

The Peach Bottom Township **Board of Supervisors** met on **February 4, 2015** at 7:00 p.m. in the Municipal Office Building. Members present S. David Stewart (Chairman), Janet Wiley (Vice Chairman) and David Gemmill.

- **Motion** to accept the minutes from the January 5<sup>th</sup> Board of Supervisors Organizational Meeting and the January 7<sup>th</sup> Board of Supervisors Meeting as presented was made by Supervisor Wiley and 2<sup>nd</sup> by Supervisor Gemmill, vote 3/0.

### **Public Comment-**

Adam Bertuzzi a property owner on Meadow Trail requested the Board of Supervisors investigate making the intersection of Meadow and Pin Oak Trails a 4 way stop and the speed lowered on Meadow Trail from 35 mph to 25 mph, the same as the other connecting trails roads.

- **Motion** to submit an engineering request to York County Planning Commission for a speed study of Meadow Trail and stop sign study for the intersection of Meadow and Pin Oak Trails was made by Supervisor Stewart and 2<sup>nd</sup> by Supervisor Wiley, vote 3/0.

Cindy Siebel, a reporter for the Star paper, asked if the Supervisors would like information placed in the paper concerning the Peach Bottom Township Recreation Center being a Warming/Cooling Station. She was informed that right now the Township is looking for volunteers to man the Center if it is opened as a Warming/Cooling Station. Information about the use of the Recreation Center is in a newsletter that will be included with the spring tax bills.

### **New Business**

The 2014 Fee Resolution will be continued until there is a change in fees.

### **Subdivision and Land Development**

EXELON Generation Co., LLC – Land Development Plan- Commercial Building #1

Joe Kessler, council for Exelon Generation Company, LLC presented a land development plan for a commercial building to be located on Map BQ Parcel Y15. The Board reviewed the York County Planning Commission and Township Engineers Comments. Atom Road was mislabeled as Lay Road and will need to be corrected.

- **Motion** to waive the requirements of the Subdivision and Land Development Ordinance
  - Section 501 – Combine the Preliminary and Final Plan.
  - Section 601 – Scale of plan due to size of the project property.
  - Section 714 - Monuments & Markers because of the size of the project property.
  - Sewage Facilities Non Build Waiverwas made by Supervisor Gemmill and 2<sup>nd</sup> by Supervisor Wiley, vote 3/0
  
- **Motion** to approve the Exelon Land Development Plan Commercial Building #1, contingent on the following corrections and conditions
  - Corrected typographical errors.
  - Notarized Signatures on plans.
  - Payment of all fees.was made by Supervisor Gemmill and 2<sup>nd</sup> by Supervisor Wiley, vote 3/0.

## EXELON Generation Co., LLC – Land Development Plan - Commercial Building #2

Joe Kessler, council for Exelon Generation Company, LLC presented a land development plan for a commercial building to be located on Map BQ Parcel 50. Exelon has applied for a zoning map change since the location for the commercial building is located in the agricultural zone. The same list of waivers will need to be applied as was for Exelon Commercial Building #1.

## CALPINE – Pikes Peak Road

John Trainer, representing the Calpine Corporation, York Energy Center presented a plan for Pikes Peak Road. The intersection of Pikes Peak and Atoms Roads is a challenge because of the steep grade. A comment made at a Planning Commission meeting prompted Calpine to look for an old milk road near that intersection with a much gentler grade. The road has been found and surveyed and is being called the Milk Road upgrade. They are requesting permission to create this drive from Atom Road across their property for approximately 450 feet and connect to Pikes Peak Road. Since Calpine now owns both sides of Pikes Peak Road Map BQ Parcel 11L, Map AQ Parcel 13D and Map AP Parcel 47Z, they are also requesting to close Pikes Peak Road from Atom Road to the Wilson Driveway (Map BQ Parcel 12). A bought right-of-way, owned by Exelon, known as Map BQ Parcel 11K, runs along the railroad bed through the Calpine property. Construction traffic will enter the Calpine property from Atom Road to the lay down area and the new equipment deliveries will access the property from Lay Road onto Pikes Peak Road to the lay down area across from the plant entrance. The board discussed abandonment of the road, liquid fuels money, emergency access, creating a cul-de-sac, gate location, and access for plow turn around.

- **Motion** to permit Calpine to reopen the Old Milk Truck Road between Atom and Pikes Peak Roads contingent on approved PennDOT HOP and Peach Bottom Township Driveway Permit was made by Supervisor Wiley and 2<sup>nd</sup> by Supervisor Gemmill, vote 3/0.
- **Motion** authorizing the attorney to start the process of abandoning the portion of Pikes Peak Road from Atom Road to the Wilson property (Map BQ Parcel 12) with the stipulation that Calpine pay all legal fees, sign a contribution agreement for the loss of liquid fuels reimbursement on the portion of the road between Wiley Road and the abandonment and allow Township equipment to use the turnaround when needed was made by Supervisor Stewart and 2<sup>nd</sup> by Supervisor Gemmill, vote 3/0.

