

EAST BUFFALO TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
589 Fairground Road, Lewisburg, PA
October 16, 2019

Chairman Jim Knight called the meeting to order at 6:02 PM.

Those present: Jon Allocca; Jim Knight; Andrew Misener; Jim Murphy; Ernie Romanini; and Makenzie Stover (CKCOG).

Visitors: See List

- Marilyn Murphy, asked about the protocol for objecting to an ordinance, and where it was located in the Zoning Ordinance Manual.

Motion by Jon Allocca and seconded by Jim Murphy to approve the September 18, 2019 meeting minutes as distributed.

Motion passed without exception.

Makenzie Stover (CKCOG) Zoning Officer presented the Planning Commission Members with three (3) Solar example ordinances for consideration and review. A questionnaire that breaks out most of the target topic in a solar ordinance was also handed out to the members of the commission. The following topics were discussed:

Zoning Districts to permit Solar Array/Farms:

Woodland Preservation
Agricultural Preservation (AP)
Agricultural Residential (AR)
Industrial (I)

Minimum Setback Requirements for Solar Panels (from property line)

- Residential – rooftop systems are permitted provided they meet applicable building codes. Ground mount systems are permitted as accessory structures with the following additional restrictions: 10' maximum height, 15' setback in rear and side yards. (Accessory structures are not permitted in front yard)
- Commercial – general consensus to permit commercial systems (up to 3 MW) in AP, AR, I, and WP (with restrictions on tree removal) zones. Further discussion of BU zone tabled to November.
- Utility – general consensus to permit these in AP. It is unlikely any location in EBT is suitable for a large-scale system. Most farmland in AP is in state or federal preservation programs that would prohibit or discourage solar development.

Further discussion on the Solar Ordinance was tabled until the November 13, 2019 Planning meeting.

Motion by Ernie Romanini and seconded by Andrew Meisner to adjourn at 7:35 PM.

Submitted by James Knight, recording Secretary