

The Peach Bottom Township **Board of Supervisors** met on **November 5, 2025**, at 7:00 p.m. in the Municipal Office Building. Members present Michael Kahl (Vice Chair) and Andrew Jarvis.

- **Motion** to accept the minutes as presented was made by Supervisor Jarvis and 2nd by Supervisor Kahl, vote 2/0.
- Steve Strohemier- Asked about the status of the AI Center and whether township ordinances (e.g., water quality protection, building size/height) could apply to data center uses. The Board noted they have not been contacted about the data center and there is no data-center-specific ordinance; existing provisions may apply.
 - Cindy Siebel asked whether the Township had been notified about the recent PECO informational meeting held at Delta-Cardiff Volunteer Fire Company, noting low attendance and limited public notice. The Board stated that PECO was responsible for notifying affected residents.

Subdivisions & Land Development Plans

- Stephen Bryson & Mary Sabin- Laurel Drive, Map 2 Parcel 344&345 Common Ownership Merger. YCPC Review. Board reviewed.

➤ **Motion** to approve common ownership merger was made by Supervisor Jarvis and 2nd by Supervisor Kahl vote 2/0.
- Brandon Schaffer & Alana Cox- Black Oak Trail, Map 1 Parcel 349, 350, 351 Common Ownership Merger. YCPC Review. Board reviewed

➤ **Motion** to approve common ownership merger was made by Supervisor Jarvis and 2nd by Supervisor Kahl vote 2/0.
- Truss Company Surety Reduction

➤ **Motion** to reduce surety bond by \$206,476 and retain \$23,870 was made by Supervisor Jarvis and 2nd by Supervisor Kahl vote 2/0.
- Constellation Sewage Treatment Plant Bond

➤ **Motion** to release bond contingent upon receipt of engineer's report was made by Supervisor Jarvis and 2nd by Supervisor Kahl vote 2/0.
- Ed Grimmel- Greenwood Forrest Development

Mr. Grimmel discussed concerns regarding U&O requirements, missing lampposts, driveway locations, and requested a full list of outstanding items. The Board clarified that all improvements required by the approved land development plan— including lampposts, sidewalks, and driveway placement—are solely the developer's responsibility and are not part of the U&O inspection. The Board directed Mr. Grimmel to have his engineer review the approved plans, identify any deficiencies, and coordinate with the Township engineer, who must verify compliance before any dedication can be considered. The Township stated it will not complete, assume, or take over the development work, and that all required improvements must be finished in accordance with the approved engineered plans. The Board further noted

that a written list of identified items had already been provided to Mr. Grimmel, with standard language indicating that additional items may be identified as work proceeds, and that Mr. Grimmel had instructed the Township engineer to stop further inspections.

Reports

Solicitor –

- U&O for 7899 Woodbine Road

The Solicitor reported that during the final inspection of the pole building at 7899 Woodbine Road, the building was already being used for storage although it had been permitted as an agricultural (farm-use) structure. Because the building exceeds 1,000 square feet, it would normally fall under the Uniform Construction Code unless used exclusively for agriculture. The inspector requested Township acknowledgment of the existing use before issuing the U&O. After discussion, the Board agreed to proceed with the U&O and to have the zoning officer provide written clarification stating that the approval is for agricultural use.

- **Motion** to approve U&O with a letter from the zoning officer noting that it is for agricultural use made by Supervisor Jarvis and 2nd by Supervisor Kahl vote 2/0

The Board discussed the need for clearer procedures for agricultural-use permits, noting that buildings over 1,000 sq. ft. must meet UCC requirements unless they qualify as agricultural. To avoid confusion when agricultural use is not immediately evident, future applicants may be asked to provide additional information or sign an acknowledgment of the intended agricultural use at the time of application.

- PECO Agreement the Solicitor reported that the PECO road-use agreement is progressing and that PECO requested the Township consider holding a special meeting to approve the agreement prior to Thanksgiving. The Board noted that a special meeting for the budget has already been advertised for November 18th and agreed that the PECO agreement could be acted on at that meeting if it is ready; otherwise, it will be addressed at the December meeting. PECO will be responsible for the advertising costs associated with the special meeting request.
- Tax Resolution. The Solicitor asked whether any tax rate changes were planned for the upcoming year. The Board confirmed that all tax rates will remain the same. The Solicitor will prepare the annual tax resolution for adoption at the December meeting, and the Township will continue working on updates to the fee schedule.

Manager/Treasurer

- General Fund - \$109,461.43
- Liquid Fuels Fund -\$14,134.87
- Sewage Fund - \$26,792.92
- Recreation Fund - \$10,395.70
- Road Agreement fund- \$400,129.58

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

➤ **Motion** to advertise for Diesel Fuel and Heating Oil, bids to be opened at December Supervisor's Meeting was made by Supervisor Kahl and 2nd by Supervisor Jarvis; vote 2/0.

Public Works--Sign repairs and installations completed over the past month and noted ongoing coordination regarding the PECO tower agreement. Tree removal on Hollow Road is scheduled for next week, with daytime road closures between Graceton Road and 180 Hollow Road during the day approximately 7:00 a.m.–3:30/4:30 p.m.; access will remain available for residents. Paving work for the ballfield parking areas is expected to begin next week, with prep work Tuesday–Wednesday, milling and grading to follow, and paving anticipated Friday and the following Monday. The gates will remain closed during the project to protect the work.

➤ **Motion** to adjourn at 7:54 p.m. was made by Supervisor Jarvis and 2nd by Supervisor Kahl vote 2/0

The Peach Bottom Township **Board of Supervisors** met for a Special 2026 Budget Presentation Meeting on **November 18, 2025**, at 6:00 p.m.in the Municipal Office Building. Members present Michael Kahl (Vice Chair) and Andrew Jarvis.

The Proposed 2026 Budget was reviewed.

- ARP funds have been fully spent and the account closed.
- A Roads Fund has been opened for deposit of road agreement funds.

➤ **Motion** to approve the proposed 2026 Budget as presented for advertisement and make it available for public inspection prior to adoption meeting on December 16th. was made by Supervisor Jarvis and 2nd by Supervisor Kahl vote 2/0.

- **Tennis courts:** Cracking and surface failure continue; full rebuild vs. milling/overlay options discussed; grants will be researched.
- **Public Works Staffing:** Discussion on hiring full-time or part-time help (3 days/week) and possibly purchasing another mowing tractor/flail mower.

➤ **Motion** to adjourn at 6:45p.m. was made by Supervisor Kahl and 2nd by Supervisor Jarvis, vote 2/0.