

The Peach Bottom Township **Board of Supervisors** met on **May 6, 2015** at 7:00 p.m. in the Municipal Office Building. Members present S. David Stewart (Chair), Janet L. Wiley (Vice Chair) and David E. Gemmill.

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

Public Comment

William Poole asked if the Township had acquired a GP3 permit to stabilize Booker Road. Supervisor Gemmill informed that the road was collapsing and needed to be shored up. Supervisor Stewart stated that if we need a permit we will take care of it.

New Business

Yearly Stone and Road Repair Bids were reviewed.

TONS	STONE Description	York Building Products		County Line Quarry	
		Price	Total	Price	Total
1,000	ANTI SKID - PennDOT Approved	\$17.15	\$17,150.00	\$16.00	\$16,000.00
400	AASHTO No. 1	\$16.45	\$6,580.00	\$13.65	\$5,460.00
3,000	PA-2A SUBBASE	\$12.95	\$38,850.00	\$11.25	\$33,750.00
1,500	AASHTO No. 57	\$16.45	\$24,675.00	\$13.65	\$20,475.00
1000	3A Modified	\$12.95	\$12,950.00	\$11.35	\$11,350.00
200	R-4	\$19.70	\$3,940.00	\$16.65	\$3,330.00
200	R-5	\$21.70	\$4,340.00	\$18.65	\$3,730.00
			\$108,485.00		\$94,095.00

- **Motion** to award the stone bid to County Line Quarry was made by Supervisor Wiley and 2nd by Supervisor Gemmill, vote 3/0.

TONS	ASPHALT Description	York Building Products	
		Price	Total
1,000	SUPERPAVE BASE COURSE, 25.mm	\$61.25	\$61,250.00
1,500	SUPERPAVE BINDER COURSE, 19.mm	\$64.55	\$96,825.00
1,000	SUPERPAVE WEARING COURSE, 12.5mm	\$68.45	\$68,450.00
500	SUPERPAVE WEARING COURSE, 9.5mm	\$70.55	\$35,275.00
			\$261,800.00

- **Motion** to award the asphalt bid to York Building Products was made by Supervisor Wiley and 2nd by Supervisor Gemmill, vote 3/0.

Watson Road In Place	Shiloh Paving	Longs Asphalt
	\$252,735.00	\$210,050.00

- **Motion** to award the Watson Road in place bid to Long's Asphalt was made by Supervisor Wiley and 2nd by Supervisor Gemmill, vote 3/0.

Option	Road Surface Repairs	Shiloh Paving	Longs Asphalt
1	Various Locations	\$55,081.50	\$49,463.00
2	New Driveway	\$7,053.50	\$9,135.00
		\$62,135.00	\$58,598.00

- **Motion** to accept the bid from Longs Asphalt for roads surface repairs was made by Supervisor Wiley and 2nd by Supervisor Gemmill, vote 3/0.

Old Business

Bunker Hill Road Revocation

- **Motion** to close the regular Supervisors meeting and open a Public Hearing was made by Supervisor Stewart and 2nd by Supervisor Gemmill, vote 3/0.

Rodney and Kimberly Maglaughlin do not use that road as an access, but own the first lot which includes to the center of Bunker Hill Road. They are concerned that another property owner could hold them responsible for maintenance of that portion of the road if the road becomes private.

Mr. Hurt owns Map AP Parcel 19 on the private portion of Bunker Hill Road and questioned the dirt mound impeding his access.

The Board of Supervisors went into an Executive Session.

- **Motion** to close the Public Hearing and open the Board of Supervisors Meeting was made by Supervisor Gemmill and 2nd by Supervisor Wiley, vote 3/0.

Supervisor Stewart stated, the Board will not make any decisions on abandoning Bunker Hill Road. At a later time when the only dwelling that uses the road as access is purchased, they might consider revisiting this issue. The Township will install a form of barrier at the dirt mound located closest to Watson Road and provide a key to the adjoining property owners.

Subdivisions & Land Development Plans

Greene / Fisher – add on lot – Map 4 Parcels 109 & 110.

Parcel 109 is providing .079 acres to parcel 110 to encompass a driveway that has been used by parcel 110 for years. The existing shed will continue to encroach on the side setback, but the porch is now in compliance with the rear setback.

- **Motion** to approve the Sewage Non Build Waiver and Final Subdivision Plan was made Supervisor Gemmill and 2nd by Supervisor Wiley, vote 3/0.

53 Sassafra Lane - Map 1 Parcel 359 - Sewage Planning Module.

The on lot sewage system has failed and the only alternative is holding tanks or a Small Flow Treatment Facility. The owner is applying to the Department of Environmental

Protection for a Small Flow Treatment Facility. The Sewage Planning Module was reviewed.

- **Motion** to recommend approval of the Sewage Planning Module for Map 1 Parcel 359 was made by Supervisor Stewart and 2nd by Supervisor Wiley, vote 3/0.

Calpine Holdings, LLC purchased 335 and 333 Wiley Road Map BQ Parcels 13 & 13D which was previously owned by Tarbert family members. At the time of the original subdivision creating 333 Wiley Road, an agreement was signed and recorded waiving the subdivision and land development private driveway requirements since both properties were in the same family. Calpine is requesting the Board of Supervisors approve the continuing effectiveness of the agreement with respect to Calpine as successor/owner of the subject properties.

At the request of the Supervisors the following was added to the original draft.

3. Use of Private Road. The Private Road shall not be used as a means of access, including ingress to or egress from, the Calpine Mid Merit, LLC operation located on the adjoining property.

