

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

- **Motion** to accept the minutes as presented was made by D. Gemmill and 2<sup>nd</sup> by J. Wiley vote 2/0.

#### Zoning Ordinances:

Ordinance # 2015-01 Amending the Peach Bottom Township Zoning Map.

- **Motion** to adjourn the Board of Supervisors Meeting and open a Public Hearing was made by Supervisor Gemmill and 2<sup>nd</sup> by Supervisor Wiley, vote 2/0.

Exelon Generation applied for a zoning change of Map BQ Parcels 28A, 28B, 33, 49, 50, 51, 53, 54. Currently the Industrially zoned land, along the Susquehanna River between Lay and Atom Roads consists of 341.15 acres. The change will use the property lines of land already owned by Exelon to add another 333.16 acres of agriculturally zoned land to the industrial zone for a total of 674.31 acres.

- **Motion** to adjourn the Public Hearing and reopen the Board of Supervisors Meeting was made by Supervisor Gemmill and 2<sup>nd</sup> by Supervisor Wiley, vote 2/0.
- **Motion** to adopt Ordinance #2015-01 rezoning Exelon land from agricultural to industrial was made by Supervisor Wiley and 2<sup>nd</sup> by Supervisor Gemmill, vote 2/0.

#### Subdivision and Land Development:

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

Joe Kessler, council for Exelon Generation Company LLC introduced Mr. Chapman and Mr. Deller to request approval for a commercial storage building to be located on Map BQ Parcel 50. The members reviewed the Township engineer's comments in reference to the revised land development plan.

- **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.

Approved contingent on Additional Requirements:

- Sewage Facilities Non-Build Waiver.
- Payment of Fees.
- Seal and signatures of surveyors and engineers.
- Notarized owner signature.
- Correct all typographical errors.

was made by Supervisor Gemmill and 2<sup>nd</sup> by Supervisor Wiley, vote 2/0.

## Reports

### Solicitor Sharnetzka

#### Bunker Hill Road Revocation

The attorneys concern is that the only property using this road for access is in foreclosure. If we vacate the road the Township could be up against the mortgage company for loss of property value. He did find one of the property owners and would like to contact her. Also, get an informal opinion from an appraiser on any reduction in property value due to the revocation of Bunker Hill Road.

#### Employee Handbook

Currently being modified and a draft will be provided next month.

#### Storm Water Management

Currently has been put on hold. The solicitor is working on Stewartstown Borough's Ordinance and will report on the final draft.

#### Violations

Gleason – 32 Knob Hill Rd., Map 4 Parcel 142 – dilapidated cabin.

The property has been involved in a myriad of legal actions, appealed to ZHB, the Court of Common Pleas of York County, and to the Pennsylvania Commonwealth Court. Each time the decision was in favor of the Township. The Township will have to file an action to recoup the costs and since historically the property owner fights any action, it is not in the best interest of the Township tax payers to continue action against this property.

#### Southern York County Emergency Medical Services

The final revision of the Intergovernmental Agreement with Fawn Grove Borough, Fawn Township, Peach Bottom Township, Delta Borough Chanceford Township and Lower Chanceford Township has been reviewed.

- **Motion** to approve the Southern York County Emergency Medical Services agreement as presented, and to advertise an ordinance authorizing execution of the agreement, was made by Supervisor Gemmill and 2<sup>nd</sup> by Supervisor Wiley, vote 2/0.

#### Zoning Ordinance changes

A real concern has been expressed by the Planning Commission on the readability, simplicity and understandability of the Township Ordinances. How do you proceed with updates and changes? The solicitor recommended reviewing section by section and to contact the York County Planning Commission Representative, Sharon Reynolds.

### Secretary/Treasurer /Manager

General Fund - \$769, 811.62  
Liquid Fuels Fund - \$7,197.61  
Sewage Fund - \$20,088.24  
Impact Fee Fund - \$23,456.98  
Recreation Fund - \$16,881.62

- **Motion** authorizing payment of bills was made by Supervisor Gemmill and 2<sup>nd</sup> by Supervisor Wiley, vote 2/0.

#### Traffic Study

Studies were completed and approved by the York County Planning Commission to make the intersection of Meadow and Pin Oak Trails into a 4 way stop and lower the speed limit on Meadow Trail from 35 mph to 25 mph.

- **Motion** to advertise amendments to the Stop Sign and Speed Limit Ordinances was made by Supervisor Gemmill and 2<sup>nd</sup> by Supervisor Wiley, vote 2/0.

#### Mowing Contract

- **Motions** to advertise the yearly mowing contract for all of the Township properties was made by Supervisor Wiley and 2<sup>nd</sup> by Supervisor Gemmill vote 2/0.

The semiannual Large Item Drop-Off will be held on April 11<sup>th</sup>

Cindy Siebel reported that on February 24<sup>th</sup> a very successful drug take-back was held at the Delta Senior Center.

Supervisor Gemmill informed, that during the bitter cold weather, water pipes froze in the Recreation Center ladies bathroom. These pipes are in the wall between the ladies room and the storage room. The Township will look into options to avoid this in the future.

- **Motion** to adjourn at 8:05 p.m. was made by Supervisor Gemmill and 2<sup>nd</sup> by Supervisor Wiley, vote 2/0.