

KISKI TOWNSHIP PLANNING COMMISSION

Meeting Minutes

March 14, 2024

Meeting called to order at 7:10PM by Chairman Douglas Sproat

Pledge of Allegiance

Roll Call:

Present: Jennifer Carnes, Mary Long, Charles Rodnicki, Steve Rupert, Douglas Sproat

Motion to accept Minutes from last meeting July 6th, 2023.

Motion: Charles Rodnicki Second: Mary Long Opposed: None

Public Comment:

1. Brittany Hilliard

- Asked for update on no/low impact small business (*see below*)

2. Casey Bartkus (project developer from CVE Solar) with resident Frank Frickanisce

- Provided information related to this project site and lease agreement.
- 3-Megawatt system for 20 Acre site, public utility to Sub-station thru three phase lines
- Discussed noise 65 db for 365 days, not battery storage site, security fences, barriers.
- Asked about current zoning allowance for project. *Advised by P.C. that solar does not fall under a public utility building in R-district and would need to wait for new zoning ordinance and most likely would need to get a variance for land usage change and also notify county due to clean and green status.*

Unfinished Business:

1. Laying hens in Residential Zones Districts

- Discussion of creating new ordinance with restrictions on number of chickens based on property size and rules for coop/run and disposal.
- Discussion of modification of current ordinance (1-2019) to allow for chickens in residential areas.
- Clarity given that residents in Agriculture/ Agriculture-Residential and Industrial zones can currently have chickens based on current zoning.

2. No/Low impact Small Business

- Discussion of modification of current ordinance (305.3) to allow throughout township.

New Business:

Commercial Solar Ordinance

- Discussion of fire safety and the need for training for Kiski VDF dept to be prepared.
- Verbiage changes in current zoning to add: Commercial Solar Energy System with appropriate definition to zoning.

Motion: Mary Long Second: Charles Rodnicki Opposed: None

Public Comment:

1. Amy Harvack – Mentioned considering a Solar lease on their property, would like the P.C. to also look at other townships' ideas. (*Advised that P.C. is looking at lots of areas in PA.*)
2. Frank Frickanisce – Asked why Agricultural Use not on his entire property when did it changed losing Agricultural Use on Residential portion. Does not want to change to an Industrial Use, wants to stay as Agricultural Use land. Discussed possibly change for Solar development.

Next meeting:

Work Session Thursday March 28th, 2024, 7PM

Motion: Charles Rodnicki Second: Steve Rupert Opposed: None

Adjournment of Meeting at 8:59PM

Motion: Mary Long Second: Jennifer Carnes Opposed: None

*P.C.=KISKI TOWNSHIP PLANNING COMMISSION