

The Peach Bottom Township **Planning Commission** met on **June 21, 2022** at 7:00 p.m. in the Municipal Office Building. Members present Frank Diamond (Chair), David Thompson (Vice Chair), David Stewart, Wesley Carter and Benjamin Hushon.

- **Motion** to accept the minutes as presented was made by Member Stewart and 2nd by Member Thompson, vote 5/0.

Old Business

Last month several Planning Members met at the property of Adam Danaker, 1790 Bryansville Road, to discuss his permit denial with the Building Codes Official from South Penn Code Consultants. As a follow-up, Mr. Danaker has since received his permit.

Subdivision and Land Development Plans

Constellation Energy – Component 4A Sewage Facilities Planning Module

Constellation Energy Project Manager David Williams, along with John Rea and Colin Cash from CS Davidson Engineering addressed the members.

The initial project was to connect to the Delta Borough Municipal Authority Sewage Plant, but the cost become prohibitive. Currently they are working on permitting for the construction of a new waste water treatment plant to replace the current plant on the Constellation Energy property. The plans for the plant were reviewed and discussed

The Township Attorney Sharnetzka informed that in his opinion a land development plan is required for the project.

- **Motion** approving the Department of Environmental Protection Component 4A Sewage Planning Module contingent upon a Land Development Plan will be presented to the Township was made by Member Diamond and 2nd by Member Stewart, vote 5/0.

Gemmill / Sizemore Plans – building right(s) clarification requested

Map BO Parcel 12 created Map BO Parcel 12 & Map BP Parcel 101 – June 2005

Map BO Parcel 12 then created Map BO Parcels 12A, 12B & 12C – November 2005

The building rights from both plans were reviewed and the discrepancy was discussed.

Location of the building right on the Gemmill land was also reviewed per requirements at that time. One regular right was tested near Bair Road & Dayton Lane; the other right and 2 bonus rights were designated on Route 851, without testing.

- **Motion** to recommend the Board of Supervisors honor the building rights noted on the Sizemore plan (prior plan) and the location of such rights be located, 1 regular right Bair Road, 1 regular right and 2 bonus rights to be located on Route 851, per the definition of prime farm ground at that time was made by Member Diamond and 2nd by Member Stewart, vote 5/0.
- **Motion** to adjourn at 7:41p.m. was made by Member Stewart & 2nd by Member Carter, vote 5/0.