

The Peach Bottom Township **Board of Supervisors** met on **August 6, 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 Supervisor Jarvis, vote 3/0.

Public Comment

- Sam McConnel Presented a letter that he would like the Supervisors to approve and send to Representative Wendy Fink and Senator Phillips-Hill as follow-up from last meeting. The letter is in Support of House Bill No 1567 highlighting the financial impact the proposed fees for townships from power companies in their district. He later expressed concerns about emissions from Calpine and questioned environmental oversight. Shared that Rep. Wendy Fink is in contact with a distributed energy expert and encouraged local officials to advocate for more benefits and oversight.
- Mike Smith, Slate Spring Road: Raised long-standing issues with power reliability in the township: frequent blackouts and brownouts. Expressed concern that residents are not benefiting from large infrastructure projects (e.g., substations, AI centers).
- Representative Wendy Fink: Acknowledged the public concerns and stated that 189 AI data centers are being proposed statewide, with few expected in her district. Expressed concern about federal overreach and loss of local government authority regarding zoning and infrastructure approvals. Noted that two bills (House and Senate) aim to shift permitting power away from municipalities. Emphasized the importance of maintaining local control and encouraged collaboration on how to manage the arrival of AI data centers.
- Robert McAllister- 216 Quarry Rd, Emission from Calpine getting on property. Unhappy with how close power plant is to residential zone. David Thompson stated Mr. McAllister could contact DEP if concerned about emissions from Calpine.

Old Business

- Robert McAllister- 216 Quarry Rd Received a zoning enforcement complaint issued by Commonwealth Code Inspection (CCIS) on May 30th regarding alleged violation of Section 354 outdoor storage. Mr. McAllister stated he is in compliance, as it is all behind a fence and under tents at the back of his property. Discussion was had as to what type of structure and what cost point requires a permit, the Township states structures with a cost under \$1000 don't require a building permit but may require a zoning permit. Mr. McAllister is denying access to area behind fence to the Zoning Officer. Mr. McAllister raised concerns about what he perceives as a double standard regarding a property across the street, 237 Quarry Rd. The Township clarified the property is zoned industrial, which permits different uses than residential properties. The zoning officer will be sent out to check for violations at that address.

Subdivisions & Land Development Plans

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

Proposing to amend the previously approved plan to include another poultry barn (57' x 407'), with additions gravel drive, gravel pad & associated stormwater management controls.

Mr. Metzler updated, the project is behind schedule he will be back at the September meeting for final approval.

Reports

Solicitor –

- **Transource Road Use & Maintenance Agreement** Ongoing negotiations finalized:
 - Agreed to contribute \$200,000, payable upon execution for use to pave ballfield parking lots.
 - Paragraph 9 – changed "Lay Road" to "any township-maintained road".
 - \$200,000 bond required, increasing annually by 5%.
 - vehicle route defined as: Route 74 → Broad Street Extended → Left onto Lay Road → Right onto Flintville → Stop at Wiley Road
 - Penalties to be imposed for non-compliance with approved route.
 - Enforcement will rely on complaints and observations from residents
 - **Motion** to approve Transource Road Use & Maintenance Agreement with amendment to paragraph 9 changing Lay Rd to any Township Road made by Supervisor Jarvis second by Supervisor Kahl, vote 3/0
- **Gross Road** Resolution and agreement have been finalized with Fawn Township.
- **Consulting Agreements with Transmission Siting Alternatives Group, Ltd.** Ohio-based consulting firm (Transmission Siting Alternatives Group / Ellison Group) proposes assisting in negotiating better deals with utility providers (e.g., PECO, Constellation). They bring experience from working on the other side of such negotiations and PUC processes.
 - **Motion** to enter into agreement with **Transmission Siting Alternatives Group, Ltd.** contingent on changes by attorney and commission percentage negotiation made by Supervisor Jarvis 2nd by Supervisor Kahl vote 3/0

Calpine Subdivision and Agreement

Subdivision & Common Ownership Merger – approved in anticipation of a sale to Constellation and other future buyers.

- York Energy Block 1, Map BQ Parcel 11L (1055 Pikes Peak Rd). with 23+/- acres.
- York Energy Block 2, Map BQ Parcel 11L with 23+/- acres, merged with Map BQ Parcel 11 & AQ Parcel 13D (1125 Pikes Peak Rd) creating a 66+/-acre lot.

Calpine's legal counsel submitted an Assignment and Assumption Agreement to the township. The agreement reallocates existing requirements (from the 2001 and 2002 agreements and zoning approvals) between the two blocks without altering any obligations.

- **Motion** to approve the Partial Assignment and Assumption Agreement made by Supervisor Jarvis 2nd by Supervisor Kahl Vote 3/0.

Manager/Treasurer

- General Fund- \$627,843.49
- Liquid Fuels- \$13,991.67
- Sewage Fund- \$26,521.48
- Recreation Fund- \$10,290.38

- **Motion** authorizing the payment of reviewed bills was made by Supervisor Kahl 2nd by Supervisor Jarvis vote 3/0

Public Works – Supervisor Jarvis, the road crew is mowing as able, prepping for tar and chip, several pipe replacements and cleaning up storm damage.

South Eastern School District is changing bus routes and sending buses on challenging roads. This is causing an increase in School Bus Ahead Sign requests by parents through the SEDS transportation department. Supervisor Jarvis expressed concern with the cost of all these signs to the township and is requesting that this not be a burden on all the taxpayers and that residents who request a sign pay for the materials and installation.

- **Motion** to adopt a fee policy to residents who request School Bus Ahead sign covering cost of installation including parts and labor made by Supervisor Jarvis and 2nd by Supervisor Kahl, vote 3/0.

Supervisors –

- York County 2024 Hazard Mitigation Plan Municipal Adoption Resolution
 - **Motion** to adopt York County Hazard Mitigation Plan made by supervisor Jarvis 2nd by Kahl vote 3/0.
- **Motion** to adjourn at 8:20 p.m. made by Supervisor Kahl 2nd by Supervisor Jarvis vote 3/0