

APPROVED

FRANKLIN TOWNSHIP **PLANNING COMMISSION** **MEETING MINUTES** **September 1, 2022 @ 7:00 P.M.**

Call to order: Chair Dr. Hoffman called the Planning Commission Meeting on September 1, 2022, to order at 7:03 pm. In attendance were Dave Hoffman, Chuck Phillips, Paul Lagasse, Dave Gerstenhaber Township Operations Manager Jeffrey Eastburn, Township Engineer Pete Eisenbrown, and Township Solicitor Guy Donatelli. Also in attendance was Jessica Adams from LTL Consultants. There was 1 member of the public.

Public Comment: No public comment

Approval of minutes: Mr. Phillips moved, seconded by Mr. Lagasse to approve PC Meeting Minutes August 4, 2022. Motion passed: 4-0.

Solar Ordinance discussion:

The 2002 Solar Ordinance focusses on facilitating residents and business owners to install solar arrays as an accessory use. With the rapid advances in solar technology, the ordinance is written to allow non-conforming accessory use applicants to seek approval from the board of supervisors by resolution. Solar arrays often represent new technology and may be non-conforming to the current ordinance but otherwise would be acceptable for a residential or business solar array. There was a discussion of whether a non-conforming accessory solar array should go the Board of Supervisors or first to the Planning Commission for review and approval. There was agreement that direct approval by the Board of Supervisors was the most appropriate and expedient avenue for resident and business accessory uses.

Primary use solar arrays would be a primary use and will go through the conditional use process for approval and decommissioning.

Solar Ordinance Document Changes:

Word Changes. **Strike out words in red and comments in blue.**

Typos

Page 4 Paragraph 8 starts with “Not Entail reshaping of existing ground contours.....”

This should be changed to “**Shall not entail reshaping of existing ground contours.....**”

Page 8 Section 16 D i.

Change the second misspelling of “useful like” to “**useful life**”

Dr. Hoffman moved, seconded by, Dr. Harris to recommend that the draft Solar Ordinance, with edits noted in the draft, be approved, and forwarded to the Board of Supervisors. Motion passed 4-0.

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A motion was made by Dr. Hoffman to recommend the draft solar ordinance, with edits noted in the draft, be approved, and forwarded to the Board of Supervisors. Dr. Harris seconded, and the motion and it was approved 4-0

Act 167:

- Mr. Eisenbrown reviewed the August 19, 2022, updated version of Act 167. The document is almost 200 pages long and there are few sections that require further review. Ms. Adams felt a few simplified approach appendices still required further review.
- O & M requirements were clarified for simplified approach projects. Based on these clarifications, simplified approach requirement will not require annualized inspections.

Mr. Eisenbrown wanted the Planning commission to recommend the revised Act 167 be forwarded to the Board of Supervisors. A motion was made to advance the revised draft to the board of supervisors. The motion was approved 5-0.

The use of road milling by residents, such as the Richardson subdivision was discussed. It appears the Richardson subdivision plan did not show the 0.5 acres of impervious surface on the subdivision plan.

Public comment: No public comment

Adjourn: Meeting was adjourned at 7:45pm.

John Gontarz
Planning Commission Secretary