

The Peach Bottom Township **Planning Commission** met on **April 20, 2021** at 7:00 p.m. in the Municipal Office Building. Members present Frank Diamond (Chair), David Thompson (Vice Chair), Wesley Carter, Todd Steiner, Michael Kurek and David Stewart.

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

### New Business

#### ZHB Applications

Application by M. Steven & Michele L Funk for a variance to encroach into the front yard setback on an existing deck located at 6 Blue Bird Trail, also known as Map 5 Parcel 14 was reviewed and discussed. The maximum encroachment is less than 5 feet.

- **Motion** to recommend the Zoning Hearing Board approve the variance as requested was made by Member Diamond and 2<sup>nd</sup> by Member Stewart, vote 6/0.

Application by Calvary Chapel of Delta, Inc., 5911 Delta Road, known as Map BP Parcel 62D, for a Special Exception Temporary Permit for a Non-Conforming Structure.

Doug Mclean, Pastor and Steve Lawlor, representing the Chapel informed that due to the Pandemic a tent was erected to help with social distancing and they would like to leave the tent on location until the end of the pandemic or construction of a larger sanctuary.

- **Motion** to recommend the ZHB approve the temporary permit was made by Member Stewart and 2<sup>nd</sup> by Member Kurek, vote 6/0.

Application by Helen Layton & Ty Cornelius Sr, 370 Line Road, known as Map AP Parcel 8, for a Special Exception Auto Repair Business.

Mr. Cornelius informed that he buys cars, repairs and sells; he does not work on other people's cars. He explained his current method of fluid disposal.

Requirements for a Home Occupation were discussed.

The attorney inserted that he needs a Variance from Section 303.1(h) and meet the rest of the criteria in 303.1 and 303.3, subject to any conditions required by the Zoning Hearing Board. He went on to explain that a Special Exception may be required since he cannot meet 303.2(d) because of possible noise.

The applicant informed that he has made a parking area behind the building.

- **Motion** to recommend the ZHB approve the variance and set regulations for approval was made by Member Stewart and 2<sup>nd</sup> by member Steiner, vote 6/0.

### Subdivision & Land Development Plans

#### Knight – Map Co Parcel 23 –

A new survey found 46 more acres, the owner is requesting building rights adjustment. The owner was not in attendance to explain the change.

The members discussed different survey techniques and technology through the years. The owner will need to attend a meeting with a stamped engineered plan.

- **Motion** to table the decision until the owner can present a plan was made by Member Carter and 2<sup>nd</sup> by Member Steiner, vote 6/0.
- **Motion** to adjourn at 7:50 p.m. was made by Member Carter and 2<sup>nd</sup> by Member Kurek, vote 6/0.