

The Peach Bottom Township **Planning Commission** met on **May 18, 2021** at 7:00 p.m. in the Municipal Office Building. Members present Frank Diamond (Chair), David Thompson (Vice Chair), Benjamin Hushon, and David Stewart

### Subdivisions & Land Development Plans

#### Knight – Map CO Parcel 23

A total survey completed on the property found more acres than previously noted on subdivision plans; the owner is requesting a building rights adjustment. The survey noted that in 1976 the acreage should have been 458.01 which would allow 11 building rights. James Knight stated that his parents bought the property in 1957; the sales add noted 500 acres. He stated the original deed does not show acres just measurements. For clarification, prior subdivisions only completed on ground surveys for the lots being created, the remaining area was plotted from the most current deed.

A subdivision from 1989 was reviewed. The remaining acres on Parcel 23 were 437.8 and when you add the lot to be subdivide the total is 441.2 acres, which would have allowed 11 building rights. Multiple plans were reviewed for clarification and dwelling rights used/counted.

- **Motion** requiring the owner present the 2019 Agricultural Preservation title search, certification from the surveyor of the newest total survey and a review by the township engineer was made by Member Diamond and 2<sup>nd</sup> by Member Hushon, vote 4/0
- **Motion** to approve the minutes as presented was made by Member Stewart and 2<sup>nd</sup> by Member Hushon, vote 4/0.

### Ordinances

#### SECTION 402 TEMPORARY PERMITS

#### SECTION 453 TEMPORARY PERMITS--GRANTING OF

Sammy McConnell, alternate to the Zoning Hearing Board, sat on the most recent hearing involving Calvary Chapel's request for a temporary 700 +/- person tent. He questioned why a charitable organization should have to go to the Zoning Hearing Board. He suggested authorizing the Supervisors to grant a 1 year temporary permit. There is no specific ordinance section that addresses tents. He recommend an amendment to incorporate these issues be submitted to the Board of Supervisors.

Definitions for Structure and Building were provided from the Zoning and Building Permit Ordinances.

Member Thompson informed that the use in question is commercial and Member Diamond also noted a non-conforming structure.

The members discussed many scenarios that could involve temporary permits and concluded that the ordinances should remain unchanged.

- **Motion** to adjourn at 7:56 p.m. was made by Member Diamond and 2<sup>nd</sup> by Member Stewart, 4/0.