

The Peach Bottom Township **Planning Commission** met on **April 16, 2019** at 7:00 p.m. in the Municipal Office Building. Members present Frank Diamond (Chair), David Thompson (Vice Chair), David Stewart, Todd Steiner, Benjamin Hushon and Wesley Carter.

- **Motion** to accept the minutes as presented was made by Member Hushon and 2nd by Member Steiner, vote 6/0.

New Business

The members have been invited by the Delta Borough Planning Commission to discuss a proposed joint historic district with the Borough. Bryan Van Sweden of the PA Historical and Museum Commission will attend and possible meeting dates were provided. Several of the members stated that Monday nights is preferable.

Ordinances

Solar Energy System-

The members discussed many aspects of this use.

- Amount of acres to generate a megawatt of electricity.
- Responsibility if the company should default.
- Clean-up bond requirement.
- Improvements in battery technology.
- Which zones, why and why not?
- Wording, Principal Solar Energy System versus Solar Farm.

- **Motion** to add Solar Farm as a use by right, in the Industrial Zone was made by Member Diamond and 2nd by Member Thompson, vote 6/0.

The Township Zoning Map was reviewed with much discussion. Currently, in the Industrial Zone, Uses by Special Exception, General Manufacturing: Power or electric generating facility is an allowable use.

- **Motion** to add Solar Farm as a use by Special Exception in the Commercial and Industrial Zones was made by Member Carter and 2nd by Member Steiner vote 6/0.

The members reviewed the proposed Solar Ordinance. The definition of Solar Farm was removed and when used in the ordinance will be replaced with Principal Solar Energy System.

- **Motion** to delete the last sentence in the second paragraph of Section 3, A.4 was made by Member Hushon and 2nd by Member Steiner, vote 6/0.
- **Motion** to delete the last sentence in the first paragraph of Section 3, A.4 was made by Member Thompson and 2nd by Member Carter, vote 6/0.

- **Motion** to put a period after “Township” and delete the remaining of the first paragraph in Section 3, A.4 was made by Member Thompson and 2nd by Member Hushon, vote 6/0.
- **Motion** to delete Section 3, A.10 Solar Easements and 11 referencing permits in their entirety was made by Member Diamond and 2nd by Member Thompson, vote 6/0.
- **Motion** to delete Section 3, A.12 Decommissioning in its entirety was made by Member Steiner and 2nd by Member Hushon, vote 6/0.
- **Motion** to delete Section 3, B.6 location of panels was made by Member Hushon and 2nd by Member Carter, vote 6/0.
- **Motion** to delete Section 3, C.3.a, 2nd sentence impervious surfaces was made by Member Steiner and 2nd by Member Hushon vote 6/0.
- **Motion** to delete Section 3, C.3.e and insert storm water management regulations from the Building Permit Ordinance was made by Member Steiner and 2nd by Member Diamond, vote 6/0.
- **Motion** delete Section 3, C.4 Screening in its entirety was made by Member Thompson and 2nd by Member Carter, vote 6/0.
- **Motion** to delete Section 3, C.6 “~~or be placed within any storm water conveyance system~~”, was made by Member Thompson and 2nd by Member Hushon, vote 6/0.
- **Motion** to delete Section 4, A.1 and replace with “Principal Solar Energy Systems shall be permitted by special exception in the Industrial and Commercial Zoning Districts” was made by Member Diamond and 2nd by Member Hushon, vote 6/0.
- **Motion** to delete Section 4, 3 last sentence made by Member Steiner and 2nd by Member Carter, vote 6/0.
- **Motion** to table the remainder of the Solar Energy Ordinance review until next month’s meeting was made by Member Diamond and 2nd by Member Hushon, vote 6/0.
- **Motion** to adjourn at 9:03 p.m. was made by Member Carter and 2nd by Member Hushon, vote 6/0.