

A Local Farmer
Growing For You

Bedding Plants
U-Pick Berries & Pumpkins
Fruits Vegetables & Christmas Trees
In Season

Farm Market

To: PA. office of attorney general (Attn. ACRE)

From: [REDACTED]

9/1/2026

My name is [REDACTED]. I am a fifth-generation farmer in Peters Township, Washington County, Pennsylvania, where I grow fruits and vegetables and sell them directly to the public. Recently (past 15 yrs.) many new housing developments have surrounded my farm, and I have many new houses within 8-50ft of my farm. This has brought to light the Peters twp. Zoning ordinance 440-514 titled farms which requires me to;

1. setback 200-foot with dust producing, odor producing and compost.
2. 200-ft setback for barns
3. 100-ft setback for green houses
4. 50-ft setback for farm buildings

Since nearly every Normal farming operation I do produce dust and odors including spraying, storing and spreading lime and fertilizer, composting bad produce (not manure). I have had to stop farming 100-200ft back from the property line. I have had to Stop caring for 100s of peach and apple trees that I have been growing for 50 years. I had to move a greenhouse and plant a 25ft buffer zone to stop the "glare" from my greenhouse from bothering the new houses. Please note the new houses are allowed to be built 8ft. from the property line (see [REDACTED] lot 210 as example) but the farmer must set back 200ft to build. How is equal or fair? Please consider an ACRE review of Peters twp. Zoning ordinance 440-514. I am including other supportive documents:

1. Letter from [REDACTED] advising me to ask for a review and her comments
 2. Housing development plans [REDACTED], [REDACTED], [REDACTED] and [REDACTED]
- All with houses within 50ft of our farming operation.

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3. courthouse document show that my farm is in a ASA (Ag security area) but Peters twp. Dose not honor it.
One final comment in 2017 Peters twp. Ban drilling for gas and oil from my entire farm when every farm around me has cashed in on gas and oil and at the same time they doubled the taxes on my farm in one year (\$17000/year to nearly \$45,000/year) my point is they have taken my gas and oil rights. Now I must stop farming 200ft back. What am I allowed to do with my farm?

Thanks

Cell

Email


Inbox


Sent


Drafts


Trash


Spam


Folders

...

← Back



☆  More ▾

RE: Ordinance Issues [REDACTED] Inbox

[REDACTED]
To: me • Thu, Jun 18 at 10:48 AM ▾

Hi [REDACTED]

After reviewing portions of the Peters Township ordinances, I found a few sections that may warrant review by the Pennsylvania ACRE (Agriculture, Communities and Rural Environments) program. These sections appear to address areas already regulated under Pennsylvania agricultural laws.

Section 440-514 of the Township zoning ordinance states that normal agricultural operations, as defined under Pennsylvania's Right-to-Farm Act, are permitted within the Township. However, the ordinance also contains agricultural-specific setbacks, including:

- A 200-foot setback for the storage of manure, compost, and odor- or dust-producing materials.
- A 200-foot setback for animal and poultry buildings.
- A 100-foot setback for greenhouses.
- A 50-foot setback for accessory farm buildings.

What caught my attention was not necessarily the setback distances themselves, but that Peters Township appears to specifically regulate agricultural structures and activities. Section 440-514 establishes setbacks for farm buildings, greenhouses, animal and poultry buildings, and the storage of manure, compost, and odor- or dust-producing materials. In other words, the ordinance appears to single out agricultural uses rather than applying comparable standards to structures generally.

Ad removed.

[Show details](#)

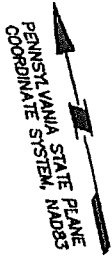
Because Pennsylvania's ACRE law is intended to protect normal agricultural operations from local ordinances that may exceed, duplicate, conflict with, or otherwise limit state law, I believe these provisions warrant review by the Commonwealth's ACRE program.

If you decide to request an ACRE review, I recommend including a copy of the relevant ordinance sections and a letter explaining how these provisions affect or have the potential to affect your normal agricultural operation. If you need assistance - please contact me.

