

The Peach Bottom Township **Board of Supervisors** met for a Special 2017 Budget Presentation Meeting on **November 2, 2016** at 6:30 p.m. in the Municipal Office Building. Members present Janet Wiley (Chair), David Gemmill (Vice Chair) and Michael Kahl.

The Treasurer presented the proposed 2017 Budget.

- **Motion** to approve the proposed 2017 budget was made by Supervisor Kahl and 2nd by Supervisor Gemmill, vote 3/0.

The 2017 Budget approval meeting will be held on December 7th starting at 6:30 p.m.

- **Motion** to adjourn the 2017 budget presentation meeting at 6:48 p.m. was made by Supervisor Kahl and 2nd by Supervisor Gemmill, vote 3/0.

The Peach Bottom Township **Board of Supervisors** met **November 2, 2016** at 7:00 p.m. in the Municipal Office Building. Members present Janet Wiley (Chair), David Gemmill (Vice Chair) and Michael Kahl.

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

Public Comment

Cynthia Russo asked if the 2017 budget included money to replace the Recreation Center pavilion. The Supervisors informed that replacement of the pavilion has been noted in the 2017 proposed budget.

Marcy Laferte, a member of the Delta Pride Group, informed that benches and bicycle racks have been purchased and are being placed around town. They would like to install one of the bicycle racks at the recreation center. The supervisors approved, and will meet for location placement.

Barry Hart, owner of 10 S. Cold Cabin Rd, which is located at the entrance of the Cold Cabin Park, presented pictures of a flower bed/garden at the entrance of the park. He informed that the garden has been at that location for years, he has removed the fence and is requesting permission to leave the garden as is. The land was gifted to Peach Bottom Township as a park, but is under Exelon ownership.

- **Motion** to allow the flower garden to stay as is, maintained, but not to be expanded, allowing vehicles to access extra parking behind the garden and if parking or complaints become an issue the garden will need to be removed was made by Supervisor Gemmill and 2nd by Supervisor Kahl, vote 3/0.

Subdivisions & Land Development Plans

Supervisor Gemmill recused himself from the discussion and voting.

Land Development Plan - Swine Expansion Project

Eric Gemmill, owner of 458 Gemmill Road, Map CO Parcel 30, consisting of 119 acres.

Bert Nye, from Red Barn Consulting, presented the Land Development Plan for final approval. The new 81' x 258' swine barn will be constructed east of the existing barn. Per their approved NPDES permit, the existing storm water basin will be expanded to meet current regulations.

The requested waivers

- Boundary Lines/ Survey –119 acre, no subdivision or line changes.
- Location of permanent monuments –same as above.
- Stormwater management plan approved by Township Engineer.
- Building/Structure design approved by Township Engineer.

Engineers from both Red Barn Consulting and Timber Tec are reviewing and approving the plan.

Supervisor Wiley requested clarification from the attorney concerning the removal of a required Township Engineer review from the Zoning Ordinance, but not from the Land Development Ordinance. The attorney feels that the SALDO requirements were missed during the amendments of 2014. He also informed that the plan is reviewed on a state level.

The new barn will have a deeper manure pit, which will allow for the concentrated manure to be spread only 1 time a year. The Department of Environmental Protection and York County Conservation District monitors manure spreading using soil samples and crop yields, creating a 3 year Nutrient Management Plan. After manure spreading, humidity, rain or lack thereof, determines how long the smell lingers or dissipates.

- **Motion** to approve the requested waivers of Sections 601.d, 601.g, 602.e and 602.l of the Subdivision and Land Development Ordinance was made by Supervisor Kahl and 2nd by Supervisor Wiley, vote 2/0.
- **Motion** to approve the Eric Gemmill Subdivision and Land Development Plan was made by Supervisor Kahl and 2nd by Supervisor Wiley, vote 2/0.

Subdivision and Land Development Ordinance

Section 602 Required Accompanying Information - Approval/Certification by Township Engineer

The Final Plan shall include thereon or be accompanied by:

- d. Certification from a Registered Professional **Engineer employed by the Township** that the subdivider or land developer has installed all improvements to the specifications of this Ordinance and any conditions attached by the Board of Supervisors; or that the subdivider or developer has posted an improvement bond or other acceptable security in an amount sufficient to insure completion of all required improvements.
- e. Complete engineering design of any new bridges or culverts or storm water drainage facilities proposed in the tract being subdivided or developed and **certification by the Township Engineer** that these proposed structures or facilities are satisfactorily designed and will achieve compliance with the requirements of Section 712 and 750(s) of this Ordinance.
- l. Complete engineering design of any buildings or structures proposed for the purpose of receiving, storing, or holding ~~manure~~, water borne or water soluble chemicals, including petroleum products or distillates, or biological chemicals or agents identified as water pollutants/contaminants by the Pennsylvania Department of Environmental Protection and **certification from the Township Engineer** that the proposed design meets the requirements of Section 719 of this ordinance.

Solicitor Sharnetzka recommended not amending d or e, but to eliminate the word “manure” from 1. He will report back to the Supervisors.

Reports

Solicitor Sharnetzka

Calpine – Change of Use, 509 Wiley Rd, Map BP Parcel 75A

Calpine's use of this agriculturally zoned property does not qualify as a Group Home under the Zoning Ordinance definition. Calpine was advised that they can continue to use the dwelling as a residence, but not as a group home.

Zoning/Sewage Enforcement Officer – Keith Hunnings

- **Motion** to approve the Realty Transfer Inspection Agreement/Escrow for 48 Oak Drive, Map 1 Parcel 848 was made by Supervisor Kahl and 2nd by Supervisor Gemmill, vote 3/0.
- **Motion** to give the appointed Sewage Enforcement Officer the authority to approve a Realty Transfer Agreement/Escrow contingent on initial inspection, approval of repair needed and cost of the repair was made by Supervisor Gemmill and 2nd by Supervisor Kahl, vote 3/0.

Treasurer/Manager- Catherine Bilger

- General Fund - \$1,023,982.53
- Liquid Fuels Fund - \$6,343.41
- Sewage Fund - \$20,636.41
- Recreation Fund - \$10,451.34

- **Motion** authorizing the payment of bills was made by Supervisor Gemmill and 2nd by Supervisor Kahl, vote 3/0.

The Township Office will be closed on Friday, November 4th and Friday, November 11th (Veterans Day)

- **Motion** to approve the request to close the office and public works on Friday, November, the day after Thanksgiving was made by Supervisor Kahl and 2nd by Supervisor Gemmill, vote 3/0.

The manager asked the attorney if the Township was required to bid for diesel fuel since the last 2 years have not reached the bidding limit. The attorney stated no, but advised 3 quotes are obtained.

Cindy Seibel, on behalf of the Delta Borough Council, invited the Supervisors to attend a special meeting at 6:30 p.m. on Tuesday, November 22nd. Guests will include representatives from the Central PA Community Preservation, Bureau for Historic Preservation and Pennsylvania Historical & Museum Commission. The Borough is pursuing the idea of a Historic Architectural Review Board.

Gus Parlett, representing the Southern York County Emergency Medical Services, presented a recognition gift to Supervisor Wiley for her dedication to creation & continuation of the SYCEMS.

- **Motion** to adjourn at 8:17 p.m. was made by Supervisor Kahl and 2nd by Supervisor Gemmill, vote 3/0.