

The Peach Bottom Township **Planning Commission** met on **April 18, 2023** at 7:00 p.m. in the Municipal Office Building. Members present Frank Diamond (Chair), David Thompson (Vice Chair), Aaron Bleacher, Wesley Carter and David Stewart.

- **Motion** to accept the minutes as presented, but it was noted that during February's Public Comment a four-legged attendee made her presence known, was made by Member Stewart and 2nd by Member Bleacher, vote 5/0.

New Business

ZHB recommendation

Public Hearing 2023-01 is concerning an application by Nicholas S Somers & Jane-Erika Murphy for a Variance to place a structure in the front yard area, located at 191 High Ridge Road, Delta, Pennsylvania, also known as Map 4 Parcel 18.

Member Diamond noted that the 12' x 24' shed was placed on the property without a permit, this is not a shed; it is a one-car garage. The members reviewed the Zoning Ordinance along with the application. The application is for a variance to Section 205.5 Setbacks, but also needs a variance to Section 301 Nonattached Structures, "A permanent-roofed accessory structure, standing apart from the principal structure, is permitted in rear and side yards." not in the front yard.

- **Motion** recommending the Zoning Hearing Board deny the variance, the Commission believes the property can be used in conformity with the Zoning Ordinance, was made by Member Diamond and 2nd by Member Thompson, vote 5/0.

Chairman Diamond noted that the Pennsylvania Municipal Planning Code states, "The commission shall keep a full record of its business and shall annually make a written report by March 1 of each year of its activities to the governing body."

The attorney stated that the minutes could be considered the report.

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