the Developers Agreement, Road Bonding, Storm Water Management Plan approval and ENS approval from York County Conservation made by D. Arnold 2<sup>nd</sup> by B. Tenney vote 5/0

**Delta Ridge Phase 2**

Delta Ridge Phase 2 & 3 Preliminary plan was presented with 98 proposed dwelling lots.

37 single family lots in Phase 2.

The well house permit application will be into the Township next week. Wells in the area were discussed concerning the Susquehanna River Basin Commission limiting the well outputs; the second well should be permitted by March or April.

**Motion** made to approve the Final Plan for Phase 2 by B Tenney 2<sup>nd</sup> by E, Cromwell vote 5/0

**Peach Bottom Crossing** –

They are working to get permission for pump tests from the Susquehanna River Basin Commission.

**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 were reviewed. Lot 6 is going to be added back into lot 3 to comply with Twp regulations. They will need the approval from Delta Borough. The commission tabled this plan until the comments are addressed by the developer in a new drawing.

**Yanney** Map BP Parcel 13

This parcel has 2 regular plus 2 bonus rights unless there is another designation on the Malone plan and good ground was also mentioned.

**Arnold** – Map CQ Parcel 13A consisting of 59+ acres

3 lots are being created on a private road. The Storm Water Management Engineers comments were reviewed. Water runoff onto Grove Road was discussed. In the future he may need to install a larger pipe under Grove Road. The attorney is working on a driveway agreement.

Zoning Officer Report

**Cannon** - 42 Cherry Rd, Map 2 Parcel 241, numerous complaints of loud music and disturbing the neighborhood. Requesting a letter from the attorney.

**Vaught** - 48 Oak Dr, Map 1 Parcel 848 – junk mattresses, tires, ect. Have not cleaned up with the last letter from the attorney and the zoning officer has also sent a courtesy letter. Request if not in compliance by the Supervisors meeting the Township start prosecution.

**Motion** made by E. Cromwell for the solicitor to take such action and 2<sup>nd</sup> by B. Tenney vote 5/0 the

Section 201.3(3)(a), 201.5(c)(1)Set back. This is making all Sections of the Zoning Ordinance in accordance with each other and not contradicting. This does not allow more dwellings, because a developer is only allowed so many lots per ground water recharge.

A **motion** was made to send those changes to YCPC for review by E. Cromwell & 2<sup>nd</sup> by D. Arnold vote 5/0.

**Section** 202.8(1) and Section 501 definitions. This would prevent a property owner from creating farm land to meet ordinances in order to subdivide 50 acres. This action is creating soil conservation problems when they cut trees on slopes to create crop land.

**Motion** made to send this amendment to YCPC for review E. Cromwell & 2<sup>nd</sup> by B. Tenney, vote 5/0

Table Section 397 Water Conservation until next month.

**Motion** made to adjourn at 9:30 p.m. by E. Cromwell and 2<sup>nd</sup> by D. Stewart vote 5/0