

The Peach Bottom Township **Planning Commission** met for their **2024 Organizational Meeting on February 20, 2024**, starting at 7:00 p.m. in the Municipal Office Building. Members present, Frank Diamond, Wesley Carter, S. David Stewart, Aaron Bleacher, David Thompson, and Mike Kurek.

The secretary requested nominations for Chairperson of the Planning Commission

- **Motion** - Member Stewart nominated Member Diamond for Chairperson and was 2nd by Member Carter, vote 6/0.
- **Motion** - Member Diamond nominated Member Thompson for Vice Chairperson and was 2nd by Member Stewart, vote 6/0.
- **Motion** for the 2024 meetings to be held on the third Tuesday of each month starting at 7:00 p.m. at the Municipal Office Building located at 6880 Delta Road. was made by Member Diamond and 2nd by Member Carter, vote 6/0.
- **Motion** to accept the minutes as presented was made by Member Carter and 2nd by Member Stewart, vote 6/0.

New Business

The York County Emergency Management Agency is to hold a drill on Tuesday, April 16th which will involve the local Municipalities.

- **Motion** to reschedule the April meeting for Monday the 15th was made by Member Thompson and 2nd by Member Carter, vote 6/0.

Subdivisions & Land Development Plans

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. YCPC & Engineer comments were reviewed against the presented amended plan. The parking area was discussed concerning requirements for a small school.

- **Motion** approving the plans contingent on removal of parking spaces and HOP note, an approved Erosion and Sediment Control Plan and signature block for Fawn Township was made by Member Stewart and 2nd by Member Kurek, vote 6/0.
- **Motion** to recommend the Supervisors approve waivers for the requirements of plan scale and sewage feasibility was made by Member Carter and 2nd by Member Diamond, vote 6/0.

Supervisor Gemmill informed that he has been approached by two farm owners requesting to subdivide a parcel larger than allowed under the Township ordinances. This prompted him to research other municipal ordinances, specifically Chanceford Township which allows a Prime Farmstead Exemption. Under that ordinance, 1 deal per parcel, you lose all bonus rights, and any other lots could not be over 45,000 square feet.

Kenny Digiacinto presented a plan to purchase 15 acres consisting of the dwelling, barn, pasture ground and pond off a farm consisting of 101.84 acres straddling both Peach Bottom and Fawn Townships located on Gross Road. Only a small portion of the parcel would be Class 3 Soils.

The Solicitor recommended the Planning Commission and Board of Supervisors work together on an ordinance amendment. They need to determine what they want the ordinance to be, without opening Pandora's box.

Supervisor Jarvis suggested workshop sessions with the Planning Commission and Board of Supervisors. He reminded that bonus rights can only be used when all the original rights are used on poor quality soil.

Member Kurek agreed with the recommendations.

- **Motion** to advertise a work session to be held 1 hour prior to the March 19th Planning Commission Meeting was made by Member Diamond and 2nd by Member Kurek, vote 6/0.

Site Visit Report

December 23, 2023 – Members Thompson & Carter attended.

Miller, Amos H & Mary Ann – Map BO Parcel 18, 299 Aubel Road – 112 Acres

The proposed parcel of 15+/- acres of good quality soil is completely & totally separated from the rest of the farm; it is rather unique and isolated. More than 50 acres would remain with the parent tract (farm).

Ordinances

Donna & David Dorn –

ordinances & zoning laws that prohibit tiny houses, & apartment buildings. NO SHOW email request provided, minimal discussion among the members.

- **Motion** to adjourn at 8:00 p.m. was made by Member Diamond and 2nd by Member Kurek, vote 6/0.