

The Peach Bottom Township **Board of Supervisors** met on **June 5, 2024**, at 7:00 p.m. in the Municipal Office Building. Members present David Gemmill (Chair), Michael (Vice Chair) and Andrew Jarvis.

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

#### Public Comment

Mike Smith, Chief Delta-Cardiff Volunteer Fire Company, requested help with 2 concerns. Susquehanna Trails properties that are accessed on roads other than what is indicated as their address. He was informed that unfortunately some property owners do not maintain the original access or choose to use an alternate access to their property. His other concern was PennDOT's lack of communication with emergency services when roads are being closed for maintenance. He was advised to contact his state representatives to educate PennDOT on emergency services and communication.

Coy Campbell, owner of 42 Brickett Road, located between S. Castle Finn and Cottonwood Roads, informed that a neighbor is dropping trees and blocking access for emergency vehicles. He was informed that all those roads are private and was advised to contact an attorney concerning private landowner disputes.

#### Old Business

##### BBQ Festival

The equipment granted to the Township is under their ownership and responsibility. With the upcoming Festival the board discussed insurance and storage issues. If the Festival is dissolved the equipment will be sold and funds donated to a similar nonprofit.

- **Motion** to gift the electrical equipment to the Delta Community Alliance/ York County BBQ Festival in time for the festival and hence forth be their responsibility to insure and store was made by Supervisor Kahl and 2<sup>nd</sup> by Supervisor Jarvis, vote 3/0

Richard Ammons believes additional slab inspections should be required by the Uniform Construction Code Inspector. He educated the board on the construction process of basements. The Manager will contact the Codes Inspector for regulations.

#### Subdivisions & Land Development Plans

888 Flintville Rd – Fisher, Amos & Leah- Map BQ Parcel 17- Building Right Determination.

David Stewart provided history on dwelling rights starting with the original 94 acres.

- **Motion** to concur with the information provided; designating the remaining bonus right to 888 Flintville Road, Map BQ Parcel 17 was made by Supervisor Kahl and 2<sup>nd</sup> by Supervisor Jarvis, vote 3/0.

Ronald & Cynthia Tyszko – Map 3 Parcels 361, 360 and 358 on East Trails Road

The original Susquehanna Trails Subdivision consisted of parcels 358, 359, 360 & 361, each an acre +/-; 359 & 360 had been combined years ago. This plan would combine the original 358 & 359 as one lot and 360 & 361 as the other lot. The plan has been updated per the York County Planning Commission comments.

- **Motion** to approve the void/combine and common/ownership plan contingent on verification that both parcels can support a septic system and/or determination by the SEO that testing is not required for such plan approval was made by Supervisor Jarvis and 2<sup>nd</sup> by Supervisor Kahl, vote 3/0.

#### Delta Ridge

Robert Holweck informed that both Homeowners Associations have reached an agreement, signed and notarized, on maintenance of open space and storm water facilities.

York County Conservation District signed off on all the storm water management facilities.

A corrected deed, to HOA extended, for the wooded area along Bunker Hill Road will be recorded.

The Shady Tree Court circle is the responsibility of the 5 adjoining property owners. The roundabout at the intersection of Delta Ridge Drive and Misty Hill Drive is to be maintained by the HOA's and adjoining property owners. The Township has no responsibility for those areas.

- **Motion** to release the Road Maintenance Bond was made by Supervisor Kahl and 2<sup>nd</sup> by Supervisor Jarvis, vote 3/0.
- **Motion** to confirm the Townships agreement with the developer to hold the remaining storm water cash bond pending HOA's agreement to maintain both the roundabout and circle was made by Supervisor Jarvis and 2<sup>nd</sup> by Supervisor Kahl, vote 3/0.

#### Reports

##### Solicitor

- Ordinance No. 2024-01, Proposed Amendment to Zoning Ordinance and Zoning Map, Calpine Rezone confirmation before YCPC in June, to Township Planning in July and public hearing in August.
- Transource Petition with PUC- They have filed 3 petitions, to grant permission to be a utility service provider, exempt from zoning regulations with the Township and to exempt them from other regulations. The Township does not need to do anything right now. Ultimately Transource will have to show this is necessary and is a benefit to the public welfare. The solicitor will contact the attorney for Transource for more information and report back at the July meeting.  
Multiple attendees provided information and insight.
- Cellco – Land Development – the Zoning Hearing Board granted approval, Cellco is requesting the Township waive the land development plan requirement. Under the Municipal Planning Code, cell towners are not required to file a land development plan.
  - **Motion** to waive the land development plan requirement contingent on the Zoning Hearing Boards condition to build as presented was made by Supervisor Gemmill and 2<sup>nd</sup> by Supervisor Kahl, vote 3/0.

Sammy McConnell informed that an ordinance conflict was discovered during the Zoning Hearing Board Meeting for Cellco. He will provide the information to the Planning Commission.

### Constellation

- **Motion** to reconfirm approval of the Constellation Land Development Plan for the new Sewage Treatment Plan was made by Supervisor Jarvis and 2<sup>nd</sup> by Supervisor Kahl, vote 3/0.

### Manager/Treasurer

- General Fund - \$1,467,256.98
  - Liquid Fuels Fund - \$18,115.50
  - Sewage Fund - \$25,165.92
  - Recreation Fund - \$6,912.30
- **Motion** authorizing the payment of reviewed bills was made by Supervisor Kahl and 2<sup>nd</sup> by Supervisor Jarvis, vote 3/0.

### Public Works

For the past month the road crew has relocated milling to deserving roads, mowed road banks, repaired equipment and signs.

They would like to sealcoat the locations where millings were deposited.

- **Motion** to advertise for supplemental seal coat bids for Ruff, Burk & Bunker Hill Roads was made by Supervisor Kahl and by Supervisor Gemmill, vote 3/0.
- Guide Rail - the board discussed installing the rails on Gemmill and Pikes Peak Roads.
- **Motion** to advertise for Guide Rail bids to install on Gemmill and Pikes Peak Roads was made by Supervisors Kahl and 2<sup>nd</sup> by Supervisor Gemmill, vote 3/0.
- **Motion** to adjourn the Supervisors Meeting to an Executive Session concerning personnel was made by Supervisor Jarvis and 2<sup>nd</sup> by Supervisor Kahl, vote 3/0.
  - **Motion** to close the Executive Session and reconvene the Board of Supervisors Meeting was made by Supervisor Kahl and 2<sup>nd</sup> by Supervisor Jarvis, vote 3/0.
  - **Motion** to adjourn at 9:03 p.m. was made by Supervisor Jarvis and 2<sup>nd</sup> by Supervisor Kahl vote 3/0