

The Peach Bottom Township **Planning Commission** met on **May 17, 2022** at 7:00 p.m. in the Municipal Office Building. Members present Frank Diamond (Chair), David Thompson (Vice Chair), Wesley Carter, Benjamin Hushon, and David Stewart

- **Motion** to accept the minutes as presented was made by Member Thompson and 2nd by Member Stewart, vote 5/0.

Public Comment

Adam Daneker, owner of 1790 Bryansville Road submitted a permit application, required under the Uniform Construction Code, on April 5, 2022 to the Township. The application was provided to South Penn Code Consultants on April 6, 2022. After many attempted communications with South Penn Code Consultants, he received a letter dated May 11th that stated the permit had been denied because of the suspended concrete floor and required the project be engineered.

Mr. Daneker quoted Section 403.63 - Grant, denial and effect of permits

(a) A building code official shall grant or deny a permit application, in whole or in part, within 15 business days of the filing date or the application is deemed approved.

He wants to begin his project and needs a permit number since it is deemed approved.

The attorney informed that the Planning Commission does not have the authority to waive UCC requirements. The applicant can appeal to the York County UCC Board of Appeals or have the project engineered.

Member Stewart suggested Mr. Daneker contact the UCC inspector and meet in site to discuss options. Members Diamond & Thompson offered there services during a site visit.

Subdivisions & Land Development Plans

Knight & Gemmill - Lot line adjustment

Map CO Parcel 23, George M III & Paul H & James P Knight & Cynthia A Hall.

Map CO Parcel 30, Eric Gemmill

Map BO Parcel 20, Gregory Gemmill

The members reviewed York County Planning Commission comments.

Subdivision & Land Development Ordinance

Waivers requested -

- Section 501.c - Complete topography
- Sections 501.d & 601.d - present owners of all adjacent lands (Susquehanna Trails)
- Section 501.f & 601.j - Building setback lines.
- Sections 501.n.(2) - The one hundred (100) year flood elevation
- Section 706.d - Clear sight triangles

Changes required

- Section 501.g & Section 601.e - Any existing easements, rights-of-way, or restrictions.
- Section 601.h - signed & notarized statement
- Parcel History for Lot 3, need correcting & add-on lot for Gregory Gemmill revised

Not required or in compliance

- Section 502.a – Sewage Feasibility Study – DEP Non-Build Waiver will be obtained.

- Section 601 - Plan is drawn at a scale one hundred (100) feet to the inch
 - Section 601.c – At the discretion of the Township Engineer complete topography, not required.
- **Motion** to recommend a waiver to Section 501.c Complete Topography was made by Member Hushon & 2nd by Member Stewart, vote 5/0.
- **Motion** to recommend the Board of Supervisors grant the requested waivers and approve the corrected plan when presented was made by Member Carter & 2nd by Member Hushon, vote 5/0.
- **Motion** to adjourn at 8:02 p.m. was made by Member Carter & 2nd by Member Stewart, vote 5/0.