Also, I am hoping the Penn State Ag Law folks can give you some support and suggestions on handling the neighbor's encroachment! If there is anything more I can do to help you with this issue, please ask.

[REDACTED]

From: [REDACTED]
Sent: Thursday, June 18, 2026 9:04 AM
To: [REDACTED]
Subject: Re: Ordinance Issues [REDACTED]



APPROVED ON: 1/2/2026

by:

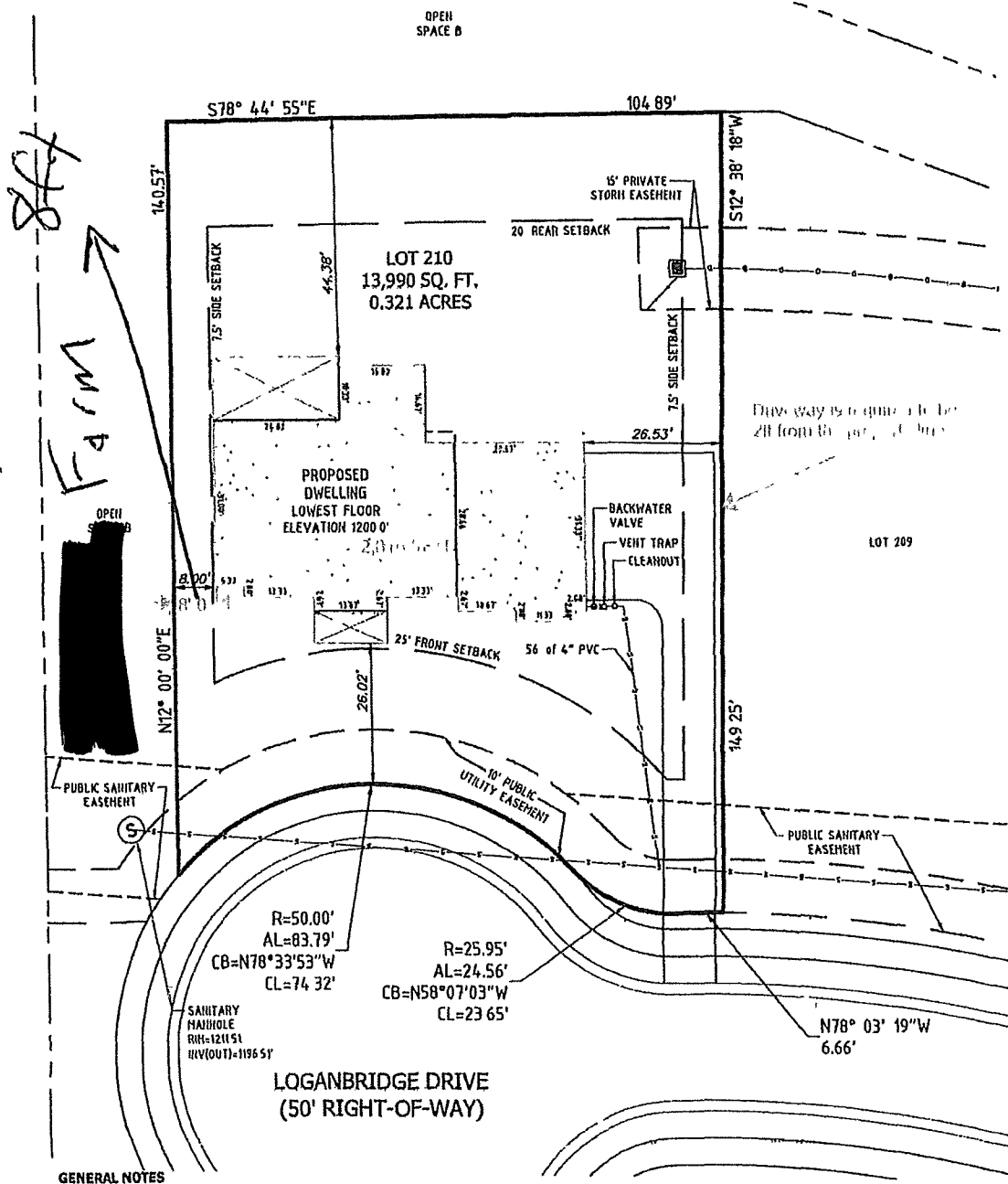
DATE: 1/2/2026

Lot Coverage

100% (13,990 SQ. FT. / 0.321 ACRES)

