

The Peach Bottom Township **Planning Commission** met on **December 16, 2010** at 7:00 in the Recreation Center. Members present S. McConnell, D. Stewart, D. Arnold, A. Cooper, D. Welker, W. Manifold, and B Tenney.

Motion to accept the minutes as presented was made by B. Tenney and 2nd by A. Cooper vote 7/0

Almonee – Map BO Parcel 38B – Corner of Burns and Miller Roads

Part of this parcel was acquired in 1993, from Map BO Parcel 38 and to be combined with the existing parcel for a total of 4 acres. The parcel contains a dwelling on the south side of the creek and a mobile home on the north side. The owners would like to use the creek as a dividing line, creating 2 lots so each dwelling has its own parcel. Each parcel would have 200 foot road frontage and 40,000 square feet as required by the Township ordinances. The commission reviewed minutes from the time of the subdivision concerning a building right with the subdivided parcel. No hydrogeologic study will need to be completed because they are not installing any more septic systems.

Motion to allow Map BO Parcel 38B to be divided using the creek as the dividing line and the Childress property, Map BO Parcel 38 will not lose a building right was made by D. Stewart and 2nd by D. Arnold, vote 7/0

The secretary needed clarification on the Swinson properties know as Map AQ Parcels 25D (dwelling lot) and 122 (vacant lot) located on Talton Drive. The owners want to combine the parcels. As long as they are informed of the ramifications of combining theses parcels the Township cannot get involved in this decision.

Zoning/Sewage Enforcement Officer:

Letters Requested-

Kutrick – 139 Slate Spring Rd., Map 10 Parcel 15 – OLM violation, was given an extension until the property was sold, has not sold and is no longer on the market for sale.

Kutrick – 213 Highview Dr., Map 2 Parcel 107 – Holding Tank inspection violation

Cadle – 21 Oak Forest Rd., Map 1 Parcel 844 – OLM violation

Hackett – 218 Lay Rd., Map BP Parcel 74Y - OLM violation. After some discussion, it was decided that the SEO will send a return receipt letter to Mr. Hackett ONLY.

Motion to recommend the Supervisors have the Attorney send the recommended letters to Kutrick concerning both properties and Cadle was made by B. Tenney and 2nd by A. Cooper vote, 7/0

Supervisor Stewart would like the Planning Commission to think about how to work with the Delta-Cardiff Ambulance Company to make it feasible to pay for coverage or get somebody to run it, he asked the commission to put some thought into this. They are asking for \$106,000 to pay for an emergency medical technician and a driver for 12 hours 7 days a week.

Member McConnell informed this would double the real estate taxes. The code allows the Township to contract with other ambulance companies. The residents can belong to the ambulance club for \$40. The Supervisors recommended a questionnaire be put in with the coming real estate tax bill.

Member Stewart wants the ambulance company to pay the volunteers \$20 for a trip to Harford County or \$30 for a trip to York.

The members discussed insurance monies received and not received, the cost of supplies and replacing the 2 vehicles, 1 every 4 years, crossing state lines to contract with another ambulance and the need for an audit.

Member Cooper informed that fair event funds are not included in the Fire Company budget.

Member Welker commented that it is about time the fire company works with the Township not the Borough.

Members Welker and McConnell will work on this investigation. They will start with the attorney, what we can and can't do, then look at our options.

Ordinances-

Member McConnell will go over the remaining ordinance amendments with Supervisor Johnson and look at what we can address without having issues with litigation on the CAFO.

Section 298 – proposed by the attorney concerning farming, CAFO's and corresponding definitions. This will wait until next month for the attorneys input.

Section 492 – Fees

Fees charged for Zoning Hearing Board meetings are being investigated for legal compliance.

Motion to adjourn 8:06 p.m. was made by D. Arnold and 2nd by D. Stewart vote 7/0