

**PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINGSGROVE
October 12, 2020**

Members present included: Derek Straub, Brian Wentzel, Marvin Weaver, Robert Grayston, and Jon Payne

Members Excused: Claudia Brabant, Ken Herman Jr., Alternate William Moyer and Alternate Dan Kuruna

Also Present: Solicitor James Bathgate and Manager Julie Hartley

The meeting was called to order by Vice Chairman Derek Straub at 6:30 pm.

On motion by Brian Wentzel and seconded by Robert Grayston, and carried on a 5-0 vote, the minutes of the September 28, 2020 Planning Commission meeting were approved as presented.

Persons to be heard/New Business: N/A

Old Business – Discussion about Zoning Ordinance:

- 1) Move all wind definitions to beginning of the section discussing wind power (VIII)
- 2) Principal wind power includes the following from the Model Wind Ordinance
 - a) Pg. 6, Section 5 B 1. Narrative of proposed Wind Energy Facility; 2. Agreement between the property owner and Facility owner; 3. Identification of the properties and adjacent properties where proposed Wind Energy Facility is located; 4. Engineered drawings of site plan.
 - b) Pg. 7, Section 6 C. Controls and brakes, all facilities shall be equipped with redundant braking system.
 - c) Pg. 8, Section 6 E 1. Wind turbines shall be non-obtrusive color. 4. On-site transmission and power lines shall be underground. Section 6 F 1. A clearly visible sign concerning voltage must be placed at the base; 2. Visible, reflective, colored objects shall be placed on anchor points of guy wires. Section 6 G 2. All access doors to Wind Turbines and electrical equipment shall be locked or fenced.
 - d) Pg. 9, Section 8 A. Applicant can request waiver for set-back; B. The Board of Supervisors may take into consideration the support or opposition of the adjacent land owners. Section 9 A. Applicant shall identify all state and local public roads. B. Municipal Engineer shall document road conditions 30 days after construction. C. Municipality may bond the road.
 - e) Pg. 10 Section 9 D. Road damage repaired at the applicant's expense. E. Applicant shall demonstrate that it has appropriate financial assurance to repair damaged roads. Section 10 A. Project summary and site plan to emergency services. B. Cooperate with emergency services to develop plan of response. Section 11 A. Sound from Wind Energy shall not exceed 55 dBA and waivers may be granted if hardship; B. Reasonable effort made to minimize shadow flicker; C. BOS may take into consideration support or opposition of adjacent land owners. Section 12. Applicant shall make reasonable efforts to avoid any disruption or loss of radio, telephone, television or similar signals.
 - f) Pg. 11 Section 13. Maintain general liability insurance for 3 million dollars.
 - g) Pg. 12, Section 15 A. Facility Owner shall maintain a phone number and responsible person for the public to contact. B. Facility Owner shall make reasonable efforts to respond to public inquires and complaints.
 - h) Principal Wind Facilities by conditional use in AC and RR
 - i) Use the following sections of Accessory Wind Energy in Principal Wind Energy: 3. Setbacks, 4. Tower Height, 5. Sound, 6. Wind Turbine Equipment, 7. Impervious surface, 8. Engineered Drawings, 9. Soil studies, 10. FAA regulations, 11. Utility Notification, 12. Insurance, 13. Abandonment, 14. Signage, 15. Lighting, 16. Access.
- 3) Anaerobic Digester
 - a) Add definition to start of section (IX)
 - b) By conditional use in AC
 - c) Pg. 24 & 25 – Design and Installation, 1. Shall address standards for minimized impacts on neighboring properties; 2. Compliance with PA DEP water management; 3. Designed and constructed in compliance with all laws; 3. Certified professional furnish all details of construction, operation, etc.; 4. Letter from Snyder County Conservation District.
 - d) Utility Notification if on-grid system
 - e) Decommissioning section with recalculated 110% value every 5 years.

FYI-

- Bright Farms – Final LD, filed 6.17.20, due 11.5.20
- RBBB Holdings/Ron Brubaker – Final LD, filed 8.25.20, due 10.23.20
- Diversified Management Solutions, LLC, filed 9.9.20, zoning hearing 10.28.20

Adjournment – On motion by Rob Grayston and seconded by Brian Wentzel, and carried on a 5-0 vote, the Planning Commission workshop meeting was adjourned at 7:40 p.m.

Respectfully submitted,
Julie Hartley, Township Manager