- **Motion** to approve the driveway agreement was made by Supervisor Wiley and 2nd by Supervisor Gemmill, vote 3/0.

Zoning Ordinance

SECTION 202.9 – Limitations with Respect to Dwellings.

Benjamin Stoltzfus would like to have the ordinance changed so he could subdivide a 10 acre lot size, move the green house operation down to that location and keep it in clean & green.

Supervisor Stewart informed that there has been a lot of discussion in the Planning Commission Meetings about this issue. He is not in favor of allowing 10 acre parcels; it will chop up pieces of ground that will be gone from farming forever.

Supervisor Gemmill stated that we do not want to see the Township become like Bel Air, with 10 acre parcels, a house and good quality ground. He would like to allow 1, 10 acre plus lot per farm. We will need to address storm water management on 10 acre or less parcels.

Supervisor Wiley sat in on the Planning Commission Meetings. She does not know what the right answer is, but the long term plan of the Township is to remain a farming community.

Supervisor Stewart informed that Lower Chanceford Township allows a 10 acre parcel if it is all on poor quality ground.

Clean and green specifications were discussed.

Mr. Stoltzfus questioned Forest and Wildlife Preserve as a principal use in the Agricultural Zone. The attorney read the definition of the use.

FOREST AND WILDLIFE PRESERVE - A tract of land containing at least ten (10) acres utilized in its entirety for the production of forest products and/or the maintenance of a sanctuary for wildlife (non-domesticated animals).

- **Motion** to leave the ordinance as is, was made by Supervisor Stewart and 2nd by Supervisor Wiley, vote 2/1.

Reports

Solicitor Sharnetzka

- The Southern York County Emergency Medical Services agreement has been executed by all the municipalities and a petition is being filed to have the new entity approved by the court.
- The Peach Bottom Township draft employee handbook is being reviewed.
- A judgment has been entered against 71 S. Oak Heights Trail, Map 1 Parcel 97 owned by David Henry. The property continues to be in violation. The neighbor informed that the electric has been shut off and there is a horrific smell coming from the trash all over the property. The attorney recommended the Township enact an amendment to the Refuse and Distressed Residential Lot Weed Control Ordinances which would give the Township the authority to abate the violation. The Township would give notice, clean up the property, certify the cost and then file a municipal lien on the property.
 - **Motion** to authorize the attorney to draft the amendments as recommended was made by Supervisor Stewart and 2nd by Supervisor Wiley, 3/0.

Treasurer/Manager- Catherine Bilger –

- **Motion** to pay bills was made by Supervisor Wiley and 2nd by Supervisor Gemmill, vote 3/0.
 - General Fund - \$973,462.87
 - Liquid Fuels Fund - \$244,215.02
 - Sewage Fund - \$20,338.37
 - Impact Fee Fund - \$23,457.49
 - Recreation Fund - \$16,882.07

Supervisor Wiley gave an update concerning the use of Watson Road by tractor trailers as a short cut. She researched updating the GPS system. Of the 5 systems recommended, 3 accepted the input stating that road was not passable to trucks because of the one lane bridge. If a trucker does not update their GPS it will not help the Township.

South Penn Code Consultants, the Township's Zoning and Sewage Enforcement Contractor, requested the Township appoint C. Eric Swiger as alternate Zoning and Sewage Enforcement Officer.

- **Motion** to Appoint C. Eric Swiger as alternate Zoning Officer and Sewage Enforcement Officer under South Penn Code Consultants was made by Supervisor Gemmill and 2nd by Supervisor Wiley, vote 3/0.

Act 147 Grant Application:

The money is provided by the Commonwealth of Pennsylvania through counties located within the Emergency Planning Zone of a nuclear power plant.

The Peach Bottom Township's Emergency Management Agency would like to apply for funds to purchase rolling carts to assist with set up and take down for meetings/drills.

- **Motion** to approve the grant application was made by Supervisor Wiley and 2nd by Supervisor Gemmill, vote 3/0.

The Township Office will be closed on the following days:

Monday, May 11th - Afternoon.

Monday, May 18th

Monday, June 8th

Tuesday, June 9th

Wednesday, June 10th

Thursday, June 11th

Southern York County Emergency Medical Services.

Supervisor Wiley, a Board Member reported:

The Ambulance Service is working with an employment company, reviewing an employee handbook, researching insurance companies for benefit plans, employee incentives and consulting an investment planner to advise them on investment strategies.

Recreation Center Parking Lot Improvement.

Supervisor Stewart informed, that Michael Lloyd of Lloyd Excavating does a lot of work for the Township, but will be unable to work the Recreation Center Parking Lot job. The Supervisors discussed other option since the start date was June 1st. Paul Wiley will contact Mr. Lloyd and discuss his plans for the project. The Township may need to rent other equipment or bid the project.

Booker Road

The Manager will contact the Township Engineer concerning road work completed on Booker Road when the creek was undermining the asphalt.

Recreation

Hope Bradley asked if the walking trail grant has been awarded and would the Township have to maintain it. She was informed that the grant has not been awarded and the Township would have to maintain the trail. She made note of maintenance that needs to be completed on the tennis courts. The manager will research the cost of power washing the courts for now and resurfacing the courts in the future.

Equipment

Supervisor Gemmill stated that the Township has equipment that is not being used and could be sold. A list of items will need to be compiled, reviewed and put in the Star paper for sealed bids.

- **Motion** to adjourn at 9:35 p.m. was made by Supervisor Wiley and 2nd by Supervisor Stewart, vote 3/0.