

The Peach Bottom Township **Planning Commission** met on **September 21, 2021** at 7:00 p.m. in the Municipal Office Building. Members present Frank Diamond (Chair), David Thompson (Vice Chair), Benjamin Hushon, David Stewart, Michael Kurek, and Wesley Carter.

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

Public Comments

Sammy McConnell requested the Planning Commission inform the Board of Supervisors that Delta-Cardiff Volunteer Fire Company solicitation requests do not meet the requirement of informing the donators/tax payers that Peach Bottom Township provides funding to the Fire Company.

- **Motion** adding the request to the agenda and forwarding the information to the Board of Supervisors was made by Member Diamond and 2nd by Member Carter, vote 6/0.

Ordinances

Subdivision and Land Development Ordinance

Proposed amendment to incorporate the new requirements

- Common Ownership Merger, combining two or more lots under common ownership into one single lot eliminating property lines
- Corrective Action Plan, correct an error made during the final approval and recordation process or plan to clarify the Uniform Parcel Identification

The amendment was reviewed and discussed.

- **Motion** to forward the proposed amendment to York County Planning Commission for review was made by Member Diamond and 2nd by Member Stewart, vote 6/0.

Old Business

ZHB – Recommendation

Benjamin F, Benjamin F Jr, Beckie S & Barbara K Stoltzfus, 642 Line Road, known as Map AP Parcel 1M for a Special Exception and Variance Home Occupation for Refrigeration Sales & Service known as Tri-Counti Refrigeration LLC.

The applicant plans to relocate the business to a commercial location within the local area, but right now they need to get legal with the Township.

The Members went over the Home Occupation requirements.

Member Diamond asked if the applicant has a 608 or 609 certification/licensed to handle CFC's. He was informed that they have a universal license.

Member Thompson questioned the number of resident employees.

The applicant is asking for a waiver for employees to include those living on the farm since the lot has now been divided off the original farm parcel.

The Attorney questioned the "Sales & Service" noted on the Zoning Hearing Board application. The applicant informed that they do not have a sales office, sales are systems they install; 95% of the work is completed off site at customer locations.

In viewing an aerial of the property it was noted that parking is not an issue, but should be marked. The structure currently being occupied by the business is 4,800 sqft, and not within 300 feet of any dwelling beyond the property of the application.

The attorney noted that the Home Occupation ordinance was not designed for this type of business.

Member Kurek stated that the Township will see more and more of these businesses which are leaning toward the industrial/commercial use. It is a fine line that can be crossed if you open the door to businesses on prime agricultural farm ground.

Mr. Stoltzfus Sr suggested an expiration date to the Home Occupation approval.

The members discussed conditions and stipulations in their recommendation to the Zoning Hearing Board.

- No expansion of the business.
- No expansion of the building footprint.
- Only 1 non family employee, currently 4 family employees, not including drivers.
- Time Limit
- No excess parking of box trailers.

➤ **Motion** to recommend the Zoning Hearing Board approve the Special Exception and Variance on the condition that there will be no expansion of the building or surrounding area for the business and approval will expire in 5 years was made by Member Stewart and 2nd by Member Carter, vote 6/0.

➤ **Motion** to adjourn at 7: 43 p.m. was made by Member Stewart and 2nd by Member Carter, vote 6/0.