

The Peach Bottom Township **Planning Commission** met on **January 17, 2023** for their organizational and regular monthly meeting. Members present Frank J Diamond III, Wesley M. Carter, David V. Thompson, Aaron Bleacher, Michael P. Kurek, and S. David Stewart.

The Secretary asked for nominations for Chairman of the Planning Commission.

Member Thompson nominated Member Diamond as Chairman of the Planning Commission and was 2nd by Member Stewart, vote 6/0.

Chairman Diamond nominated Member Thompson as Vice Chairman of the Planning Commission and was 2nd by Member Stewart, vote 6/0.

- **Motion** to accept the October 2022 Minutes as presented was made by Member Stewart and 2nd by Member Carter, vote 6/0.

The newest Member of the Planning Commission, Aaron Bleacher was introduced.

Subdivisions & Land Development Plans

Webb – Map BO Parcels 35B & 35C – Request to add onto both parcels approximately 50’.

Each parcel currently consists of 0.50 acre +/- . The parcel behind, also owned by the Webb’s, consists of 14+/- acres. Under the ordinance, 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.

- **Motion** recommending the Webb’s move forward with a surveyor to create the subdivision plan was made by Member Stewart and 2nd by Member Kurek, vote 6/0.

Constellation Energy Land Development – Map BQ Parcel Y15 – Sewage Treatment Plant

Bryan Martin, representing Constellation, presented the plan to the board. Application has been submitted to the Pennsylvania Department of Environmental Protection to install a new Sewage Treatment Plan, abandoning the current treatment plant. York County Planning Commission and Township Engineer comments were reviewed.

Subdivision and Land Development

a. Section 501, The subdivider shall supply copies of the Preliminary Plan

- **Motion** to recommend the Board of Supervisors waive the Preliminary Plan requirement was made by Member Diamond and 2nd by Member Kurek, vote 6/0.

c. Section 501.c & 601.c, At the discretion of the Township Engineer, complete topography for the site, and references to two (2) permanent bench marks, as well as all significant features within the tract.

d. Section 501.d & 601.d, The bearings and distance or the boundary lines of the tract.

e. Section 501.f, Building setback lines.

f. Section 501.o & 601.n, The plan should be oriented so that the top of the plan is due north.

i. Section 601, The plan shall be drawn at a scale of either 50’ or 100’ per inch.

- **Motion** to recommend the Board of Supervisors waive the above-mentioned sections of the Subdivision and Land Development Plan Ordinance was made by Member Diamond and 2nd by Member Carter vote 6/0.

An Erosion and Sediment Control Plan has been submitted, less than an acre will be disturbed.

Member Kurek questioned if the design of the new sewage plant took into the possible growth. He was informed that it is designed for what is currently on site and outage personnel were taken into consideration.

Member Kurek questioned overflow buffer zone and flooding.

He was informed that there are several failsafe's in place to address these concerns.

The engineer from C.S Davidson explained the interworking of the proposed sewage plant. Constellation is looking to break ground in mid-March.

Still outstanding

b. Section 501.a & 601.a engineering or surveyor's name, registration number and seal.

g. Section 502.e, DEP approval

j. Section 601.h, The statement of ownership signed, dated and notarized

k. Section 602.d, Certification from the register professional engineer employed by the Township

➤ **Motion** to Recommend the Board of Supervisors have a road agreement reviewed and approved by both parties prior to final plan approval was made by Member Carter and 2nd by Member Kurek, vote 6/0.

➤ **Motion** granting conditional approval of the plan contingent on outstanding items addressed and permits acquired was made by Member Diamond and 2nd by Member Carter, vote 6/0.

➤ **Motion** to hold all Planning Commission meetings on the third Tuesday of each month. Meetings will be held in the Municipal Building at 6880 Delta Road and start at 7:00 p.m. unless otherwise advertised or posted was made by Member Diamond and 2nd by Member Stewart, vote 6/0. .

Member Diamond and Sam McConnell informed that they watched the first of a 4 part series Webinar called Solar Planning with Agrivoltaics in Mind. Harrisburg is pushing solar farms, solar grazing, grow raspberries and grazing sheep under solar panels. They are continually redefining farming to get past ordinances. The Township needs to keep up with what is happening if they are going to preserve farmland. This is also being pushed by the PA Department of Agriculture.

Member Stewart stated that producing energy is commercial.

Dave Gemmill questioned decommissioning the panels; no one will give you an answer.

Member Kurek does not see the problem when it is placed on non-productive farmland.

➤ **Motion** to adjourn at 8:02 p.m. was made by Member Carter and 2nd by Member Kurek vote 6/0.