

The Peach Bottom Township **Planning Commission** met on **May 20, 2025**, at 7:00 p.m. in the Municipal Office Building. Members present Frank Diamond (Chair), David Thompson (Vice Chair), Wesley Carter, Aaron Bleacher and David Stewart.

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

Member Diamond summarized the actions of the Zoning Hearing Board concerning the application by M&T for a Variance to place a structure in the front yard area. The applicant could not meet the hardship requirement.

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

Calvary Chapel –

5911 Delta Rd, Common Ownership Merger, Map BP Parcels 62D (11.16 acre) & 62J (3.65 acre)

Tim Diehl from HD Engineering Solutions, Inc. representing Calvary Chapel, presented the Common Ownership Merger Plan creating a 14.81 parcel with no new public improvements. The storm water facilities will be expanded, which will require an amendment to their NPDES permit and will be reviewed by the Township Engineer.

York County Planning Commission Comments were reviewed.

- **Motion** to recommend the Board of Supervisors grant a waiver to the Subdivision and Land Development Section 501 plan scale and Section 402 preliminary plan was made by Member Diamond and 2<sup>nd</sup> by Member Stewart, vote 5/0.
- **Motion** to approve the plan with YCPC recommended edits was made Member Thompson and 2<sup>nd</sup> by Member Diamond, vote 5/0.

Calpine –

1055 Pikes Peak Rd, Land Development Plan to construct an 8,200 +/- sqft Administration Building Map BQ Parcel 11L

John Runge of Gordon L Brown & Associates, representing Calpine, presented the plan.

The YCPC and Township Engineer comments were reviewed and discussed against the amended plan per the comments. Per a Zoning Ordinance comment it was clarified that lighting is preexisting, no additional is planned. Additional loading space was added, and they exceed the parking requirements. A letter from the Delta Borough Authority will be provided approving the water & sewer connections. There is no increase of impervious surfaces for this project.

Waivers requested from the Subdivision and Land Development Ordinance

- Section 601 – plan scale
- Section 501 – separate Preliminary Plan
- Section 601.d – field survey
- Section 601.g – reference monuments
- **Motion** to recommend the requested waivers be granted by the Board of Supervisors and approval of the plan with the approved waivers and edits as presented was made by Member Carter and 2<sup>nd</sup> by Member Diamond, vote 5/0.

Calpine –

1055 & 1125 Pikes Peak Rd, Subdivision & Common Ownership Merger – Map BQ Parcels 11& 11L & Map AQ Parcel 13D

Attorney Craig Wilson, representing Calpine, presented a plan for informational purposes only. They are waiting for comments from the Township Engineer and York County Planning Commission. Constellation will be acquiring Calpine; regulatory approval requires Calpine to sell off some of its generation capacity. They will be requesting approval to subdivide off York 1<sup>st</sup> power block containing 23.78 acres with access to Pikes Peak Road, to a third party. The remaining York 2<sup>nd</sup> power block merged with 2 other Calpine properties (Lessner & Slate Ridge parcels) will consist of 66.18 acres, a new administration building, and direct access to Atom Road.

There will be no additional infrastructure constructed. A services agreement between the 2 entities for sharing of oil and water from the river will be needed.

The original Zoning Hearing Board special exception approval has a long list of conditions/requirements/stipulations along with 2 additional development agreements. These will need to be evaluated to determine whether the conditions apply to just 1 facility, the other or both; all the requirements run with the land and the new owner will be bound by everything that the current plan is bound

Every condition of the original Zoning Hearing Board approval and development agreements will be reviewed.

## **Ordinances**

Member Diamond presented An Ordinance Establishing an Environmental Impact Fee Charge for New Industrial Electrical Generation facility, or increased Power Generation Capacity.

This was partially prompted by Senator Kristin Phillips-Hill telling Spotlight on Maryland that her state is bearing the brunt of green energy policies which puts significant drain on Pennsylvania, which exports electricity to Maryland, Washington D.C. and Northern Virginia without any benefits.

Sammy McConnell summarized the ordinance reasons and ultimate benefits; why should Peach Bottom Township citizens be impacted so Baltimore can make money.

Member Diamond made a motion for the attorney to review the proposed ordinance, no 2<sup>nd</sup>.

The attorney interjected that he does not think it is enforceable, there is nothing in the 2<sup>nd</sup> class township code that gives that authority to the Township. He suggested that the members ask Senator Phillips-Hill about House Bill 2312 (Session of 2020) by the PA Legislature that was referred to committee on Environmental Resources & Energy, a state law that would require electric generation facilities to compensate the county, school district and local municipalities by annual payments per megawatt of electric generation capacity, as it sits in committee.

The attorney stated the Supervisors need to approve review of the proposed ordinance.

The discussion then turned to data centers.

- **Motion** to adjourn at 8:11 p.m. was made by Member Carter and 2<sup>nd</sup> by Member Bleacher, vote 5/0.