Dave Lipinski representing James R. Holley & Associates, current Township engineer, wants to make sure the Township is a happy client of theirs. The Supervisors requested itemized bills and when there are time constraints, the engineer move that work to the forefront to be completed sooner.

Marlyn Flaharty, a member of the Zoning Hearing Board, stated his concern with the recent Zoning Hearing Board Meeting. The application for a special exception temporary permit was submitted by a contractor and not the property owner. The board requested a letter transferring the responsibility to the contractor, which has not been received. He wants the Township to make sure the board is dealing with property owners and that the Zoning Officer is in attendance to make comments and recommendations.

## Reports

### Solicitor

- His firm is working on an employee handbook and will have a draft in the next month or two.

- He helped the Manager close out a right-to-know request since the request was vague and ultimately denied.
- He presented a sample ordinance giving the Township the ability to regulate parking during winter weather events.
- Revised agreement documents for the Southern Emergency Medical Services have been reviewed and most of his concerns have been addressed. The sticking point is they are permitting any municipality the get out of the agreement, but are requiring a year advance notice. He had suggested 5 or 6 months. Southern Emergency Medical Services is committed to 5 years with a 3% cap on yearly costs.
  - **Motion** to draft and advertise an ordinance to enter into the agreement with SEMS was made by Supervisor Wiley and 2<sup>nd</sup> by Supervisor Gemmill, vote 3/0.
- Nathan Frohm bought 527 Falls Rd., Map 3 Parcel 307. Currently no dwelling is on the property that had been serviced by septic holding tanks. A demolition permit was never acquired after the dwelling burned years ago; subsequently the holding tanks were never pumped or capped off.
  - **Motion** to approve the SEO's recommendation that the owner be required to pump the holding tanks and cap them off was made by Supervisor Stewart and 2<sup>nd</sup> by Supervisor Wiley, vote 3/0.
- Dianna Studel, owner of 268 Hilltop Rd, Map 4 Parcel 444 presented a letter to the current SEO dated in 1998 from the Township. The letter indicated that a previous owner had installed a septic drain field after the holding tank and yearly inspections would no longer be required. In 2013 the new owner was required to repair the system so it functioned as the original holding tank and acquire a pumping agreement. The Township attorney stated that if there is no malfunction and the property was bought with information from the Township, you would be going back on a prior permitted letter.
  - **Motion** to allow the system to be used and classified as a septic system and not a holding tank was made by Supervisor Wiley and 2<sup>nd</sup> by Supervisors Stewart, vote 3/0.

#### Secretary/Treasurer/Manager

- General Fund - \$726,190.16
- Liquid Fuels Fund- \$7,197.50
- Sewage Fund - \$20,087.62
- Impact Fee Fund - \$23,456.62
- Recreation Fund - \$16,880.99
- **Motion** authorizing the payment of bills was made by Supervisor Wiley and 2<sup>nd</sup> by Supervisor Stewart, vote 3/0.

#### Tax Claim Bureau

The Township received an offer to purchase property from the Repository List of the York County. Map AP Parcel 18, Bunker Hill Road in the amount of \$500.00. The Supervisors are concerned with what the purchaser is planning to do with the property since the majority of the 2 acres is a creek, wetlands and rail road bed. The manager will inform Tax Claim of their concerns and gain any information if possible.

### Bunker Hill Road

The Township abandoned the majority of this road in July of 2011. The remaining 1,078 feet are maintained for 1 dwelling. Letters have been sent out to all the property owners that border this road.

- **Motion** to proceed with abandonment of the remaining Township portion of Bunker Hill Road was made by Supervisor Gemmill and 2<sup>nd</sup> by Supervisor Wiley, vote 3/0.

The Township will provide an update to York County Department of Probation Services informing that the Township is willing to accept clients to perform community service.

A thank you note was received from Mason Dixon Community Services for the Townships donation of \$9,500.00.

Sammy McConnell complimented the Township for holding down costs, in order to fund the Southern Emergency Medical Services without raising taxes.

Supervisor Gemmill informed that getting good road salt has been a challenge this winter season. He would like to work with Morton Salt, who holds the Costars contract for this year and have 2 trucks of the salt delivered to determine if the Township wants to enter the program for the next year.

- **Motion** to get a couple truckloads of the Morton Salt and direct the manager to complete the paperwork to participate in the Costars program for road salt during the 2015-2016 winter weather season was made by Supervisor Wiley and 2<sup>nd</sup> by Supervisor Stewart, vote 3/0.
- **Motion** to contract with Site Design Concepts to complete the engineering work for the municipal complex transition project was made by Supervisor Wiley and 2<sup>nd</sup> by Supervisor Gemmill, vote 3/0.
- **Motion** to adjourn at 9:34 p.m. was made by Supervisor Wiley and 2<sup>nd</sup> by Supervisors Stewart, vote 3/0.