

The Peach Bottom Township **Board of Supervisors** met on **September 6, 2023**, 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.

#### Public Comment

Sammy McConnell, Pikes Peak Road, asked if the Township was aware that the Peach Bottom Atomic Power Station is removing or taking apart Unit One. Cindy Seibel clarified that the news article in the York Dispatch was incorrect.

#### New Business

Solar Energy Facility Location Act, Senate Bill 798

Frank Diamond requested the Supervisors support bill 798 which matches the Townships ordinance on Solar Energy. This is a good move and should be supported.

Sammy McConnell stated that besides protecting farmland the bill spells out the tax credit process.

#### Old Business

Tona Evans – Pikes Peak & Delta Roads

In her opinion this intersection has no sight triangle, you cannot see coming from Maryland, the corn should be cut back, and the stop sign is not in the right place.

Bill Tenney asked if the site triangle has been verified.

Supervisor Gemmill informed that Delta Road is a state road and has been this way for over 100 years.

Adam Daneker was informed that the Township engineer reviewed the intersection and provided his opinion.

Richard Magnifico – Vehicle Speed on Broad Street Extended a state road.

Mr. Magnifico, 306 Broad St. Extd, Delta Borough, presented his concerns with the speed of vehicles on Broad Street Extd. He suggested a solar powered dual illuminated flashing light to notify drivers of the 25-mph speed limit when approaching the Borough.

#### Subdivisions and Development Plans

Brown, Stephan H & Lynn M – 933 & 937 Bryansville Road

Map BO Parcel 36, containing 222 +/- areas of agriculturally zoned land; 220 of those acres are in Agricultural Preservation. The plan subdivides the farm into 2 parcels.

- Lot 1 – includes dwelling 933 Bryansville Rd and 143.92 acres.
- Lot 2 – includes dwelling 937 Bryansville Rd & 78.68 acres w/1 additional dwelling right.

- **Motion** to waive Subdivision & Land Development Ordinance Sections 601 and 601.n requiring specific plan scale and due north orientation was made by Supervisor Kahl and 2<sup>nd</sup> by Supervisor Jarvis, vote 3/0.
- **Motion** approving the driveway agreement & subdivision plan for Map BO Parcel 36 owned by Stephan H & Lynn M Brown was made by Supervisor Jarvis and 2<sup>nd</sup> by Supervisor Kahl, vote 3/0.

#### Calpine –

Craig Wilson of K&L Gates presented a conceptual plan to rezone a 94-acre parcel, Map AP Parcel 47Z, along Pikes Peak Road owned by Calpine. Rezoning from residential to industrial would enable them to build a solar facility. History of the land in conjunction with the development of the Calpine plant including aerial maps was presented. The land had been zoned industrial in 1971 and changed to residential by request of the former owner in 2004. Calpine is proposing to return this parcel to its originally designated industrial use to support a solar facility.

Attorney Sharnetzka stated, the presentation is for informational purposes only, the Supervisors will not be making any statements for or against.

Sam McConnell asked if the property was rezoned as a result of the comprehensive plan. He was informed that this specific rezone was completed a year prior to the implementation of the comprehensive plan.

Frank Diamond noted that the temporary construction zone was permitted by Special Exception.

Adam Daneker asked if a study had been done concerning solar panels heating up the earth.

Ryan Connaghan questioned the acres used for solar panels; he was informed that the solar project details are not in this stage, only rezoning.

Anne McConnell asked how close the property is to the school. The property borders the school.

Steve Strohmer requested project access location. This has not been determined.

Tom Connaghan stated that if the zoning is changed to industrial you are not guaranteed of a solar farm, it could be any industrial use.

Attorney Sharnetzka clarified the procedure this proposal will be required to follow.

Cynthia Connaghan noted that since 1971 we have learned a lot about the environment. This parcel is right next to our children.

Frank Diamond informed the applicant needs to be prepared for decommissioning questions.

#### Reports

##### Attorney

- Exelon Appeal – Council sent response to the offer, waiting for a reply.
- Deutsche Bank, 7476 Woodbine Road – have not pumped, bank will start foreclosure proceedings, Township has judgement.
- George and Patricia Dietz, 125 Griffith Rd - debris onto road during storm events, no contact from owner, no rain.
- Theresa Jones & Lee Johnson, 61 Laurel Dr - Sold in foreclosure, will withdraw.

- Ezekiel Washburn, 7719 Woodbine Rd – OLM violation, will be served by Constable.
- EMS Right to Know Request – Continue appeal past the first of the year.
  - **Motion** to approve moving forward, pushing back the appeal until the first of the year was made by Supervisor Kahl and 2<sup>nd</sup> by Supervisor Jarvis vote 3/0

#### Secretary/Treasurer/Manager

- General Fund - \$2,100,370.20
- Liquid Fuels Fund - \$5,468.06
- Sewage Fund - \$23,388.25
- Recreation Fund - \$5,199.24
  - **Motion** authorizing the payment of reviewed bills was made by Supervisor Kahl and 2<sup>nd</sup> by Supervisor Jarvis, vote 3/0.

#### Public Works

At the beginning of the month seal coat was completed on N. Castle Finn, Murphy, Burns and Hollow Roads. Ridge Road has been patched, mowing, and repairing signs continues. Supervisor Jarvis thanked all the residents, emergency personnel and part-time help during and after the remnants of Hurricane Isaias.

#### Supervisors

Storm Debris Issues; No contact from property owners, also no rain.

- **Motion** to adjourn at 7:49 p.m. was made by Supervisor Kahl and 2<sup>nd</sup> by Supervisor Jarvis vote 3/0.