

The Peach Bottom Township **Planning Commission** Meeting met on **October 21, 2025** at 7:00 p.m. in the Municipal Office Building. Members present Frank Diamond (Chair), David Thompson (Vice Chair), Michael Kurek, Aaron Bleacher, David Stewart, and Benjamin Hushon.

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

Subdivisions & Land Development Plans

Stephen Bryson & Mary Sabin- Laurel Drive, Map 2 Parcel 344&345 Common Ownership Merger. YCPC Review- Members reviewed plans

- **Motion** to recommend approval made by Member Stewart 2nd by Member Diamond, vote 6/0

Brandon Schaffer & Alana Cox- Black Oak Trail, Map 1 Parcel 349, 350, 351 Common Ownership Merger. YCPC Review. Members reviewed plans

- **Motion** to recommend approval made by Member Bleacher 2nd by Member Hushon, vote 6/0

Ordinances

Aaron M. & Anna S. Esh, 475 Watson Rd., known as Map BP Parcel 23,

ZHB Recommendation for a Variance from Zoning Ordinance Section 290 (Continuance) to build an addition to a dwelling located in the Commercial Zone. -Mr. Esh explained that the existing house pre-dates zoning and is therefore a lawfully pre-existing non-conforming use. The request is to construct a 28' x 30' addition to the dwelling to accommodate family needs.

- **Motion** to recommend approval of the variance request to the Zoning Hearing Board for construction of a 28' x 30' addition to the existing dwelling located in the Commercial Zone, recognizing the property's split-zoning and unique physical constraints was made by Member Thompson 2nd by Member Hushon, vote 6/0

Further discussion about 475 Watson Rd., known as Map BP Parcel 23,

The property is split by Route 74, with the tract across the road being the only portion zoned Agricultural and already under 50 acres. Because there is no dwelling, it does not qualify for the Farmstead Ordinance. Any new home would require a PennDOT driveway permit; if access cannot be obtained, the land must remain farm or woodland. A variance from the Zoning Hearing Board would be needed to subdivide that tract.

Christopher R. Neumann, 297 Kilgore Rd, also known as Map BP Parcel 10B

ZHB Recommendation for a Special Exception to create a Cemetery and a Variance for use of alternate burial vaults within the Agricultural Zoning District. - Mr. Neumann stated that his wife was buried on August 5, 2025, on their farm using a green burial method in accordance with her wishes. The grave is located 121 feet from the property line, 380 feet from the well, and 175 feet from the nearest dwelling, at a depth of approximately 37 inches. The body was not embalmed and was buried in a natural

shroud. The area remains in agricultural use as pasture. Mr Neumann was told the Zoning Ordinance requires a building right for cemetery use, and because none currently exists on the parcel, he was advised to request a variance for the building right in conjunction with his application.

- **Motion** to recommend approval of the request for a Special Exception for a private cemetery and a variance for burial without a vault with the conditions: Must be at least 100 feet from wells and property lines, must bury at least 3 feet deep, a maximum of 2 burials on the property, and recording the burials on the deed was made by Member Diamond 2nd By Member Hushon, vote 6/0
- **Motion** to adjourn at 7:37 p.m. was made by Member Bleacher and 2nd by Member Diamond, vote 6/0