

The Peach Bottom Township **Board of Supervisors** met on **February 2, 2022** at 7:00 p.m. in the Municipal Office Building. Members present David Gemmill (Chair), Michael Kahl (Vice Chair) and Andrew Jarvis.

- **Motion** to accept the minutes as presented was made by Supervisor Kahl and 2<sup>nd</sup> by Supervisor Jarvis, vote 3/0.

Pennsylvania State Trooper Corporal Spencer addressed the board. He informed that in 2021 Peach Bottom Township received 595 calls of service which is well within their means.

### Public Comment

April Cooper, representing a very small group of livestock volunteers for the Mason Dixon Fair approached the board. The fair is a real asset to the community, providing opportunities for youth and agricultural information to the public. The fair operates underneath the Delta-Cardiff Volunteer Fire Company. The Fire Company has removed the fair treasurer for not meeting specific items they had requested. There are always more sides to a story. According to the treasurer, bank statements had not been provided by the Fire Company to complete the requests and reconcile accounts. The Fire Company removed funds from the Fair account without the treasurer's knowledge. It looks like communication and personality issues. She was informed that there was no evidence of mishandling money from the fair. The Fair President was also removed from his position with claims from years ago with no evidence. She asked if the Township auditors could look over the books, or should they hire an independent auditing company.

Township Attorney stated that to the best of his knowledge he is not aware of any authority wherein the Township could require the elected Township auditors to audit the records of the Fire Co. or any outside agency.

Jeff Griffith stated that previously the Township auditors did audit the Fire Company books; this was prior to the current board.

Mike Smith, Chief of Delta-Cardiff Volunteer Fire Company informed that he would think the fire company intends to complete an audit once the books are provided.

### New Business

#### Southern York County Emergency Medical Services

Jeff Griffith, representative for this area, reported that new officers are in place and a new office has been opened on Telegraph Road.

Supervisor Gemmill stated his concerns with lack of staffing which is not fair to the tax payers or fulfills the contract.

Mr. Griffith informed that staffing issues have been due to Covid and/or Covid quarantine. SYCEMS is working to hire more employees with payroll incentives.

Medical assist with other units was discussed.

The Township, per the contract, was informed of critical staffing, but has not been advised that this has been corrected. This will be investigated.

#### 2022 Seasonal Mowing Contract

- **Motion** the advertise the 2022 seasonal mowing contract for opening at the March Supervisors Meeting was made by Supervisor Kahl and 2<sup>nd</sup> by Supervisor Jarvis, vote 3/0.

#### York County Tax Claim – Bid from Repository List

Map 2 Parcel 369 – Cedar Hollow Rd., 0.27 acre, no structures, \$500.00, Balmer, Michael

- **Motion** to accept the bid of \$500.00 for Map 2 Parcel 369 from Michael Balmer was made by Supervisor Kahl and 2<sup>nd</sup> by Supervisor Jarvis vote 3/0.

### Subdivision & Land Development Plans

LDR LLC – 2 parcels consisting of 6 acres, zoned commercial.

Stacy MacNeal, representing the owners addressed the board. A history of the property which created the Dollar General was provided. Her client believes the remaining parcels could be productive as a multi-family (condos, apartments, townhouses) residential development. Currently the Township zoning ordinance does not allow this use in the commercial zone. Would the Township be open to explore either rezoning to residential, which it does partly boarder, or adding a text amendment to allow some multi-family development in the commercial zone?

Supervisor Gemmill stated that they knew what they were buying and now they want it changed; by doing this the Township could be opening up a can of worms.

Sammy McConnell questioned rezoning to residential considering this would bring more children and more school taxes.

Supervisor Jarvis informed that there are plenty of residentially zoned properties in the Township that can be utilized for such a project.

### Ordinances

#### Subdivision & Land Development Amendment simplifying

- Common Ownership Merger, combining two or more lots under common ownership into one single lot eliminating property lines
- Corrective Action Plan, correct an error made during the final approval and recordation process or plan to clarify the Uniform Parcel Identification

The Supervisors discussed the deletion of “acceptable to the Township Engineer” which would pertain to all plans. The attorney advised this would not preclude the applicant from meeting Township requirements.

- **Motion** to advertise the SALDO amendment as presented and approved by the Planning Commission was made by Supervisor Kahl and 2<sup>nd</sup> by Supervisor Jarvis, vote 3/0.

### Reports

#### Attorney

- Tim Ellis & David Hodges- 239 Sycamore Tr., sold at tax sale. Sewage, Zoning and UCC Violations. The new owner will be requesting lien negotiation at the March Supervisor Meeting.

- Snelbaker – prior owner, 136 Forest Ridge Rd, on a verge of facing sanctions.
- Deutsche Bank – 7476 Woodbine Rd., bank owns the property, OLM violation.
- Airbnb – The secretary informed of multiple phone calls requesting any Township regulations on Airbnb’s. This may be the time to think about any possible issues with this use in the residential zone. The Supervisors directed the attorney to conduct research.
- ARP – The Final Rule for the American Rescue Plan Act of 2021 was presented and discussed.

#### Treasurer/ Manager

- General Fund - \$1,496,424.40
- Liquid Fuels Fund - \$862.76
- Sewage Fund - \$22,445.64
- Recreation Fund - \$23,237.25
- **Motion** to authorize the payment of presented and reviewed bills was made by Supervisor Kahl and 2<sup>nd</sup> by Supervisor Jarvis, vote 3/0.

A Volunteer Service Credit list from the Delta-Cardiff Volunteer Fire Company was presented for approval.

- **Motion** approving the Volunteer Service Credit list for Delta-Cardiff Volunteer Fire Company was made by Supervisor Jarvis and 2<sup>nd</sup> by Supervisor Kahl, vote 3/0.

#### Supervisors

For the past month the road crew has been dealing with winter weather events, after event equipment clean-up, dirt road maintenance and sign repair.

A thank you note from the Delta Senior Center was presented. They are slowly getting back to full operation.

- **Motion** to adjourn at 8:30 p.m. was made by Supervisor Kahl and 2<sup>nd</sup> by Supervisor Jarvis, vote 3/0.