

The Peach Bottom Township **Planning Commission** met for their 2021 Organizational Meeting on **February 16, 2021** at 7:00 p.m. in the Municipal Office Building. Members present Frank Diamond (Chair), Wesley Carter, Michael Kurek and Todd Steiner.

The secretary asked for nominations for Chairman of the Planning Commission

Member Steiner nominated Member Frank Diamond as Chairman of the Planning Commission and was 2<sup>nd</sup> by Member Kurek, vote 4/0.

Member Steiner nominated Member David Thompson as Vice Chairman of the Planning Commission and was 2<sup>nd</sup> by Member Diamond, vote 4/0

- **Motion** to accept the November 2020 minutes as presented was made by Member Carter and 2<sup>nd</sup> by Member Steiner, vote 4/0.

### Subdivisions & Land Development Plans

Connaghan / Smith – Broad Street Extd., Map BP Parcel 35, 102 acres zoned Residential

The York County Planning Commission comments were reviewed.

- **Motion** requiring a note on the plans and in the private drive maintenance agreement referencing comment #5. If subsequently developed in excess of the 3 lots permitted, the right-of-way for a private road shall be 50' made by Member Diamond and 2<sup>nd</sup> by Member Carter, vote 4/0.
- **Motion** requiring Zoning District boundary lines, a small portion of commercial was discovered along broad Street Extd., be shown per comment #7 was made by Member Diamond and 2<sup>nd</sup> by Member Steiner, vote 4/0.
- **Motion** requiring the following YCPC comments
  - #1 Correction in maximum building coverage
  - #2.a – north arrow
  - #2.c – Location of proposed well for lot 2
  - #2.d – ownership statement, signed, dated & notarized
  - #3 – Road Use & Right-of-Way agreement
  - #4 – a notion of the Road Use & Right-of-Way agreement on plan
  - #9 – remove note #4 Agricultural Warning
  - Waive #2.b – topography, bench marks & water courses
  - Waive #6 - Commercial District Zoning requirements.The attorney will get clarification on #10 concerning recording of the plan. was made by Member Diamond and 2<sup>nd</sup> by Member Steiner vote 4/0.

Township Engineer comments were reviewed.

Comments under the Subdivision and Land Development

#8 – Provide proof of a PennDOT Highway Occupancy Permit or date of installation.

#2 – is not applicable, deleted/amended in 2018

The Pennsylvania Department of Environmental Protection Sewage Planning Module for lot 2 off of Map BP Parcel 35 was presented.

- **Motion** to approve the PA DEP Sewage Planning Module for one dwelling lot off of Map BP Parcel 35 was made by Member Diamond and 2<sup>nd</sup> by Member Carter, vote 4/0.
  
- **Motion** to adjourn at 7:56 p.m. was made by Member Steiner and 2<sup>nd</sup> by Member Carter vote 4/0