

**Penn Township
Planning Commission Minutes
228 Clifford Road, Selinsgrove
May 22, 2017**

The May 22, 2017 regular meeting of the Planning Commission was called to order at 7:03 by Chairman Dan Kuruna.

Members present included: Dan Kuruna, Derek Straub, Ken Herman Jr., Tim Moyer and Jim Wentzel.

Members Excused: Cornelius Heeren and Jonetta Ulmer

Also Present: Attorney Robert Muolo and PC Secretary Brenda Moyer

Members of the Public: Mike Finio, Counsel SU; Andy Hershberger, Bruce Wilson and Jack Copus, SGC Power; Jennifer Lee, Derck + Edson; and Chris Bailey, SU.

On motion by Derek Straub, second Ken Herman Jr. and acclamation, the minutes from the March 27, 2017 Planning Commission regular meeting, were accepted as presented.

On motion by Jim Wentzel, second Derek Straub and acclamation, the minutes from the April 24, 2017 Planning Commission regular meeting, were accepted as presented.

On motion by Jim Wentzel, second Derek Straub and acclamation, the minutes from the May 8, 2017 Planning Commission worksession, were accepted as presented.

Public Comment – no public comment

Persons Present to Be Heard –

Chris Bailey, SU Facilities Director, opened discussion for the Conditional Use application submitted by Susquehanna University for a proposed "solar project" on lands owned by Susquehanna University along West Sassafras Street, in Penn Twp. This submission as required per Penn Township Zoning Ordinance 2005-01, Section 404.3 Residential Conditional Uses. These lands are part of an 86.61 acre parcel (TaxMapPN13-08-003) located in the R1 zoning district.

Bailey indicated this would be a three mega watt solar project and with all approvals, hope to be online by March 2018. Jennifer Lee, Derck+Edson provided additional information: of the @ 87 acres, 11700 solar panels would utilize @ 14 acres; @ ½ acre of land disturbance w/ no stormwater impact; arrays (@8' tall) would sit @ 80' from property line; a security fence (@ 7' tall) @ 40' from property line; panels are proposed to be dark blue in color, non reflective and approved by the FAA; piers would be set at 8' – 13' deep; two additional documents were provided, one providing elevations, showing view and sight lines from an adjacent property, the second showing the same elevations, view and sight lines with a landscape planting. Discussion also revealed an engineer study may be required by Penn Township of the E + S Control Plan.

Proposed NOTICE for hearing was reviewed and public hearing will be advertised for Wednesday, June 21, 2017, 6:00pm. Along with any adjoining properties, NOTICES will also be sent to properties that may have a "view" of the proposed solar project.

Attorney Muolo noted the role of the planning commission was not to decide whether or not this should be approved, but determine what reasonable conditions might be attached with Board of Supervisors approval.

On motion by Jim Wentzel, second by Ken Herman Jr. and acclamation, Planning Commission does recommend the Penn Township Board of Supervisors approve the Conditional Use application request submitted by Susquehanna University with conditions that should include:

1. Applicant shall comply with all federal, state and local rules and regulations
2. Consider need for landscape buffer zone
3. Adhere to the Performance Standards for Nuisances, Article X of the Penn Township Zoning Ordinance 2005-01
4. Susquehanna University post bond w/out surety for the timely removal of solar array in the event of non use – (timeframe TBD, 30 – 90 days discussed)
5. Maintain solar array and immediate accessories in good condition
6. Panels shall not exceed a determined percentage of overall plot (percentage TBD, 25% was suggested)

PC member, Derek Straub abstained from the vote, as he is employed by Susquehanna University.

New Business - n/a

Old Business –

Ethics forms were requested for those outstanding.

PC membership was discussed as two current members have or are in the process of moving from Penn Township, disqualifying them from membership on the PC. No written resignations have been received from either but attempts will be made to reach both.

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FYI –

Commission members were provided with advertised Public Notice of a Special Meeting on Wednesday, May 24, 2017 at 4:30 pm, at the township building with the Board of Supervisors, representatives of SEDA-COG and the public. An information gathering meeting with discussion on the viability of on-lot sewage disposal system replacement/rehabilitation program using CDBG funding in Penn Township, with no formal decisions being made.

Adjournment – On motion by Derek Straub, second Ken Herman Jr., the 5.22.2017 Planning Commission meeting was adjourned at 8:45 pm.

Respectfully Submitted,
Brenda Moyer
Planning Commission Secretary