

The Peach Bottom Township **Planning Commission** met on **July 16, 2024**, at 7:00 p.m. in the Municipal Office Building. Members present were Frank Diamond (Chair), David Thompson (Vice Chair), David Stewart, Benjamin Hushon, Aaron Bleacher,

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

Chairman Diamond informed that a workshop meeting, which included the Board of Supervisors, was held prior to the regular meeting involving Farmstead Exemption.

Subdivisions & Land Development Plans

NHSG LLC – Map 2 Parcels 368 & 370 – Common Ownership Merger. Creating a 1.07-acre lot. The revised plan was reviewed against York County Planning Commission comments

- **Motion** to accept the revised Common Ownership Merger Plan was made by Member Stewart and 2nd by Member Hushon, vote 5/0.

Johnnie Barker/Beth Powers – Map AP Parcel 36H - 30 Baxter Road & 64 Slate Spring Road
The 7.41-acre lot will be divided, 3 acres will be added to Parcel 36J (64 Slate Spring Rd), leaving Parcel 36H (30 Baxter Rd) 4.4 acres with existing well and septic.

Layne Clark from Gordon L Brown & Associates presented a revised plan per the York County Planning Commission comments. A DEP Form B non-build waiver has been submitted for approval.

- **Motion** to recommend the Supervisors waive SALDO Section 501.o & 601.n, the map should be oriented so that the top of the map is due north, was made by Member Diamond and 2nd by Member Hushon, vote 5/0.
- **Motion** to recommend the Supervisors waive SALDO Section 601, plan shall be drawn at a scale of either fifty (50) feet to the inch or one hundred (100) feet to the inch scale, made by Member Diamond and 2nd by Member Stewart, vote 5/0.

SALDO Section 703 - b) No more than three (3) lots shall be permitted on any one private street was discussed. Accesses are preexisting; trailer previously on 30 Baxter Rd.

- **Motion** to approve the plan contingent on resolution of YCPC SALDO comment #2 was made by Member Diamond and 2nd by Member Hushon, vote 5/0.

Ordinances

Proposed Amendment – Zoning Ordinance Section 339A - Principal Solar Energy Systems
Change \$2,000.00 per megawatt of capacity to \$2,360.00 per megawatt to be adjusted yearly instead of every 5 years to reflect changes in the Consumer Price Index.

The attorney explained the intent of the ordinance that was adopted in 2020, after some discussion.

- **Motion** to table the proposed amendment until the next meeting Member Hushon and 2nd by Member Bleacher, vote 5/0.

Proposed Zoning Ordinance Amendment - The Subdivision of Prime Farmstead Lots

- **Motion** directing the attorney to incorporate workshop discussion into the proposed amendment and forward to the Planning Members & Supervisors for review was made by Member Hushon and 2nd by Member Stewart, vote 5/0.

Ordinance No. 2024-01, Proposed Amendment to Zoning Ordinance & Zoning Map/Calpine. Residential (R) to Industrial (I)

Attorney Craig Wilson, representing Calpine, provided zoning history on Map AP Parcel 47Z, fronting both Atom and Pikes Peak Roads consisting of 95 acres. Calpine proposes to build a Principal Solar Energy System, 25 megawatts, connecting to the existing electrical grid. A development agreement has been approved and executed between the Board of Supervisors and Calpine limiting the use of the land to a Solar Facility; other types of Industrial uses would never be allowed. York County Planning Commission comments were provided.

Prior proposed 160 lot development, renewable energy credits (Green Energy), grazing sheep under the solar panels, screening, and security fencing were discussed.

- **Motion** to recommend the Board of Supervisors approve the map change from Residential to Industrial for Map Ap Parcel 47Z per the development agreement was made by Member Stewart and 2nd by Member Bleacher, vote 3/2 opposed Diamond & Thompson.

Reports

19 Building Permits were issued in June including 2 new dwellings.

Member Stewart questioned an ordinance requiring a permit to clear cut trees. The ordinance was enacted because no other agency would control the soil erosion caused by such activity. Now York County Soil Conservation District will enforce it. We do not need this ordinance; putting a burden on the Township. The Members discussed Zoning Ordinance Section 397 – Tree Removal in Environmentally Sensitive Areas and YCSC requirements

- **Motion** to adjourn at 8:20 p.m. was made by Member Stewart and 2nd by Member Bleacher, vote 5/0.