

EAST BUFFALO TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
589 Fairground Road, Lewisburg, PA
November 13, 2019

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

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

Visitors: See List

- Tom Egan asked if the Planning Commission talked to the Lewisburg Borough regarding solar ordinances.
- Tina Morris was interested in solar.
- Ellen Herman was interested in implementation of the solar array somewhere on Bucknell property.
- Doug and Jane Welliver were interested in learning more about Bucknell's proposed solar array.
- Ken Ogawa stated that all Planning Commission members should have received a copy of Bucknell's letter encouraging use of existing ordinances, in particular, that a solar array should be accessory use.
- Jim Maneval was interested in the solar project and how it would work for all individuals involved.

Motion by Jon Allocca and seconded by Andrew Misener to approve the October 16, 2019 meeting minutes as distributed.

Motion passed without exception. Curtis Barrick and Christine Buffinton abstained.

Makenzie Stover (CKCOG) Zoning Officer presented the Planning Commission Members with a draft copy of the ordinance for solar energy systems based on the information provided to her by the completed questionnaire that broke out most of the target topic in a solar ordinance. However, there were a few topics that the Planning Commission members did not agree on, so further discussion was presented to the commission.

Topics that were discussed:

- Conditional use or by right – committee voted 4-2 in favor of by right.
- Christine asked about inclusion of the Agricultural Preservation (AP) zone. Because of property in Ag security and the need for a substation, a large solar array is unlikely in AP.
- All members agreed on a minimum lot size of five (5) acres.
- The Commission favored changing 14.11.2.2.1 on panel setbacks from 100 feet front/side/rear to 50 feet front/side/rear.
- Commission favored changing 14.11.2.2.2 from a minimum distance of 100 feet to a minimum distance of 125 feet and striking "fences."
- In 14.11.2.9.1, Commission favored changing six (6) or eight (8) foot to six (6) to eight (8) foot high fence.
- Add to Section 503.6 a maximum height of ten (10) feet.

- Section 14.11.1.12.2 was discussed it was decided to leave the 12-month extension.
- Commission discussed requirements concerning output falling to below a certain percentage. Makenzie will research property maintenance ordinances to see if they reference covering solar condition and report back.
- Commission discussed adding to the definition of solar-related equipment. Andrew will look at case-laws and report back.

Motion by Andrew Misener and seconded by Ernie Romanini to approve the 2020 Planning meeting dates as proposed.

Motion passed without exception.

Motion by Curtis Barrick and seconded by Andrew Misener to recommend approval of the Laura Bell add-on subdivision.

Motion passed without exception. Ernie Romanini abstained.

Motion by Curtis Barrick and seconded by Andrew Meisner to adjourn at 7:50 PM.

Submitted by Christine Buffinton, Secretary