

The Peach Bottom Township **Planning Commission** met on **March 18, 2025**, at 7:00 p.m. in the Municipal Office Building. Members present Frank Diamond (Chair), David Thompson (Vice Chair), David Stewart, Wesley Carter, and Aaron Bleacher.

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

### **Subdivisions & Land Development Plans**

Kurt R & Melissa A Klusewitz – 155 Cook Rd, Map BO Parcel 45N – add on lot

The property owners are requesting guidance/approval to purchase no more than an acre from the adjoining farm. This extra land will be added to their 1.25 acres to allow for the construction of a pole barn.

The Commission Members did not see an issue with the proposal. The next steps in the subdivision process were discussed.

Stephen & Anna Stoltzfoos- 310 Booker Rd, Map BQ Parcel 19H – Graveyard

The property owner would like to have a Private Cemetery for the Amish Community on his farm. He presented a location in the southeastern corner with access through the neighboring farm at 888 Flintville Road.

The current Township ordinance requires a building right for this use, the owner will need to ask for a waiver during the Zoning Hearing Board process.

The Members reviewed and discussed the Shrewsbury Township Private Burial Ground ordinance provided by the Township attorney.

#1, adjusted for Peach Bottom Township

#3, the members stated that the burial ground shall be a minimum of 1 acre.

#10, deleted, concerning monuments.

The other requirements such as recording of the easement/agreement, distance from wells, checking water table, and setbacks were agreeable.

### **Ordinances**

#### Composting Regulations

The members discussed dead animal composting and possible regulations.

If dead animals are transported into the Township a permit should be required. The owner would need to disclose original location and follow composting regulations.

If the dead animals are generated on the farm in which they are ultimately composted, no permit should be required.

The carcasses should be mixed with wood chips/organic material, no whole carcasses should be visible.

Member Stewart cautioned; you cannot be more stringent or superseded the regulations implemented by the Pennsylvania Department of Agriculture or the Department of Environmental Protection.

Member Diamond informed that they want to protect our local farmers and the Township. Member Bleacher stated that it would be a good thing to know when this is happening in the Township.

The Commission went on to discuss regulations required for different types of ultimate fertilizer, including sludge.

The Commission is asking the Township attorney for guidance.

#### Fees on all new Electrical Generation

Sammy McConnell stated that the Township residents put up with the pollution from this generation without a decrease in electric bills. He provided a historical account of Conectiv/Calpine Zoning Hearing Board meetings and approval.

Member Thompson educated on the electricity generated by Calpine and the rates charged.

- **Motion** to recommend the Board of Supervisors amend the Zoning Ordinance to include a fee for all new electric generation similar to the just amended Section 339A Principal Solar Energy Systems was made by Member Diamond and 2<sup>nd</sup> by Member Thompson, vote 5/0.
  
- **Motion** to adjourn at 8:05 p.m. was made by Member Stewart and 2<sup>nd</sup> by Member Carter, vote 5/0.