

The Peach Bottom Township **Board of Supervisors** met on **August 5, 2026**, at 7:00 pm for their regular monthly meeting in the Municipal Office Building. Members present: Michael E. Kahl (Chair), David E. Gemmill (Vice Chair), and Andrew K. Jarvis.

- **Motion** to accept the minutes as presented was made by Supervisor Gemmill and 2nd by Supervisor Jarvis, vote 3/0.

Public Comment

Sam McConnell provided updates on several state bills relating to distributed generation, data centers, solar farm decommissioning, and utility consumer protections.

New Business

- Ordinance No. 2026-02, Amending the Zoning Ordinance, Data Center
- **Motion** to close the Supervisors Meeting at 7:04pm and Open a Public Hearing to receive comment on the proposed Data Center Ordinance was made by Supervisor Gemmill and 2nd by Supervisor Jarvis, vote 3/0.

Residents asked why data centers could not be prohibited and expressed concerns regarding water usage, groundwater depletion, noise, electric rates, air pollution, diesel generators, environmental and health impacts, setbacks, property values, farmland preservation, traffic, and proximity to homes and schools. The Board explained that Pennsylvania zoning law does not permit a municipality to completely exclude a lawful use. The ordinance was therefore developed to establish reasonable restrictions and safeguards to protect the health, safety, and welfare of Township residents.

The Board explained that the ordinance was developed over several months through joint workshops with the Planning Commission. The York County model ordinance was used as a starting point and expanded to address water usage, noise, lighting, buffers, setbacks, environmental studies, emergency response, security, and other potential impacts. Certain matters, including electric rates and withdrawals from the Susquehanna River, are regulated by state agencies or other authorities and are outside the Township's jurisdiction.

The Board confirmed that no formal data center proposal or application has been submitted to the Township. The importance of adopting regulations before an application is submitted was discussed because, without specific regulations in place, the Township would have less control over a proposed development.

Under the ordinance, data centers would be permitted only by special exception in the Industrial District on parcels containing at least 50 acres. Any proposal would be required to satisfy the ordinance's specific criteria and receive approval from the Zoning Hearing Board. Any request to rezone additional property would require separate action by the Board of Supervisors.

Residents were advised that future applications and related matters would appear on posted meeting agendas and the Township website. It was also noted that the ordinance may be amended in the future as technology changes or if additional protections become necessary. Several residents and Planning Commission members expressed support for adopting the ordinance while acknowledging continued concerns regarding possible data center development.

- **Motion** to close the Public Hearing and reopen the Supervisors Meeting at 8:08pm was made by Supervisor Jarvis and 2nd by Supervisor Kahl, vote 3/0.
- **Motion** to adopt Ordinance No. 2026-02, Amending the Zoning Ordinance, Data Center was made by Supervisor Gemmill and 2nd by Supervisor Jarvis , vote 3/0.

Reports

Solicitor

- PECO Agreement - discussions regarding the Booker Road bond, possible amendments, additional compensation, and fines are ongoing. No resolution has been reached.
- SYCEMS- The Board directed that a letter be sent requesting a meeting with Southern York County EMS to gather additional information regarding the proposed agreement.
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Secretary/Treasurer

- Liquid Fuels Fund- \$38,123.85
- Sewage Fund - \$27,766.45
- Recreation Fund - \$12,202.56
- Roads Fund - \$394,637.26
- General Fund - \$535,122.24
- **Motion** to approve payment of the bills, with payment for the culvert project contingent upon the Township Engineers review was made by Supervisor Jarvis and 2nd by Supervisor Gemmill vote 3/0.

Public Works – Mowing and tree removal, preparing the tennis courts and removing the fencing, coordinating road closures and detours for culvert projects, paving at the recreation fields, repairing damaged swings, obtaining tennis court estimates.

The Board reviewed proposals for replacing the tennis court fencing and completing additional repairs. Security Fence submitted the lowest complete proposal of \$17,105

- **Motion** to use Security Fence for the tennis court fence with the split rail option for \$17,105 was made by Supervisor Gemmill and 2nd by Supervisor Jarvis, vote 3/0.

The Board reviewed a CoStars proposal from Brenneman Company to resurface the tennis courts with dark green and navy-blue acrylic coatings and add regulation lines for tennis and pickleball. The resurfacing cost is \$24,500, with two new nets costing an additional \$600.

- **Motion** to accept the CoStars proposal from Brenneman Company to resurface the tennis courts for \$24,500 and provide two new nets for \$600 was made by Supervisor Gemmill and 2nd by Supervisor Jarvis, vote 3/0.

Supervisors –

The Board discussed permit and pumping requirements for a proposed holding tank to serve campers during the Bluegrass Festival. All associated costs would be the fire company's responsibility.

- **Motion** to adjourn at 8:29 p.m. was made by Supervisor Jarvis and 2nd by Supervisor Gemmill, vote 3/0.