

The Peach Bottom Township **Planning Commission** met on **November 21, 2023**, at 7:00 p.m. in the Municipal Office building. Members present Frank Diamond (Chair), David Thompson (Vice Chair), Benjamin Hushon, Wesley Carter, Aaron Bleacher, and David Stewart.

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

Subdivision & Land Developments

Balach - Map AO Parcel 27, 1203 Line Rd. Requesting building right clarification.

The file was reviewed, the original subdivision which created Parcel 27A was signed in 1974 which is prior to the zoning date for dwelling unit calculations. The current 16.88 acres allow for 2 dwelling rights/units, with 1 currently being utilized.

- **Motion** clarifying Map AO Parcel 27 has 2 building rights, one currently being utilized and 1 remaining was made by Member Stewart & 2nd by Member Thompson, vote 6/0.

Barker/Powers – Map AP Parcel 36H, Slate Spring & Baxter Roads

7.41 acres zoned residential, requesting subdivision and add on lot information.

They would like to divide off 4.2 acres containing an existing septic system and well, with the remaining 3.2 acres being combined with 64 Slate Spring Road, Parcel 36J. A reserve septic area for Parcel 36H will need to be completed and shown on a subdivision plan. The owner & members discussed options for the residentially zoned parcel.

Glick Moses, Amish School – Map AO Parcel 12, 1377 Graceton Road, 55 +/- acres.

The parcel is taxed in Fawn Township, but the location of the proposed schoolhouse will be in Peach Bottom Township. A sketch plan was presented showing the proposed location of the school and outbuildings.

- **Motion** approving proposed location and moving forward with a land development plan was made by Member Stewart and 2nd by Member Thompson, vote 6/0.

Sacilotto, Michael L & Geraldine M – Cook Rd

Map AO Parcel 2G – 342.70 acres.

Requesting to subdivide parcel at the centerline of Cook Road to create two separate parcels. The south parcel will contain 211.80 acres with 4 dwelling units and the north parcel will contain 130.90 acres with 3 dwelling units.

The York County Planning Commission comments were reviewed for compliance.

- **Motion** to recommend the Board of Supervisors waive Subdivision & Land Development Ordinance Section 502.a sewer feasibility study and Section 601 plan scale, was made by Member Diamond and 2nd by Member Carter vote 6/0.
- **Motion** to approve the plan with waivers noted was made by Member Stewart and 2nd by Member Diamond, vote 6/0.

A minor correction – Minimum Lot Area Required should note Crop Land, not Farm Use

- **Motion** to adjourn at 7:39 p.m. was made by Member Diamond and 2nd by Member Stewart, vote 6/0.