

The Peach Bottom Township **Board of Supervisors** met on **October 3, 2018** at 7:00 p.m. in the Municipal Office Building. Members present, David Gemmill (Chair), Michael Kahl (Vice Chair) and Andrew Jarvis.

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

Public Comment

Mason Dixon Community Services Executive Director Susan Bowen expressed her appreciation to the board for their financial support. She provided information on the services they provide to the community and requested an increase in the annual funding for 2019.

Cindy Abbott on behalf of Mason Dixon Community Services informed the board about a community wide effort to provide shelter for the homeless. This past winter they saw 14 clients without adequate shelter. They have been approached by local residents and businesses about people asking them for a warm place to stay. These people are forced to live as squatters, living in cars, campers and abandoned homes. There is a lack of affordable or public housing and no shelters. Harford County Hope for the Homeless shared with them, the rotating shelter, churches take turns giving a warm place for the homeless to stay. A meeting was held with quite a bit of interest, Faith Community Chapel will be providing a place for the homeless this winter.

Renee Gibson asked about setbacks for chimneys. The following was provided.

SECTION 210 YARD REGULATIONS

a. In all Districts, the setback regulations do not apply to:

1.) School bus shelters and cornices, chimneys, steps, canopies, and similar extensions, but including porches or patios whether covered or not

She also asked about the setback/distance from a swale. The Delta Ridge Subdivision was engineered so storm water would flow into retention basins, the plan itself will need to be reviewed.

Cindy Siebel, chairperson of the Delta Borough Planning Commission, informed that the Borough is looking into the creation of a Historic Preservation Ordinance. The Rehoboth Welsh Church is located in the Township; they can extend the definition of the Historic District to include the church and Victorian dwellings along Atom Road. We could work together to preserve our valuable historic treasures. She will provide more information to the board.

Richard Ammons, owner of a lot on Robin Trail is having difficulties with construction deliveries because the private road creates a loop. The entire loop is not accessible. He requested another sign for Robin Trail be installed or rename the entire lower Robin Trail to Eagle Trail since it flows into the Eagle Trail cul-de-sac. Mr. Ammons was informed that the Township does not install private road signs not intersecting with a public road.

Marcie Lafferty, on behalf of the York County Barbeque Festival, presented a check in the amount of \$1,500.00 to the Peach Bottom Township Recreation Commission for use of the Recreation Center and Ground during the Festival.

Katie Kaufman, representing Collinsville Community Library, thanked the Board for the annual donation and provided numbers on the use by Peach Bottom Township residents. She also provided information on the introduction of adult programs to be conducted at the library such as home buyers education, the opioid crisis, and Medicare & Social Security workshops.

New Business

2019 Budget

- **Motion** to hold the Budget Presentation Meeting on November 7, 2018 starting at 6:30 p.m. in the Municipal Office Building was made by Supervisor Kahl and 2nd by Supervisor Jarvis, vote 3/0.
- **Motion** to hold the budget Adoption Meeting on December 18, 2018 starting at 6:30 p.m. in the Municipal Office Building was made by Supervisor Gemmill and 2nd by Supervisor Kahl, vote 3/0.

Jason & Kelly Grant, 395 Kilgore Road, Map BP Parcel 18, consisting of 19.5 acres.

They are requesting approval to live in the exiting dwelling while they build a new dwelling directly behind it.

- **Motion** to allow 6 months from the date of Use & Occupancy of the new dwelling to have the current dwelling removed was made by Supervisor Kahl and 2nd by Supervisor Jarvis, vote 3/0.

Offer to Purchase Property from the Repository List of the York County Tax Claim Bureau

Alden Jones has offered to purchase .Map 4 Parcel 1A, 0.52 acres on Woodbine Road, for \$500.00.

- **Motion** to approve the purchase of Map 4 Parcel 1A from the Repository List of the York County Tax Claim Bureau by Alden Jones for \$500.00 was made by Supervisor Kahl and 2nd by Supervisor Jarvis, vote 3/0.

