

The Peach Bottom Township **Planning Commission** met on **July 19, 2022** at 7:00 p.m. in the Municipal Office Building. Members present Frank Diamond (Chair), David Thompson (Vice Chair), David Stewart and Todd Steiner.

- **Motion** to accept the minutes as presented was made by Member Stewart and 2nd by Member Steiner, vote 4/0

Subdivisions & Land Development Plans

Appel, Jason - Map 5 Parcels 34 & 35 - Common Ownership Merger

YCPC comments and the plan were presented for review. Minor lot identification will be corrected.

- **Motion** to approve the plan as presented was made by Member Diamond and 2nd by Member Stewart, vote 4/0.

ZHB Recommendation

Enos F. Stoltzfus and Melinda E. Stoltzfus, for a property located at 6400/6402 Delta Road, known as Parcel 43000BP0022C000000, for a Variance to allow a refrigeration repair business and trailer rental/sales as multiple second commercial uses on a property with an existing residential use located in the agricultural zone.

Mr. Stoltzfus informed the members that the property contains 21 acres, has been used as a dog kennel and is unsatisfactory for agricultural use. They are not asking for a home occupation. 75% of their business is on the job (location) with some shop work; he does not see a retail store happening soon. They will need to modify the existing buildings and parking area to accommodate the trailers they repair.

The members discussed the additional truck traffic on Route 74 and site distance, Zoning Hearing Board approval and conditions for the current business location, the request for multiple uses including truck repair, retail sales along with rental & sales of trucks.

Rezoning to Commercial would require the property north of this parcel to be added to the request to avoid spot zoning.

Mr. Bleacher, an adjoining property owner, noted the bought power line intersecting this property.

- **Motion** to recommend the Zoning Hearing Board approve the requested variance as written was made by Member Stewart and 2nd by Member Thompson, vote- 3 in favor Members Stewart, Thompson & Steiner, vote 1 against Member Diamond.
- **Motion** supplementing the prior motion, due to the poor quality land for agricultural use the Planning Commission recommends the Zoning Hearing Board approve the Variance as requested was made by Member Stewart and 2nd by Member Steiner, vote 4/0
- **Motion** to adjourn at 7:31 p.m. was made by Member Stewart and 2nd by Member Seiner, vote 4/0.