

**PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINGSGROVE
April 12, 2021**

Members present included: Derek Straub via Zoom, Marvin Weaver, Robert Grayston, Brian Wentzel, Jon Payne, and Ken Herman, Jr.

Members Excused: Christopher Hixson and Alternate Dan Kuruna

Also Present: Jessie Audette, Michael Reed, Jessie Muniz, William Schneider, Rob Davidson, D. Berk, Manager Julie Hartley and Solicitor Jim Bathgate

The meeting was called to order by Chairman Brian Wentzel at 6:30 pm.

On motion by Jon Payne and seconded by Ken Herman Jr., and carried on a 6-0 vote, the minutes of the March 22, 2021 Planning Commission meeting were approved as presented.

Persons to be Heard:

Representatives from BP Solar and Attorney Rob Davidson were present to review sections of the Township's draft Zoning Ordinance. After introductions, sections of the solar part of the draft zoning ordinance were reviewed as follows with suggestions:

- 1) Section 3.A.4 – (Installers Qualifications) Suggested adding to (b) “PSES installers of projects rated at 5 MW or greater must demonstrate that they have installed at least 2 (two) utility-scale solar projects in the last 3 (three) years”.
- 2) Section 3.A.5 – (Underground Power Lines) To remain the same.
- 3) Section 3.A.8 – (Glare) No change except to add, “may require corrective actions in the event of any complaints”.
- 4) Section 3.A.9 – (Noise) No change.
- 5) Section 3.A.10 – (Landscaping) No change.
- 6) Section 3.A.12 – (Bonds) Add “When groundbreaking occurs a bond must be put in place”.
- 7) Section 3.A.14 – (Easements) Eliminate (B) and (C) and keep (A) or modify?
- 8) Section 3.A.16 – (Grazing) Add a grazing section? “The continuation of any agricultural or residential use, to include but not limited to grazing to control vegetation or other agricultural or ecological practices to make beneficial use of the land underneath ground mounted PSES or any land not dedicated to the PSES, will be permitted as customarily incidental to and compatible with the PSES use, and shall not be considered a second principal use”.
- 9) Section 3.B.10 – (Impervious Surface) Wording changes?
- 10) Section 3.B.2 – (Setbacks) Add to (C) to “The minimum side and rear yards specified above in the case of adjoining tracts of land within a single PSES, with landowner’s mutual consent; provided however, the subdivision or land development plan for the PSES shall include a note that ownership of the adjoining tracts shall not be separated without first removing any ground mounted PSES located within the setbacks of the adjoining lots”.
- 11) Section 3.B.5 – (Screening) No changes.
- 12) Section 3.B.7 – (Security) Proposed 6 feet instead of 8 feet, no changes.

Jim Bathgate noted that information on possible chemical or other pollutants from solar panels should be included during the Conditional Use Hearings for PSES systems.

Jessie Audette finished the presentation with a slide show which shared statistics, other projects and various information on Lightsource BP.

New Business:

All new business tabled until May 10, 2021 workshop meeting.

Old Business: None

FYI-

- Bright Farms – Final LD, filed 6.17.20, due 5.14.21
- RBBB Holdings/Ron Brubaker – Final LD, filed 8.25.20, due 6.2.21
- VFW, filed 1.5.21, due 6.2.21
- Diversified Management Conditional Use, filed 3.17.21, due 5.14.21, hearing 5.5.21
- Lester Sensenig Land Development, filed 3.22.21, due 6.18.21

- Samuel Stauffer Subdivision, filed 4.8.21, due 7.7.21

Adjournment – On motion by Robert Grayston and seconded by Ken Herman Jr., and carried on a 6-0 vote, the Planning Commission workshop meeting was adjourned at 8:04 p.m.

Respectfully submitted,
Julie Hartley, Township Manager