

The Peach Bottom Township **Board of Supervisors** met on **June 4, 2025**, 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 2nd by Supervisors Jarvis, vote 3/0.

Public Comment

Steven Strohmer, Lay Road, was contacted by Bunker Hill Road property owner, Ben Halsted questioning flags on the guide rail. Supervisor Jarvis informed him that he contacted Mr. Halsted the morning of the site visit with the guide rail contractor. Start date of work has yet to be determined.

New Business

Leslie Grimes, representing Mason-Dixon 4 Democracy submitted a proposal for a community garden at the Recreation Center. Objectives are food security, community engagement, education and beautification. Pictures were provided showing the proposed location of the garden.

She was informed that water issues exist at that location and may cause problems inside the Community Services Office. Exterior water access is on the opposite side of the Center Building.

The Supervisors informed that with all the community activities, festivals, and soccer, this is not a good location for the proposed garden.

Non-Emergency Event Request for Delta-Cardiff Volunteer Fire Police under the State Workers' Compensation Act.

- **Motion** to sign the Non-Emergency Event Request for Volunteer Fire Police was made by Supervisor Kahl and 2nd by Supervisor Jarvis, vote 3/0.

Old Business

Delta Community Alliance/ York County BBQ Festival – approval requested

2025 Annual York County BBQ Festival - Use of Recreation Center & Grounds

The PA Liquor Control Board has issued a permit for sale and consumption, proof of insurance has been provided, but small games of chance are currently on the discussion table.

- **Motion** to approve use of the Recreation Center & grounds for the 2025 Annual York County BBQ Festival, sale and consumption of alcoholic beverages, and small games of chance when proof of permit is provided was made by Supervisor Jarvis and 2nd by Supervisors Kahl vote 3/0.

Subdivisions & Land Development Plans

Calvary Chapel –

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

Dave Habowski 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 & Township Planning Commission Comments were reviewed.

- **Motion** to grant waivers to the Subdivision & Land Development Ordinance Section 501 plan scale and Section 402 preliminary plan and approve the Common Ownership Merger plan with YCPC recommended edits was made by Member Kahl and 2nd by Member Jarvis, 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 revised plans per York County & Township Planning Commissions and the Township Engineers' comments.

To control sediment from getting into the system they will be installing inlet silt bags. Another comment initiated the addition of spot elevations for ADA access and flow arrows conveying stormwater.

Steven Strohmier, Lay Road, questioned the project's work schedule and was informed that it will be 5 days a week during daylight hours.

There will be no increase of impervious surfaces for this project and no bonding required.

- **Motion** to approve the requested waivers 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

Approve the Land Development Plan contingent on

3. The plan shall be signed & sealed by the registered professional responsible for the plan.
6. The property owner's notarized signature is required.
7. The Applicant must provide confirmation to the Township that there is adequate capacity in the sewage treatment facility and interceptor to accommodate the increased sewage flows from the proposed building.
8. The Applicant must provide confirmation that the existing public water service has adequate capacity to accommodate the increased water flow demand for the proposed building (potable and fire suppression, if applicable).

was made by Supervisor Kahl and 2nd by Supervisor Jarvis, vote 3/0.

Ordinances

Electric Fee Generation / Fee for new electric generation

The Planning Commission requested the Board of Supervisors adopt an Ordinance Establishing an Environmental Impact Fee Charge for New Industrial Electrical Generation facility, or increased Power Generation Capacity.

The attorney noted that it is all on the Municipalities to provide the infrastructure, deal with truck traffic and tax assessments disagreements. The issue becomes, when establishing an ordinance, you need to have a statutory basis to charge the fee. He looked for samples and contacted PSATS; they do not advise such an amendment, it could be challenged. He did find a house bill from the 2020 Session, Power Plant Host Community

Benefit Agreement and Fee Act which would provide impact fees for local Municipalities on a per megawatt bases of electric generation, this may still be in committee.

Sammy McConnell noted that he informed Senator Phillips-Hill that 3 Senators who authored the original bill are still sitting. Residents should get electric reduction benefits. The attorney inserted that the electric fee service is regulated by the Public Utility Commission.

Frank Diamond, Chair of the Planning Commission, recommended the proposed ordinance be added the same as the Solar ordinance.

Sharon Kahl commented that in Virginia an AI/Data Center is causing brown outs because it is drawing so much electric.

Supervisor Kahl asked if regulating them through ordinances and fees would affect any type of agreement that the Township can negotiate.

Supervisor Jarvis stated that if they must pay, they may not want to contribute to community improvement projects.

Mike Smith, Slate Spring Road informed that the Township already has brown outs and surges, that should be a priority, we are on the wrong side of the river.

Reports

Manager/Treasurer

- General Fund - \$1,099,888.54
- Liquid Fuels Fund - \$297,169.27
- Sewage Fund - \$26,339.35
- Recreation Fund - \$7,234.59
 - **Motion** authorizing the payment of reviewed bills was made by Supervisor Kahl and 2nd by Supervisor Jarvis, vote 3/0.

Public Works –

For the past month the road crew has been opening drains & removing trees after multiple storms, mowing, sign repair, and pulling shoulders for paving projects.

Supervisors –

The Board of Supervisors interviewed an applicant for the job of Secretary/Treasurer.

- **Motion** to hire Sarah Hebert as Township Secretary at \$24.00 per hour, start date to be determined, was made by Supervisor Kahl and 2nd by Supervisor Jarvis, vote 3/0.
- **Motion** to adjourn at 7:57 p.m. was made by Supervisor Jarvis and 2nd by Supervisor Kahl, vote 3/0.