

The Peach Bottom Township **Planning Commission** met on **April 15, 2024**, at 7:00 p.m. in the Municipal Office Building. Members present Frank Diamond (Chair), David Thompson (Vice Chair), David Stewart and Wesley Carter.

- **Motion** to accept the minutes as presented was made by Member Carter and 2nd by Member Stewart, vote 4/0.

Public Comment

Sam McConnell, Pikes Peak Road, stated that variances allow certain structures, all those structures should be bonded to ensure restoration of the property to their original condition. He recommended an ordinance amendment to that effect.

Subdivision and Land Developments

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

They would like to subdivide 13 acres of tillable land along with an acre to build a house. This would still leave 60 +/- of tillable ground with the farm. He would be required to install a driveway, meeting Township specifications.

The Township attorney informed that the Board of Supervisors cannot waive the zoning ordinance. They would need to apply to the Zoning Hearing Board.

Member Thompson stated that you do not want to change the ordinance, you could be opening a can of worms. Andrew Jarvis inserted that the Zoning Hearing Board opens the can of worms.

Each case is a unique situation. Mr. Miller was advised to apply to the Zoning Hearing Board. He was reminded that all bonus rights would be lost.

Gemmill, Eric M - Map BP Parcel 2C, 127 McCall Road - 102.30 acres

Mr. Gemmill would like to subdivide wood ground to be adjoined to neighboring properties; Map 4 parcels 5 & 26.

He could add the requested 2+/- acres to parcel 5 but concerning parcel 26 he would have to add only 2 acres a year to avoid clean & green rollback and violation of the Township ordinances.

The attorney reminded *“The land being separated is being transferred to an adjacent parcel that will not, after the inclusion, be larger than one (1) acre if it contains any prime agricultural land as defined in Section 501 and will not be larger than three (3) acres if it does not contain any prime agricultural lands.”*

Parcel 4 is already nonconforming but adding to parcel 26 would create a nonconforming lot. Mr. Gemmill was advised to apply to the Zoning Hearing Board.

Ordinances

Farmstead – The attorney has received information, suggestions, and recommendations, with that he will create a draft amendment for the Planning Commission to review, fine tune and send to the Board of Supervisors.

Mr. Miller inserted that he is a small acreage farmer and would like to see some farmable land divided off with the farmstead/homestead.

- **Motion** to adjourn at 7:51 p.m. was made by Member Stewart and 2nd by Member Carter, vote 4/0.