

The Peach Bottom Township **Board of Supervisors** met on **July 2, 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 Supervisors Kahl and 2nd by Supervisor Jarvis, vote 3/0.

Public Comment

Sam McConnell requested to be on the Planning Commission agenda concerning the reintroduced House Bill 1567 which has been referred to committee providing for power plant community benefit agreements.

Supervisor Jarvis questioned the necessity of the Township taking any action until the bill moves beyond committee and toward enactment.

Mr. McConnell was advised to present a letter of support to the Planning Commission for their review. The discussion turned to the push for AI, the need for more electric generation and decommissioning of coal plants.

Steve Strohmer requested the web site be reviewed for security certificate concern.

Old Business

Tona Evans- Pikes Peak & Route 74 – NO SHOW

Southern York County EMS

Richard Brooks representing SYCEMS informed board meetings will be held in July and September. Total calls for the month were 142, with 48 mutual aid received and 25 mutual aid given, Peach Bottom Townships share was 36. Concerning recruitment, 2 people are in reciprocity and 1 paramedic will be going part time. Fundraisers have been and continue to be held to raise funds for the service.

Subdivisions & Land Development Plans

Calpine – Land Development Plan

Craig Wilson representing Calpine informed that a page from the approved land development plan has been adjusted and provided in reference to an addition to be built on an existing pad which will house a temporary control and server room. This addition does not change compliance with setbacks or any other requirements.

- **Motion** to acknowledge the addition of a temporary control room and ultimately a server room to the Land Development Plan was made by Supervisors Kahl and 2nd by Supervisor Jarvis, vote 3/0.

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.

County Comments

Zoning Ordinance

4. Added - building coverage.
5. Added - lot coverage.
6. Added – parking spaces

Subdivision & Land Development Ordinance

1. b. 3. noted- existing dwelling to stay.
 - c. noted – chain of title-lot lines.
 - e. Waiver requested – north point.
 - h. provided, Delta Borough letter of approval.
 - i. Waiver requested – plan scale.
 - j. completed - Prior to final board signatures – owner signatures.
- **Motion** to waive Subdivision and Land Development Ordinance Section 601 & 601.b plan scale and north point was made by Supervisor Jarvis and 2nd by Supervisor Kahl, vote 3/0.
- General Note #19 concerning the Planning Commission waiver approval is to be removed and a waiver block to be inserted. The Township will record deeds/legal descriptions after the plan is recorded. A draft agreement has been provided for review that takes all the conditions and requirements of the original Conectiv/Calpine approval and designates which block is responsible.
- **Motion** to approve the plan contingent on new deeds/legal descriptions, removing general notes #19 and inserting a waiver block was made by Supervisor Jarvis and 2nd by Supervisor Kahl, vote 3/0.

Reports

Solicitor –

- PECO Road Agreement – Under review; the Township has been solicited by a 3rd party consulting firm offering negotiating services for a fee. The attorney will report after a scheduled conference call. This is a big project, multiple access points and lay down areas for materials which brings up zoning requirements. With PUC regulated entities how much leverage does the Township have?
- Gross Road, Resolution and Intergovernmental Agreement
Road work completed on Gross Road caused damage to the Fawn Township side of the road. Peach Bottom, under their contract, will repair 500 feet of Gross Rd within Fawn Township and Fawn Township will improve 275 feet by reimbursing Peach Bottom.
➤ **Motion** approving Resolution 2025-03 authorizing an intermunicipal agreement for paving on Gross Road and approving the Intergovernmental Cooperation Agreement with Fawn Township was made by Supervisor Jarvis and 2nd by Supervisor Kahl, vote 3/0.

Manager/Treasurer

- General Fund - \$890,831.27
 - Liquid Fuels Fund - \$13,717.29
 - Sewage Fund - \$26,428.78
 - Recreation Fund - \$7,259.15
- **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 paving, backfilling, replacing a pipe on Ruff Road, repairing storm damage and attempting to mow.

Supervisors –

- **Motion** to appoint Sarah Hebert as a secretary/treasurer in training for Peach Bottom Township was made by Supervisor Gemmill and 2nd by Supervisor Kahl, vote 3/0.
- **Motion** to adjourn at 7:50 p.m. was made by Supervisor Kahl and 2nd by Supervisor Jarvis, vote 3/0.