

The Peach Bottom Township **Planning Commission** met on **October 15, 2019** at 7:00 p.m. in the Municipal Office Building. Members present Frank Diamond (Chair), Wesley Carter, David Stewart, and Todd Steiner.

- **Motion** to accept the minutes as presented was made by Member Stewart and 2nd by Member Carter, vote 4/0

Old Business

ZHB application- variance request - Sacilotto/McCullom Map AO Parcels 2B & 2G

- **Motion** to table the recommendation due to lack of representation was made by Member Diamond and 2nd by Member Stewart, vote 4/0.

Subdivision and Land Development Plans

Skouras Partners – 6085 Delta Road, Map 7 Parcel 1D

Proposed subdivision of waste water treatment plant from Peach Bottom Inn.

York County Planning Commission & Township Engineers Review were available, but no applicant representation. Private Individual Package Sewer Treatment Plant is not a permitted use in the Commercial Zone.

- **Motion** to postpone until next month was made by Member Diamond and 2nd by Member Steiner, vote 4/0.

Ordinances

Small School, defined as 50 students or less, as an accessory use in the agricultural zone. Include small school as an accessory use to the principle use, farm, under the requirements of Section 337.

- **Motion** to have the Supervisors allow small school as accessory use to a farm in the agricultural zone was made by Member Carter and 2nd by Member Diamond, vote 4/0.

Solar Energy Systems

Member Diamond stated that the Planning Members personally received FedEx envelopes from Ironwood Energy LLC informing that they are available to answer any questions the members may have concerning solar energy systems.

Ty Baccile of Dynamic Energy, informed the members of a Clean Energy Tour being held in Chester County on Saturday.

Hamilton Carrier, representing Ironwood, requested a round table discussion, in a different environment, to answers any questions the members may have.

Member Stewart informed that solar projects cannot be installed on preservation land.

Dynamic Energy and Ironwood takes responsibility for the roll back taxes if the land is in the preferential assessment of farmland and forestland under the clean & green act.

Currently, in the Industrial Zone, power or electric generating facility is permissible as a principal use by special exception. The proposed ordinance amendment included the use in the commercial zone.

Member Carter recommended amending the ordinance to allow Solar Energy Systems in the agricultural zone by special exception.

Mr. Baccile provided information on an Agricultural Impact Mitigation Agreement. This agreement protects the farmer and the land during construction, operations, maintenance, decommissioning, farmland reclamation and financial security.

Sharon Kahl wants to make sure screening is required for solar projects.

Lower Chanceford Township's Solar Ordinance was provided for review. In their ordinance an agreement is required committing the owner to pay a Township Energy Fund and annual sum of \$2,000.00 per megawatt capacity each year during commercial operation. Possible fees, assessment values and taxing the ground as commercial were discussed.

Member Diamond suggested, next month having a copy of the proposed ordinance previously set aside, look at adding the agricultural zone by special exemption and fees to be established by the Supervisors per kilowatt hour.

Member Carter suggested adding screening and the Agricultural Impact Mitigation Agreement.

The attorney recommended reviewing Lower Chanceford and West Manchester Townships Solar Ordinances.

The secretary will look into acquiring York County Planning Commission comments to Lower Chanceford Township concerning the Energy Fund.

- **Motion** to postpone any solar energy system decisions. Return next month with proposed solar ordinance reviewed by YCPC, West Manchester & Lower Chanceford Township ordinances was made by Member Diamond and 2nd by Member Steiner, vote 4/0.

Old Business

ZHB application- variance request - Sacilotto/McCullom Map AO Parcels 2B & 2G

Dave Jones, attorney with Stock & Leader represented the applicant.

Joe & Krista McCullom, parcel 2B (4 acres), are requesting a variance from Zoning Ordinance Section 202.9(c) If the entire lot is composed of land of low quality for agricultural use as defined in section 202.9(f) of this ordinance, the lot shall not contain more than (3)three acres.

The 17.5 acres of land being subdivided from parcel 2G (338 acres) includes a barn, silo, corn crib and steep slopes. The applicant will enter into an agreement with the township committing the owner of such lot to restore and maintain the structural integrity of the buildings which necessitate such oversized lot, per the ordinance. The concept is to restore the homestead. No additional uses on the property are proposed.

Member Diamond asked for an explanation of the hardship, he was informed that the land being subdivided contains wet lands, transmission lines and is not carving off any usable farm land.

- **Motion** to recommend the Zoning Hearing Board grant the variance as requested was made by Member Stewart and 2nd by Member Steiner, vote 4/0.
- **Motion** to adjourn at 8:15 p.m. was made by Member Carter and 2nd by Member Stewart, vote 4/0.