

The Peach Bottom Township **Planning Commission** met on **February 18, 2025**, in the Municipal Office Building. Members present Frank Diamond (Chair), David Stewart, Michael Kurek, Aaron Bleacher, and Benjamin Hushon.

- **Motion** to accept the minutes as presented was made by Member Stewart and 2nd by Member Kurek, vote 4/present (Diamond)

Public Comment

Sammy McConnell, Pikes Peak Road, provided an address for a video presentation done by Senator Kristin Phillips-Hill concerning power stations being upgraded or built to supply Baltimore. He suggested the Supervisors contact the Senator and hold a workshop.

Member Thompson Arrived

Subdivisions & Land Development Plans

Hash, Johnathan – Cook Rd, Map AO Parcel 2G

The York County Planning Commission comments were reviewed against the amended plan. Zoning Ordinance – division of a farm and the 50-acre requirement has been met; the number of dwelling rights were confirmed.

Subdivision and Land Development Ordinance

- **Motion** to waive Subdivision & Land Development Section 501.d, contour intervals was made by Member Diamond and 2nd by Member Kurek, vote 6/0.
- **Motion** waiver Subdivision & Land Development Section 502.(a) Sewage Feasibility Study & Section 601 plan scale was made by Member Diamond and 2nd by Member Thompson, vote 6/0.

Per the Township Road Crew, note 11 was added - “All existing field access are for agricultural use. All proposed driveways for residential use shall conform to the Peach Bottom Township Driveway Ordinance Sections 250-254”

- **Motion** to recommend approval by the Board of Supervisors was made by Member Diamond and 2nd by Member Stewart, vote 6/0.

Gross Brothers – 233 Gross Road, Map AO Parcel 4A, - 101 acres – Prime Farmstead Lot

The York County Planning Commission Comments were reviewed against the amended plan. Zoning Ordinance questioned the land of low quality. The entire farmstead lot, 16 acres, is within Peach Bottom Township, leaving 85 acres with 28 of those acres in Fawn Township, which will also need to approve the plan.

- **Motion** to waive Subdivision & Land Development Section 502.(a) Sewage Feasibility and Section 601 plan drawn to scale was made by Member Hushon & Diamond, vote 6/0.
- **Motion** to recommend the Board of Supervisors approve the plan was made by Member Diamond and 2nd by Member Hushon, vote 6/0.

Esch, Aaron & Barbara – 350 Broad St Extd., Map AP Parcel 33

Jake from Gordon L Brown, representing the owners, presented a sketch plan, 4.95 acres in the residential zone. The main concern is the 20-foot-wide alley access to the rear of the property to be subdivided into lots. The Subdivision & Land Development Ordinance requires 25’ width for a private drive. The alley, to the best of investigation, is partly on the

applicant and partly on the adjoining owner. The Township would require a private drive maintenance agreement, signed by all adjoining owners, meeting Township standards. Even if they created only 1 lot you would still need an agreement with all owners. Will they be able to get waivers for the width of access drive and lot depths to width? Many possibilities were discussed, but it comes back to the existing access.

Ordinances

Member Kurek informed, a large number of dead chickens were being trucked into the Township for composting. His concern is the avian flu, composting practices and growing produce after using this compost as fertilizer. Contact has been made to multiple agencies and officials, but no information was provided on the origin of the chickens.

There are no visible barriers to control run-off. The farm in question has had prior violations with PA DEP.

He reached out to Penn State Extension and was informed that when the composting is done correctly, you should not see feathers, it should be broken down like mushroom soil.

He knows they need a place to compost, but bringing from other areas puts the Township and neighboring townships in jeopardy. He was told by the owner that they had stopped, but the contractor can go to the next farmer to truck in more chickens.

Andrew Jarvis stated that the farm in question has a Dead Domestic Animal Disposal Business license with the PA Department of Agriculture.

Member Bleacher educated that when composting is done correctly, the pile gets hot enough it kills the pathogens, it needs to be stirred. (not shaken)

Dave Gemmill stated he had talked with the owner of the farm, and he is disappointed with agencies and officials' lack of communication.

Sammy McConnell recommended a group of Planning Members do research.

Member Kurek questioned what we want in our community, this is not just a Peach Bottom Township problem.

The attorney stated that the local representatives should be able to put you in touch with the right people. There must be someone in the department of agriculture that knows how these are regulated, they are issuing the license. If they are permitted by the state, the Township may not be able to pass a regulation, we cannot supersede state law.

- **Motion** to adjourn at 8:23 p.m. was made by Member Stewart and 2nd by Member Thompson, vote 6/0.