

The Peach Bottom Township **Planning Commission** met on **December 19, 2023** at 7:00 p.m. in the Municipal Office Building. Members present Frank Diamond (Chair), David Thompson (Vice Chair), Aaron Bleacher, David Stewart, Wesley Carter, and Benjamin Hushon.

- **Motion** to accept the minutes as presented was made by Member Hushon and 2<sup>nd</sup> by Member Bleacher, vote 6/0
- **Motion** to hold the January Planning Commission Organizational Meeting on Tuesday January 16<sup>th</sup> starting at 7:00 p.m. in the Municipal Office Building was made by Member Diamond and 2<sup>nd</sup> by Member Stewart, vote 6/0.

### Subdivision & Land Developments

Hushon, Vincent & Bonnie – Map AO Parcel 31 - 795, 848, 862 Hushon Road.

They propose to subdivide 795 Hushon Road from the remainder of the farm.

A Department of Environmental Protection Sewage Planning Module will be required which includes a reserve septic location on the parcel being subdivided. Along with other subdivision requirements the lot will need 200' of road frontage.

Miller, Amos H & Mary Ann – Map BO Parcel 18 – 299 Aubel Road

The owner would like to subdivide 25 acres off the farm along with a building lot for his son. The soils map was reviewed for soil quality. Various possibilities were discussed, and the Zoning Ordinance reviewed.

Member Diamond stated that the ordinance is very well-defined concerning subdividing agricultural land.

A lot on which a new dwelling is to be located shall not contain more than one (1) acre unless the lot in its entirety is composed of land of low quality for agricultural use as defined in Section 202.9. If the entire lot is composed of land of low quality for agricultural use as defined in section 202.9(e) (f) of this ordinance, the lot shall not contain more than (3) three acres.

The parcel is proposed to be divided into or among two (2) or more farms, each of which will after transfer contain at least fifty (50) acres of crop land.

**CROPLAND** – Land planted in cultivated agriculture plants such as grain, vegetables fruit, nursery plants, grass or legumes if utilized for hay or haylage as opposed to pasture or Christmas trees.

**PRIME AGRICULTURAL LAND**- Land containing soils in Soil Capability Units classified as Class 1, 2, or 3 as depicted on maps prepared by the York County Planning Commission for Peach Bottom Township, which maps are based on the U.S. Department of Agriculture, Natural Resources Conservation Service, Soil Survey of York County dated 2002.

A site visit to the location in question, 299 Aubel Road, was discussed among the Planning Members. It was decided on Saturday, December 23<sup>rd</sup> at 10:00 a.m. They will report back at the next Planning Commission Meeting.

- **Motion** to adjourn at 7:47 p.m. was made by Member Stewart and 2<sup>nd</sup> by Member Carter vote 6/0.