

The Peach Bottom Township **Planning Commission** met on **October 15th, 2024**, at 7:00 p.m. in the Municipal Office Building. Members present Frank Diamond (Chair), Dave Thompson (Vice-Chair), Benjamin Hushon, and David Stewart.

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

## **Ordinances**

Farmstead Exemption Ordinance – York County Planning Commission review  
Members discussed comments from YCPC. Solicitor Sharnetzka agrees with the edits suggested by the commission.

- **Motion** to present the Farmstead Exemption Ordinance with edits from YCPC to Supervisors by Member Diamond and 2<sup>nd</sup> by Member Hushon, vote 4/0.

### SECTION 339A PRINCIPAL SOLAR ENERGY SYSTEMS (PSES)

The owner of a PSES and the owner of the of the property where the PSES shall be constructed shall, prior to the issuance of any Building Permit permitting the installation of a PSES, enter into an Agreement with the Township requiring and committing the owner to pay to the Township an annual sum of \$2,000.00 per megawatt of capacity,

such payment to be adjusted at the end of each five (5) year period to reflect changes in the Consumer Price Index-Seasonally Adjusted U.S. City Average, For All Items, For All Urban Consumers (CPI-U)

Member Diamond noted that the Consumer Price Index increased over the last five years by 15.5%. He recommends the fee for 2025 be increased to \$2,310.00 reflecting the change.

Resident McConnell asks if this could be applied to all future electric generation projects, not just solar.

Solicitor Sharnetzka suggested that the \$2,000.00 annual fee be adjusted annually as the CPI.

- **Motion** to present Section 339A as having a \$2,000 annual fee to be adjusted annually as the Consumer Price Index dictates was made by Member Hushon, 2<sup>nd</sup> by Member Diamond. Vote 4/0.

## **Reports**

September Building Permits - 5 permits – no new dwellings

Member Diamond questioned zoning ordinance section 427 which states that the zoning officer must present a report of violations every 6 months to the commission. Member Diamond would like the supervisors to investigate the enforcement of ordinances. Solicitor Sharnetzka stated that issues with UCC inspections are not a zoning issue. Ms. Bilger stated that she will speak with the supervisors.

- **Motion** to adjourn at 7:43 pm was made by Member Stewart, 2<sup>nd</sup> by Member Diamond, vote 4/0.