

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

The November meeting did not contain a quorum and no official business was conducted.

- **Motion** to accept the October minutes as presented was made by Member Thompson and 2<sup>nd</sup> by Member Carter, vote 5/0.

### New Business

- **Motion** to hold the 2022 Planning Commission Reorganization Meeting on Tuesday, January 18, 2022 starting at 7:00 p.m. was made by Member Diamond and 2<sup>nd</sup> by Member Carter, vote 5/0.

### Ordinances

#### Subdivision and Land Development

The proposed amendment is to incorporate new requirements by the York County Planning Commission.

- 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 YCPC comments were reviewed.

- **Motion** to accept edit b.1, adding information on where to obtain forms was made by Member Diamond and 2<sup>nd</sup> by Member Stewart, vote 5/0.
- **Motion** to reject the planning edit which adds information not needed for the defined plans was made by Member Diamond and 2<sup>nd</sup> by Member Carter, vote 5/0.
- **Motion** to forward the proposed amendment to the Board of Supervisors for advertisement & enactment was made by Member Diamond and 2<sup>nd</sup> by Member Thompson, vote 5/0.
- **Motion** allowing an addition to the agenda concerning low tunnels was made by Member Diamond and 2<sup>nd</sup> by Member Stewart, vote 5/0.

Member Thompson reviewed the ramifications of allowing low tunnels to be placed further forward than the front of a dwelling which could impact the residential zone. Where it can cause conflict, it could be a bad idea especially in concentrated areas. The members continued the discussion.

- **Motion** to adjourn at 7:23 p.m. was made by Member Carter and 2<sup>nd</sup> by Member Diamond, vote 5/0.