Subdivision and Land Development Plans

Exelon Land Development Plan – Security Check Point

Jason Wolf from C. S. Davidson presented the plan and explained the proposed security check point improvement.

Waivers requested from the Subdivision and Land Development Ordinance

- Section 501 – Submittal of a preliminary plan.
 - Section 601 – Scale of Plan
 - Section 601.d - Accurate boundary survey & permanent markers.
 - Section 601.f – Bearing and Length of every boundary.
 - Section 601.g – Permanent Monuments.
 - Section 601.h – Map due north orientation
 - Section 712.h – Emergency Maintenance and repair easement for stormwater facilities
 - Section 714.d – Locating markers at all lot corners.
- **Motion** to grant the requested waivers were made by Supervisor Kahl and 2nd by Supervisor Jarvis, vote 3/0.

- **Motion** to approve the land development plan was made by Supervisor Kahl and 2nd by Supervisor Jarvis, vote 3/0.

Reports

Supervisor Gemmill stated that an informational meeting was held on September 25th starting at 7:00 p.m. with Jeff Griffith of the Delta-Cardiff Volunteer Fire Company and Laura Taylor of the Southern York County Emergency Medical Services. All 3 Supervisors attended this informational meeting

Solicitor

The Exelon tax agreement will be discussed in an Executive session

The Exelon Land Development Road Agreement is almost completed.

The litigation against Timothy Ellis and David Hodges, owners of 239 Sycamore Trail, Map 1 Parcel 182 will be filed in the York county Court of Common Pleas.

Greenwood Forest Development Agreement

The changes, conditions and requirements were reviewed.

- **Motion** to accept the revisions to the development agreement as proscribed by the attorney was made by Supervisor Kahl and 2nd by Supervisor Jarvis, vote 3/0.

Neumann & Roth – 297 Kilgore Road, Map BP Parcel 10B, 29.77 acres with single family dwelling. It was confirmed that additional building rights exist.

The owner would like to convert the barn into a dwelling through a land development plan to house farm help. The attorney provided the following Zoning Ordinance definition.

USE - The specific purpose for which land or a structure is designed, arranged, intended, occupied or maintained.

2. Principal Use - The primary purpose or purposes for which a lot is occupied as listed in the use regulations for each Zoning and District and contained in Part II. If more than one principal use occupies a single lot, each such use must be positioned so that the lot on which uses are located could subsequently be subdivided, separating each use yet meeting all applicable District dimensional requirements.

Secretary Treasurer

- General Fund - \$1,894,972.30
 - Liquid Fuels Fund - \$298,385.94
 - Sewage Fund - \$21,499.64
 - Recreation Fund - \$7,115.79
- **Motion** authorizing the payment of bills was made by Supervisor Kahl and 2nd by Supervisor Jarvis, vote 3/0.

Supervisors

Supervisor Gemmill noted that when the fund balances are read it seems like the Township has a lot of money, but a lot will be spent this week on annual road paving. He also noted that we are lucky that the August 31st storm did not hit us; Chanceford Township is looking at \$15 million in road damage. It is wise to keep a reserve fund.

Supervisor Jarvis informed that the road crew has spent the last month repairing and installing signs, road bank mowing, and repeated dirt road storm clean-up.

Recreation Center Painting Project

Tim Hodge, who has previously completed work on the center, gave the best price and will paint the bathroom hallway and floor along with the entire gym.

- **Motion** to accept the proposal the prime and paint the gym and hallway for \$4,900.00 was made by Supervisor Gemmill and 2nd by Supervisor Kahl, vote 3/0.
- **Motion** to close the Supervisor Meeting and adjourn to an Executive Session was made by Supervisor Kahl and 2nd by Supervisor Jarvis, vote 3/0.
- **Motion** to close the Executive Session and open the Supervisors Meeting was made by Supervisor Kahl and 2nd by Supervisor Jarvis, vote 3/0.
- **Motion** to adjourn at 8:19 p.m. was made by Supervisor Kahl and 2nd by Supervisor Jarvis, vote 3/0.