

The Peach Bottom Township **Planning Commission** met on **August 15, 2023** at 7:00 p.m. in the Municipal Office Building. Members present Frank Diamond (Chair), David Thompson (Vice Chair), David Stewart, Michael Kurek, Aaron Bleacher and Wesley Carter.

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

Subdivisions and Land Development Plans

Brown, Stephen H & Lynn M - 933 & 937 Bryansville Road

Map BO Parcel 36, containing 222 +/- acres of agriculturally zoned land; 220 of those acres are in Agricultural Land Preservation. The plan subdivides the farm into 2 parcels.

Lot 1– includes dwelling 933 Bryansville Rd and 143.92 acres

Lot 2– includes dwelling 937 Bryansville Rd and 78.68 acres with 1 additional dwelling right.

The York County Planning Commission comments were reviewed.

Zoning Ordinance Section 202.8.1.d *“Any new division line being created between two (2) farms shall be agriculturally reasonable and shall not be so as to render the agricultural use of the tracts less efficient; i.e. under normal circumstances fields and contour strips will not be split.”* This was discussed and clarified.

- **Motion** noting the Planning Commission Members do not find the plan in conflict with Zoning Ordinance Section 202.8.1.d was made by Member Kurek and 2nd by Member Stewart, vote 6/0
- **Motion** recommending the Board of Supervisors waive Subdivision & Land Development Ordinance Sections 601 and 601.n, requiring specific plan scale and due north orientation was made by Member Diamond and 2nd by Member Kurek, vote 6/0.

The shared driveway will be approximately 250 feet from Bryansville Road to the end of the conservation easement exclusion area noted on lot 1. A driveway agreement is required which will be recorded with the plan.

- **Motion** approving the plan as presented, contingent on the shared driveway maintenance agreement and all notarized signatures was made by Member Carter and 2nd by Member Diamond, vote 6/0.

The building permit reports for May, June & July were noted.

- **Motion** to adjourn at 7:24 p.m. was made by Member Carter and 2nd by Member Stewart, vote 6/0.