

PENN TOWNSHIP PLANNING COMMISSION

MINUTES OF OCTOBER 16, 2023

Page 1 of 3

The Penn Township Planning Commission (PTPC) met on September 16, 2023 at 6:00 p.m. in the Municipal Building. PTPC members present were Forrest Woodward, Art Dalla Piazza, Robin Bahrenburg, Meranda Harwood, and Marsha Cavanaugh. Others present were Helen Klinepeter (Secretary) and Ted Brilhart (engineer).

WORKSHOP

The Workshop started at 6:00 p.m. for the amendment of the Solar portion of the Zoning Ordinance. The Planning Commission made the following changes.

B. Definitions

1. **ACCESSORY SOLAR ENERGY SYSTEM:** An area of land and equipment or other area used for a solar collection system to capture solar energy, convert it to electrical energy or thermal power and supply electrical or thermal power primarily for on-site use, same owner **on adjacent land**. An accessory solar energy system consists of one (1) or more free-standing ground, or structure mounted, solar arrays or modules or solar related equipment and is intended to primarily reduce on-site consumption of utility power or fuels.

3. Ground Mounted Accessory Solar Energy Systems:

Replaced with the following:

- b. Height - Ground mounted ASES shall not exceed **fifteen feet (15 ')** in height above the ground at any point.
- c.2. The total surface area of the arrays of residential use ground mounted ASES on the property shall not exceed Ten percent **(10%)** of the lot area.
- c.4. All mechanical equipment of the system including any structure for batteries or storage cells

D. PRINCIPAL SOLAR ENERGY SYSTEMS (PSES)

1. Regulations Applicable to All Principal Solar Energy Systems:

Replaced with the following:

An application for a PSES shall provide a project narrative which includes an overview of the project, site layout, the generating capacity, the number, representative types, and heights of facilities to be constructed, including their dimensions, capacity and manufacturers equipment descriptions and specifications. Provide a description of any ancillary agreements between the property owner(s) and solar-energy facility owner or operator demonstrating permission to apply for necessary permits for construction and operation of the solar energy facility. Provide description of compliance with Federal, State, and local requirements and permits by any governmental agency.

PENN TOWNSHIP PLANNING COMMISSION

MINUTES OF OCTOBER 16, 2023

Page 2 of 3

A Contingency Plan of Emergency Procedures shall be developed by the PSES owner consistent with standard operating practices of the industry and furnished to the Municipality, the local fire company, and the County Department of Emergency Services at the time an application is submitted. The same shall be reviewed and updated, if necessary, every five (5) years.

The workshop closed upon a Woodward/Cavanaugh motion at 6:59 p.m. The meeting opened at 7:00 p.m.

A list of visitors attending is available in the Township Office. The meeting was recorded to aid in the preparation of the minutes. Chairman Dalla Piazza called the meeting to order.

VISITORS – All visitors were acknowledge.

SUBDIVISION AND LAND DEVELOPMENT

Michael and Debra Frisch Subdivision – It was explained that this is a subdivision at 51 Cove Road. There will be public sewer on this lot. Engineer offered that he has preliminary comments and the PTPC reviewed the comments. Discussion commenced on the following items.

The driveway was discussed concerning the site distance. There was possible nitrate issues and the distance of the residual lot's septic system. There was a question regarding the existing sewer right-of-way. There was discussion on the stormwater basin/swale at the end of the lot. It was suggested the possibility of the lot being extended to comply with the stormwater.

The Nature conservancy – Secretary presented the Zoning Variance request for relief of steep slopes. It was discussed that there was a spring house of the property. Upon a Woodward/Bahrenburg motion, the PTPC voted unanimously to recommend the PTS attend the Zoning Hearing Board to support and be a party of the Hearing.

Minutes – The minutes were tabled upon Woodward/Bahrenburg.

Correspondence – Secretary presented the Local Planning Assistance from the County. Upon a Bahrenburg/Cavanaugh motion, the PTPC recommend not to participate.

Zoning Amendment Public Meeting – The PTPC set the public hearing for the zoning amendment for November 5, 2023 at 6:00 pm.

The PTPC stated a checklist for new people for the review of a plan.

Amend the Agenda – Upon on Dalla Pizza/Woodward to amend the agenda to add Solar Amendments and The Nature Conservancy.

**PENN TOWNSHIP PLANNING COMMISSION
MINUTES OF OCTOBER 16, 2023**

Page 3 of 3

Adjournment – Upon a Woodward/Bahrenburg motion, the PTPC closed the meeting at 8:34 p.m.

Respectively Submitted;

Helen Klinepeter
Recording Secretary