

The Peach Bottom Township **Planning Commission** met on **March 19, 2024** at 7:00 p.m. in the Municipal Office Building. Members present Frank Diamond (Chair), David Thompson (Vice Chair), Aaron Bleacher, Wesley Carter, Benjamin Hushon, Michael Kurek and David Stewart.

- **Motion** to accept the minutes as presented as made by Member Carter and 2nd by Member Thompson, vote 7/0.

The April Planning Commission Meeting will be held on Monday the 15th instead of Tuesday the 16th due to the Emergency Management Drill. If approved by the Board of Supervisors, a work session will proceed the meeting starting at 6:00 p.m.

Public Comment

Eric Gemmill, owner of 125 McCall Road containing 102 +/- acres has been approached by several neighbors to add some of his woods ground to their parcel. The members discussed Subdivision & Land Development maximum lot size requirement. Mr. Gemmill was advised to be placed on the April Planning Commission Meeting agenda which will allow the Township to research subdivision requirements.

New Business

ZHB Recommendation – Delta SS Holdings LLC for a Special Exception to allow a self-service storage facility within the Commercial Zoning District located at the intersection of Rich Lynn Drive and Line Road, Delta, Pennsylvania, also known as Map AP Parcel 15.

Stacey McNeil presented the proposal for a consumer self-storage facility on a 2.5-acre parcel cornering Line Road and Richlynn Drive. The project will include a maximum of 250 units, gated and fenced with security cameras and wall lighting. There will be no outdoor storage or the need for water or sewer connections.

Member Stewart questioned landscaping and maintaining the grass areas.

Member Bleacher requested information on emergency vehicle access if needed.

Member Diamond was informed that the units will not contain fire suppression systems.

The project will require a Land Development Plan for approval.

- **Motion** to recommend the Zoning Hearing Board approve the Special Exception contingent on the owner meeting all Township regulations was made by Member Stewart and 2nd by Member Hushon, vote 7/0.

ZHB Recommendation - Cellco Partnership d/b/a Verizon Wireless, requesting a Special Exception and Variance to permit the construction and operation of a wireless communications facility, including antennas, tower and equipment within the Agricultural Zoning District located at 1348 Bryansville Road, Delta, Pennsylvania, also known as Map BO Parcel 2.

James Strong, Alek Fahey and Joe Ruiz presented the proposed plan. The parcel consists of 90 +/- acres, of that 2,500 sqft. tucked up against the woods line, will be leased for the tower facility. The fenced compound will be 800 sqft. incasing the 153-foot monopole tower, concrete pad with equipment cabinets and emergency generator. The existing access drive will be utilized so as not to interfere with current agricultural use.

Member Diamond questioned radiation and was informed that the antennas are operating at a much lower power, under FCC requirements only 3.2% of the allowable radiate power will be used.

Member Kurek asked why this site was chosen. Maps were provided to show coverage and gaps in service, this will fill in where there are dropped calls and add additional coverage.

The members discussed land of low quality for agricultural use/prime agricultural land when deciding on the Zoning Hearing Board variance recommendation.

- **Motion** to recommend the Zoning Hearing Board approve the Variance to Zoning Ordinance Sections 335.1 and 335.2 and Special Exception was made by Member Diamond and 2nd by Member Stewart, vote 7/0.

Subdivisions & Land Development Plans

Ronald & Cynthia Tyszko – Map 3 Parcels 361, 360 and 358 on East Trails Road

Attorney Leighty, representing, provided mapping showing 2 proposed reverse subdivision plans for the parcels. The original Susquehanna Trails Subdivision consisted of parcels 358, 359, 360 & 361, each an acre +/-; 359 & 360 had been combined years ago. According to the Sewage Enforcement Officer, if the lots were just reconfigured that is a reverse subdivision, but if the original parcels are split the Township Subdivision & Land Development Ordinance and Department of Environmental Protection would require a complete subdivision plan, meeting all the requirements including septic back-up locations.

The possibility of a DEP exception was mentioned.

Ordinances

Farmstead – the members are still working on a proposed amendment.

- **Motion** to adjourn at 8:15 p.m. was made by Member Stewart and 2nd by Member Carter, vote 7/0.