

The Peach Bottom Township **Board of Supervisors** met on **February 5, 2020** at 7:00 p.m. in the Municipal Office Building. Members present David E. Gemmill (Chair) and Andrew Jarvis.

- **Motion** to accept the minutes as presented was made by Supervisor Jarvis and 2<sup>nd</sup> by Supervisor Gemmill, vote 2/0.

### Public Comment

Frank Geck, owner of 7758 Woodbine Road, questioned the neighboring property 7778 Woodbine Road, which transferred with current violations. He was informed that the civil judgment was paid at settlement and the manager gave the new owner 6 months to remove the abandoned cars and bring the property into compliance. Mr. Geck questioned the multiple back yard sheds with possible set back violations. The Zoning Officer will investigate.

Craig Metzler questioned why the Solar Ordinance was taken away from the Township Planning Commission and how the process proceeds' from here.

The Township attorney educated that a revised ordinance has been submitted to York County Planning Commission for review. When the review has been received, the Township can then discuss the comments. The Board of Supervisors met in both December and January, they have been involved and understand the issues; rather than have that ordinance continue to go through revisions, spend more time and money, the board decided that this is the direction in which they want to go. The Planning Commission is a recommending body; they had the ordinance for 8 months.

Mr. Metzler is concerned, the Planning Commission was gathering facts and information and a larger representation of what the community feels, rather than taking it down to a 3 person decision.

Matt Langrehr, whose parents own land on Papermill Road, attended the meeting to discuss the Solar Energy Systems Ordinance.

Rick Farrington noted that the Township does not need any more utility plants in the community; valuable farm land does not need to be turned into solar farms.

### New Business

#### Annual Large Item Drop-Off

- **Motion** to hold the annual Large Item Drop-Off on April 4, 2020 between the hours of 7:00 am & 10:00 a.m. was made by Supervisor Jarvis and 2<sup>nd</sup> by Supervisor Gemmill, vote 2/0.

#### Yearly Mowing Contract

The contract will include mowing of the Recreation Center, Municipal Park (Beakes Field) Cold Cabin Park, Municipal Complex and the Traffic Circle.

- **Motion** to advertise for bids for the 2020 mowing contract to be awarded at the March Supervisors Meeting, bidders are required to review each location with a Township Official was made by Supervisor Jarvis and 2<sup>nd</sup> by Supervisor Gemmill, vote 2/0.

#### Volunteer Service Credit Program

- **Motion** to approve the list and appoint the Secretary as the Designated Representative was made by Supervisor Jarvis and 2<sup>nd</sup> by Supervisor Gemmill, vote 2/0.

#### Subdivisions & Land Development Plans

##### Sacilotto/McCullom – 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 Zoning Hearing Board approved the variance with the condition that the applicant enter an agreement with the Township requiring completion of the renovated bar within 3 years of the approval of the subdivision plan.

The Township attorney has reviewed a proposed agreement, and recommended revisions/additions. Ramifications of not renovating the barn were discussed. If in default of the agreement the owner will be in violation of the Zoning Ordinance and subject to fines and fees under that ordinance.

The owner informed that the foot print will not change; they do not intend to change to stone foundation in size, all materials that can be reused, will be reused.

- **Motion** conditionally signing the plans per executed agreement restoring the barn to its original size and glory was made by Supervisor Jarvis and 2<sup>nd</sup> By Supervisor Gemmill, vote 2/0.

##### Royal Farms - 933 Broad Street Extended – Map 7 Parcel 1F

Casey Deller, representing Royal Farms, is requesting a waiver to the Land Development requirement.

The plan, proposing a small addition to the front of the current establishment was presented. The addition, 484 square feet, will add seating and change counter height to create a beer cave. The building foot print will be entirely within the concrete area in front of the store and will not remove or change any storm water management, parking spots, vehicular or pedestrian circulation. The exterior picnic tables will be removed to accommodate the addition. The land development concerns were addressed during the original application, the commercial permitting process will address construction requirements.

- **Motion** to waive the requirement of a Land Development Plan for this commercial addition was made by Supervisor Jarvis and 2<sup>nd</sup> by Supervisor Gemmill, vote 2/0

#### Ordinances

##### Small School –

Include small school as an accessory use to the principle use, farm, under the requirements of Section 337. YCPC comments have been addressed in the current Township Zoning Ordinance.

- **Motion** to advertise the proposed small school amendment was made by Supervisor Jarvis and 2<sup>nd</sup> by Supervisor Gemmill, vote 2/0.

#### Reports

##### Solicitor

- Exelon Tax Assessment appeal will be discussed in Executive Session

- Ellis & Hodges - 239 Sycamore Trail, Map 1 Parcel 182 Violations under the Uniform Construction Code & Sewage Permit Ordinance – sent another request for documentation.
- Snelbaker – 136 Forest Ridge Road, Map 4 Parcel 44 - Violation of the Realty Transfer Inspection Ordinance. - No new progress.
- Kreutzer - 7778 Woodbine Road, Map 2 Parcel 272 – the 2 judgements have been paid and the property transferred on January 29<sup>th</sup>.
- McCurry - 85 Hilltop Rd, Map 4 Parcel 422. Judgment was entered in favor of the Township. The McCurry's have set up a payment plan with the Township.
- Appeal to the Office of Open Records has been reviewed and found in favor of the Township.
- Intergovernmental agreements can now be authorized by resolution instead of Ordinance.

#### Treasurer/Manager

- General Fund - \$1,736,528.61
  - Liquid Fuels Fund - \$3,858.66
  - Sewage Fund - \$22,087.59
  - Recreation Fund - \$20,735.87
- **Motion** authorizing the payment of bills was made by Supervisor Jarvis and 2<sup>nd</sup> by Supervisor Gemmill, vote 2/0.

#### Supervisors

The road crew spent the last month dealing with small snows, anti-skid and salt deliveries, sign repairs, dirt road and recreation center maintenance.

Future road work is being evaluated.

- Watson Road Bridge – boring analysis for footers will need to be completed. .
- Hollow Road - the double pipes are collapsing, the Township engineer is working to procure an emergency permit for replacement from the Department of Environmental Protection.

Cindy Seibel questioned the minutes; December 30<sup>th</sup> has no indication of a motion for the Emergency Responders Tax Credit. The secretary will research.

Matt Langrehr, whose parents own land on Papermill Road, stated that he supports the Solar Energy Systems on agricultural land. They spend money in the community and the energy fund will also provide funding for the Township. This would be a low risk benefit to the community.

Planning Commission Member Thompson stated that the Pennsylvania Legislature has not approved the Alternative Energy Portfolio Standards Act allowing the Community Solar, unless it is passed the solar energy projects cannot add to the electric grid.

Mr. Langrehr asked why the Supervisors have a different stance on this issue than the Planning Commission.

Supervisor Gemmill responded, The Planning Commission advises, the Board of Supervisors makes the decisions for the best of the entire Township.

- **Motion** to adjourn the Supervisors Meeting to an Executive Session was made by Supervisor Jarvis and 2<sup>nd</sup> by Supervisor Gemmill, vote 2/0.
- **Motion** to close the Executive Session and reconvene the Supervisors Meeting was made by Supervisor Jarvis and 2<sup>nd</sup> by Supervisor Gemmill, vote 2/0.
- **Motion** to adjourn at 8:08 p.m. was made by Supervisor Jarvis and 2<sup>nd</sup> by Supervisor Gemmill, vote 2/0.