CONSTRUCTION DETAILS:

1. BUILDING SEWER SIZE: 6"
2. BUILDING SEWER MATERIAL (TYPE, ASTM DESIGNATION): PVC
3. STONE USED FOR PIPE BEDDING: RIVER GRAVEL
4. MIN / MAX DEPTH OF SEWER: MIN 8" / MAX 18"
5. DIFFERENTIAL OF LOWEST FLOOR ELEVATION RELATIVE TO UPSTREAM MANHOLE RRI ELEVATION: -11.51'
6. DIFFERENTIAL OF LOWEST FLOOR ELEVATION RELATIVE TO CONNECTION POINT ON PUBLIC SEWER MAIN: 4.47'



GENERAL NOTES

1. BOUNDARY AND EASEMENT INFORMATION SHOWN ON THIS PLAN ARE FROM A PLAN ENTITLED "TUSCANY 2 PLAN OF LOTS SUBDIVISION", RECORDED IN INSTRUMENT NUMBER 2024-00330, REC'D/RECORDED DATE: 04/10/2024.

PLAN OF SURVEY PREPARED FOR:
BENJAMIN MARCUS HOMES

BEING LOT 210 OF
TUSCANY 2 PLAN OF LOTS SUBDIVISION

PETERS TOWNSHIP, WASHINGTON COUNTY, PENNSYLVANIA



KEYSTONE SURVEYING & MAPPING INC.
333 TECHNOLOGY DRIVE, SUITE 110
CAHONSBURG, PA 15317
OFFICE (724) 814-7819

PROJECT NO.:
TUSCANY 2
DATE:
12/02/2025
SCALE:
1"=20'
DRAWN BY:
MSABO
CHECKED BY:
MES/KHH

© 2025 KEYSTONE SURVEYING AND MAPPING INC.

