

The Peach Bottom Township **Planning Commission** met on **December 17, 2019** at 7:00 p.m. in the Municipal Office Building. Members present Frank Diamond (Chair), David Thompson (Vice Chair), David Stewart, Wesley Carter, Benjamin Hushon, Todd Steiner and David Arnold.

- **Motion** to accept the minutes as presented was made by Member Stewart and 2nd by Member Hushon, vote 7/0

New Business

- **Motion** to hold the Peach Bottom Township Planning Commission 2020 Organizational Meeting on January 21st starting at 7:00 p.m. in the Municipal Office Building was made by Member Diamond and 2nd by Member Carter, vote 7/0.

Subdivision and Land Development Plans

Sacilotto/McCullom – Submitted - Map AO Parcels 2B & 2G

The 17.5 acres of land being subdivided from parcel 2G (338 acres) includes a barn, silo, corn crib and steep slopes. The York County Planning Commission comments were reviewed and compared to the corrected plan. Zoning Hearing Board approval was acquired.

- **Motion** to approve the plan, pending notarized signatures was made by Member Hushon and 2nd by Member Arnold, vote 7/0.

Ordinances

Small School - Include small school as an accessory use to the principle use, farm, under the requirements of Section 337. To be reviewed by York County Planning Commission on Tuesday December 17th.

Solar Energy Systems

The members reviewed the proposed ordinance incorporating the attorney's memo comments from last month's meeting.

Timothy Ahrens from Clean Choice Energy introduced himself and offered his expertise in this area. He would like solar energy systems added to the residential zone and flexibility on the percentage of coverage allowable per parcel. Clean Choice Energy is looking at a residential 60 acre parcel on Broad Street Extended that has a 34kv line currently on site. The project can be set back enough to make it less noticeable. They are asking for consideration in the code to allow this use.

Section 3 Accessory Solar Energy Systems, C. Ground Mounted Accessory, 3. Coverage

a. The area beneath the ground mounted ASES is considered ~~impervious~~ permeable.

- **Motion** to delete the first impervious and substitute with permeable was made by Member Carter and 2nd by Member Hushon, vote 7/0.

- **Motion** to substitute “surface area” in Section 3.C3b for “foot print of the support structure” was made by Member Carter and 2nd by Member Arnold, vote 7/0
- **Motion** to permit Solar Energy Systems by special exception in all districts was made by Member Carter, no second

The members & attendees discussed the ramifications of allowing such use in all zones. Ty Baccile representing Dynamic Energy, suggested only allowing Community Solar systems, add a definition up to 5 megawatts.

Member Thompson suggested they not include residential or agricultural ground. If Pennsylvania passes the Community Solar bill, the commission can revisit the ordinance. Timothy Ahrens from Clean Choice Energy is concerned that if you wait the state could put a cap on the number of systems, it is not currently proposed, but other states have instituted caps.

- **Motion** to permit Solar Energy Systems by special exception in all zones was made by Member Arnold and 2nd by Member Carter, vote 3/3 1 abstention.
 - Yea- Arnold, Carter, Hushon
 - Nay – Stewart, Diamond, Thompson
 - Abstention - Steiner
- **Motion** to exclude Solar Energy Systems from the residential and agricultural zones was made by Member Thompson and 2nd by Member Diamond, 2/ 4 1 abstention.
 - Yea- Thompson & Diamond
 - Nay – Stewart, Hushon, Carter, Arnold
 - Abstention - Steiner

Section 4 – Principal Solar Energy Systems (PSES)

- **Motion** adding Community Solar Energy Systems under Section 4 was made by Member Carter and 2nd by Member Hushon, vote 6/1 Thompson.
- **Motion** adding the following definition to the proposed ordinance
Community Solar Energy Systems (CSES).
 - (1) Generates electricity by means of a solar photovoltaic device with subscribers who receive a bill credit for the electricity generated based on the size of the subscriptions. (2) Is located within this municipality (3) Is connected to and delivers electricity to a distribution system operated by an electric distribution company operating in this Commonwealth. (4) Has a nameplate capacity that does not exceed 5MW. (5) Has at least two subscribers. (6) Credits some or all the community solar facility generated electricity to the bills of subscribers.
 was made by Member Carter and 2nd by Member Diamond, vote 7/0.

- **Motion** to delete, in Section 4A.1 the first “Commercial” and substitute with “Principal“(PSES). Allowed only in the Commercial and Industrial Districts by Special Exception, delete the 2nd sentence (land of low quality) in its entirety, add a another

Section for Community Solar Energy System (CSES) in all Zones by Special Exception under the same criteria was made by Member Carter and 2nd by Member Hushon, vote 5/1. Nay Thompson, abstention Arnold.

- **Motion** to add /CSES after any PSES in the proposed ordinance was made by Member Diamond and 2nd by Member Steiner vote, 7/1 Nay Thompson.
- **Motion** requesting the solicitor make the changes and submit to York County Planning Commission for review was made by Member Diamond and 2nd by Member
NO 2nd or VOTE
- **Motion** requiring financial bond which is to be updated and reviewed every 10 years or as recommended by the Township solicitor was made by Member Diamond and 2nd by Member Carter, vote 7/0.
- **Motion** to adjourn at 8:55 p.m. was made by Member Arnold and 2nd by Member Carter vote 7/0.