

The Peach Bottom Township **Planning Commission** met on **March 16, 2021** at 7:00 p.m. in the Municipal Office Building. Members present Frank Diamond (Chair), David Thompson (Vice Chair), Todd Steiner, Michael Kurek, David Stewart, and Benjamin Hushon.

- **Motion** to accept the minutes as presented was made by Member Thompson and 2<sup>nd</sup> by Member Steiner, vote 6/0.

### New Business

ZHB application – Bud’s Car Wash, Delta LP, 906 Broad Street Ext., known as Map BP Parcel 62C, for a Special Exception seasonal night watchman’s trailer as an accessory use in a Commercial Zone.

The application, history of the request and Zoning Officers comments were reviewed.

Member Diamond questioned preventing the applicant from renting out the trailer.

Member Kurek informed that the property is currently for sale and this is setting a bad precedence for the Township, who else will want to provide campers for their workers.

Andrew Jarvis informed of numerous violations throughout the Township where people are buying little lots and living in campers; if you allow this how can the Township enforce those violations.

Member Diamond noted that the owner can create an apartment inside of the existing building.

Sammy McConnell stated that the use of campers and allowable time of that use has been previously addressed.

The Attorney directed the board to look at the application, it is for a special exception, but under the commercial zone, use by special exception, accommodations for a night watchman is not listed. The applicant should have applied for a use permit, been denied and appealed to the ZHB.

- **Motion** recommending the Zoning Hearing Board not approve the request and concur with the recommendations of the Zoning Officer was made by Member Diamond and 2<sup>nd</sup> by Member Hushon, 6/0

### Subdivisions & Land Development Plans

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

YCPC & Engineers comments have been addressed on a plan and ready for review.

The attorney explained, concerning YCPC comments, that deeds are required for subdivision recording.

The driveway agreement will need to note that if more than 3 dwellings are ever proposed a 50 foot right-of-way is required.

- **Motion** to approve the plan contingent on correcting the zones on deed plot, eliminate the “streets shown herein are tendered for dedication for public use”, private driveway maintenance agreement, sign & notarized signature and dep approval was made by Member Stewart and 2<sup>nd</sup> Member Hushon, vote 6/0.
- **Motion** to sign the Smith/Connaghan plans was made by Member Stewart and 2<sup>nd</sup> by Member Diamond, vote 6/0.
- **Motion** to adjourn at 7:43 p.m. was made by Member Diamond and 2<sup>nd</sup> by Member Thompson, vote 6/0