K:\2025\BMH-TUSCANY 2\CADD\LOT PLANS\BMH - LOT 210 - 220 LOGANBRIDGE DR PLOT PLAN.DWG

Tuscany 2
Ridgeview



Selected features: 0

Vantor Powered by Esri



Σαφές, χαμηλό

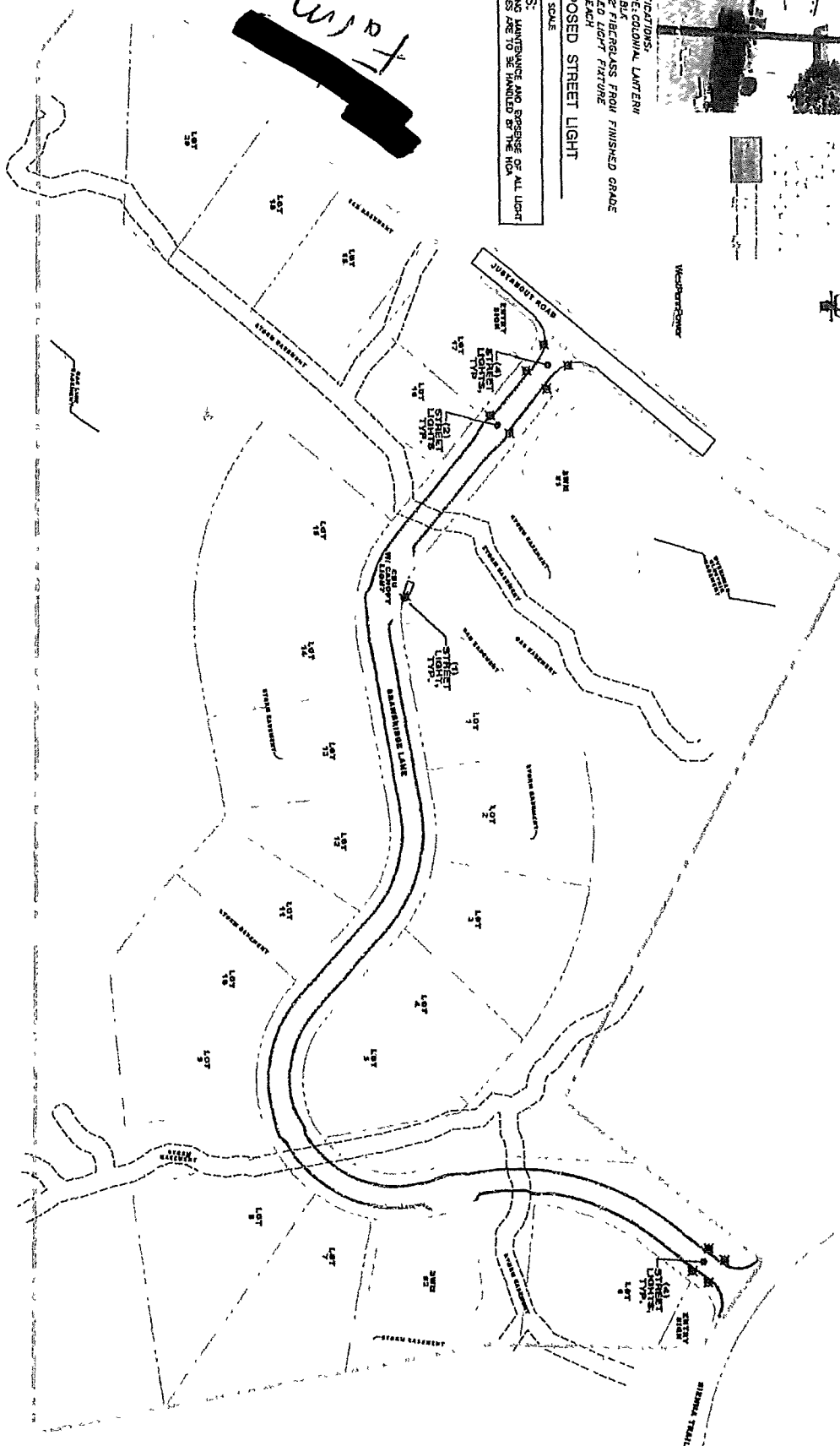
WestBor® Powder

**SPECIFICATIONS:
FURNITURE, COLUMNAL LANTERN
COLOR BLUE
POLE 12" FIBERGLASS FROD FINISHED GRADE
BUILT 12' LIGHT FIXTURE
OT 211 EACH**

PROPOSED STREET LIGHT

NOT TO SCALE

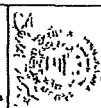
NOTES:
1. ONGOING MAINTENANCE AND EXPENSE OF ALL LIGHT
FIXTURES ARE TO BE HANDLED BY THE HCA



SCALE: 1" = 50'



RELATIONS:
1 6-4-5 - AS PEN TOP COLUMNIST
2 7-4-5 - AS PEN TOP COMMENTS
3 6-5-5 - FC PEN PLAY NEWS PPS



204 2nd St
 Suite 100
 Kalamazoo, MI 49001
 (269) 336-2222
 (269) 336-2222

NEWCASTLE
PETERS TOWNSHIP WASHINGTON COUNTY PA
PREPARED FOR
THREE THIRTY-NINE JUSTICE LAND COLONY
333 TECHNOLOGY DRIVE
SUITE 300
EAST PITTSBURGH PA 15120

**FINAL
LIGHTING
PLAN**

D2.2

DATE: 6-15-88
BY: J. W. WOOD
ASD: J. W. WOOD

