

The Peach Bottom Township **Planning Commission** met on **December 17, 2009** at 7:00 p.m. in the Recreation Center. Members present D. Stewart, S. McConnell, W. Carter, B. Tenney, B. Hushon, W. Manifold, and D. Arnold.

Motion to accept the minutes as presented was made by B. Tenney & 2nd by B. Hushon vote 6/0

Commission Member Dave Arnold arrived at 7:03 p.m.

Esh –Map AQ Parcel 19 – Subdividing the farm consisting of 150 +/- acres in half, creating 2 farms. The site distance triangle recommended by YCPC needs to be put on the plans. The size of the triangle was provided by the zoning officer which is 150 feet.

Motion to sign the plans contingent on the addition of the site triangle for the new driveway and DEP approval was made by B. Tenney and 2nd by B. Hushon vote 7/0

Holding Tank Ordinance amendment

Port-a-pots have always been required to be permitted, but the Township has never written such permits. The Sewage Enforcement Officer said, “If it is on the books it should be enforced or taken off the books.”

Section 5 is for a temporary use. A port-a-pot is a privy, but a privy is more like an outhouse. We allowed the Amish to have this type of sanitary facility. We need to be careful with the wording so that we do not have permanent port-a-pots in the Trails were they are not accessible for pumping. The 90 day and 6 months in between resuming the use was also discussed.

Member Stewart suggested we get rid of that requirement if not enforced or on an as is basis.

The Attorney is concerned with having no rules because someone can just put one in.

The SEO informed that a port-a-pot cannot be used as a permanent sewage system.

The Attorney suggested that it cannot be used to serve the permanent needs of a dwelling, must be for temporary use for a period that doesn't exceed 90 consecutive days unless a permit is obtained.

It was mentioned that you would need to state dwelling, not permanent dwelling, not to be used as permanent waste facilities and possibly for the length of a building permit for construction purposes. If you do not have a time frame someone will argue it.

A. Cooper requested that this not affect the Mason Dixon Fair Grounds

The Attorney will draft an amendment, have it reviewed by the SEO and email it to the Commission members for discussion at the next meeting.

McAllister - Map BP Parcel 31, 587 Broad Street Ext. Commercially Zoned.

A Land Development Sketch Plan was presented. The owner is requesting approval to place an office trailer (12' x 60') on the property. One side would be a hairdressing shop and the other side would be a real estate office. A Highway Occupancy Permit from PennDOT has been obtained. The Township Engineer will need to review the storm water management prior to approval. YCPC comments were reviewed. They may need Erosion and Sediment Control Plan approval if disturbing over 1,000 square feet. Sewage Planning Module; this is an existing system and are only required to upgrade the tank. This will have only 1 chair for hairdressing to avoid a DEP requirement for industrial waste. There are 2 wells on the property so there is no place to put a septic reserve area.

Member Carter informed about wells that are not being used anymore. A well is a hole in the ground and the conduit allows anything that seeps in the sides to seep into other layers in the ground. When you abandon a well you fill it so it is no longer a hole in the ground.

Zoning/SEO Officer Report

Letters Requested-

Shortly – 115 N. White Pine Tr., Map 1 Parcel 115, OLM violation.

Klapka Jr – 31 Greenwich Rd., Map 3 Parcel 190I, OLM violation.

Prosecution Requested- If not in compliance by the Supervisors Meeting.

Davis/Waltemyer – 9382 Woodbine Rd., Map CO Parcel 3, numerous untagged and uninspected vehicles.

Green – 57 Watson Rd., Map AP Parcel 11J, vehicle w/o inspection

Mullins – 191 High Ridge Rd., Map 4 Parcel 18 – roll-off and bumble bin, for his business and household garbage and it does not have a lid to keep out varmints.

Motion to recommend the Supervisors have the Attorney send the requested letters and start the requested prosecutions was made by B. Tenney and 2nd by B. Hushon vote 7/0

Section 275 Storm Water Management –

The Zoning officer explained, the reason for the amendment is a rash of commercial construction that does not require a building permit, but the storm water needs to be reviewed by the Township Engineer. Currently we have no permit requirement to help track this activity or a way to hold them to pay engineering fees. This was originally brought to light by the Township Engineer. The BCO explained how the UCC permit process operates with an outside agency completing the inspections. The inspector reviews the construction plan and provides a list of inspections required and fees for those inspections which are paid prior to the issuance of the permit.

The proposed amendment was reviewed by the Commission with a few minor changes.

Motion to have the Attorney send amendment to Section 275 Storm Water Management to YCPC for review was made by B. Hushon and 2nd by W. Carter vote 7/0

Section 400 Building Permits & Section 405 Use Certificates. The Attorney explained that this change would allow the Township to prosecute violations of the UCC as a civil complaint and not a criminal complaint. The amendment will be studied and reviewed at the next meeting.

Section 336 Committee - The amendments are still in the process and hopefully will be ready for the next Commission meeting.

Keeping of Livestock – This issue is still being investigated with gathering of more information.

Lighting Ordinance- Member Carter will review a new version of the proposed lighting ordinance for next month's meeting.

Private Road Maintenance was removed from the agenda upon the request of the Supervisors. Members Stewart explained that this will wind up costing the tax payers money and in an emergency the Township always helps get the emergency equipment into the location.

Wind Mills, Wind Wheels & Wind Conversions – An expert was contacted and has the same documentation; we do not want to waste his time attending a meeting. We need someone with experience, not just a book.

The Attorney reminded that the only remaining issue is noise at the property line, is it reasonable or not.

Motion to adjourn at 8:38 p.m. was made by D. Arnold and 2nd by W. Carter, vote 7/0