

The Peach Bottom Township **Planning Commission** Meeting met on **June 17, 2025**, at 7:00 p.m. in the Municipal Office Building. Members present Frank Diamond (Chair), David Thompson (Vice Chair), Wesley Carter, Aaron Bleacher, David Stewart, and Benjamin Hushon.

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

Public Comment

Sammy McConnell asked who enforces the conditions and stipulations per Zoning Hearing Board approval. He was informed that the Zoning Officer, if requested, will review conditions and initiate enforcement.

Subdivisions & Land Development Plans

Metzler – Land Development Plan – 933 Bryansville Rd, Map BO Parcel 36

Bert Nye presented a proposal to amend the previously approved land development plan to include an additional 57' x 407' poultry barn, gravel drive, gravel pad & associated stormwater management controls. All permits are still active and in force. They have met with the conservation district for an amendment to their NPDES permit. The facility will still be under the CAFO/CAO threshold. The prior land development plan components are not changing. No septic facilities and the additional trucking will be negligible. They are asking for reaffirmation that the board is consistent with the previous conditions and waivers.

Member Diamond questioned carcass composting and was informed that a roofed manure storage facility is utilized to decompose the carcasses.

- **Motion** to table the plan pending receipt of York County Planning Commission comments was made by Member Diamond and 2nd by Member Stewart, vote 6/0.

84 Crescent Land LLC - 88 Ailes Rd, Map CP Parcel 1 – 145.34 acres –

Clarification on building right location. Per a 2018 subdivision the parcel has 1 regular right and 3 bonus rights remaining on the farm. Soil maps and prior plans were reviewed. The correct location of the proposed dwelling on poor quality soil could preserve the 3 bonus rights for future use. It was recommended she hire a soil scientist to provide a report.

Calpine – 1055 & 1125 Pikes Peak Rd, Subdivision & Common Ownership Merger –

Craig Wilson, representing Calpine, presented a plan to subdivide the power plant, Map BQ Parcel 11L. Lot 1, containing Power Block 1 with 23+/- acres and lot 2 containing Power Block 2 with 23+/- acres. Then Lot 2 will be merged with Map BQ Parcel 11 & AQ Parcel 13 creating a 66+/-acre lot containing Power Block 2 of the York Energy Center.

Ryan Hughes and Walt Noyes from Colliers Engineering & Design, Inc provided commentary on the York County Planning Commission & Township Engineers comments.

- **Motion** to recommend the Board of Supervisors waive Subdivision & Land Development Ordinance Section 601 Required Information plan scale was made by Member Diamond and 2nd by Member Stewart, vote 6/0.
- **Motion** to recommend the Board of Supervisors waive Subdivision & Land Development Ordinance Section 601.b Required Information north point was made by Member Bleacher and 2nd by Member Hushon, vote 6/0.

Attorney Wilson explained Constellation will be acquiring Calpine. In order to obtain regulatory approval of that combination, the department of Justice and the Federal Energy Regulatory Commission is requiring the combined company to divest itself of several power generation units, Power Block 1 has been identified as one of the units. The combined entity may have too much market power in the eyes of the Justice department.

County Comments

Zoning Ordinance

1. Not applicable – new special exception.
2. Done – setback lines.
3. Done – Atom Road access.
4. Pending calculations – building coverage.
5. Pending calculations – lot coverage.
6. Done – 28 parking spaces, 11 each block.

Subdivision & Land Development Ordinance

1. a. Prior final board signatures – surveyor seal.
b.
 1. Done – benchmarks.
 2. Done – above ground – pending below ground.
 3. To be noted- existing dwelling to stay.
 4. Done – added to site data.
 - c. To be noted – chain of title-lot lines.
 - d. Done - easements & rights-of-way.
 - e. Waiver requested – north point.
 - f. Not applicable - dwelling location.
 - g. Not applicable – sewer & water feasibility study.
 - h. Delta Borough letter of approval.
 - i. Waiver requested – plan scale.
 - j. Prior to final board signatures – owner signatures.
 - k. Done - YCPC signature block.
2. Done – right-of-way corrected Pikes Peak Rd.

General Comments

1. Done – HOP note.
2. Not applicable.
3. Done – lightning strikes for joining parcels.
4. Done – Zoning District boundary lines.
5. Done – mailing address of owner.
6. To be determined – new legal description (deeds) for each lot.

The Zoning Hearing Board stipulations need to be reviewed, and the development agreements amended to stipulate which condition applies to which block. All the requirements apply to both blocks, binding agreements run with the land.

Applications are pending to separate all Department of Environmental Protection and Susquehanna River Basin Commission permits.

- **Motion** to recommend conditional approval of the Calpine Mid Merit LLC Subdivision Plan pending all comments addressed was made by Member Hushon and 2nd by Member Thompson, vote 6/0. the plan be approved

- **Motion** to adjourn at 8:25 p.m. was made by Member Carter and 2nd by Member Bleacher, vote 6/0.