

# KISKI TOWNSHIP PLANNING COMMISSION

## Work Session

March 28, 2024 – 7 P.M.

**\*Work session only no voting to occur\***

Meeting called to order at 7 P.M. by Chairman Doug Sproat

Pledge of Allegiance

Roll Call:

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

Public Comment:

1. Cory Dillinger – MPL Law firm (Representing CVE Solar Developer)
  - Wanted to provide answers to questions about company project including terminology such as Net metering scale (proposed site) vs large utility grid scale on hundreds of acres solar panels.
  - Also commented on pending legislation and current proposed work in the que.
2. Eric Bonelli and Beth Eckman
  - Expressed that they do not want solar farms in the township, especially beside their properties due to concerns over environmental impact, noise issues, safety concerns, well water, set back distance property lines and going to affect our property values for next 30 yrs.
3. Bob Friday (Armstrong County Development Council)
  - Asked about township current zoning and if any permits have been requested at this time.
4. Michael Myers
  - Concerned about noise issues from solar site and set back distances from residential homes.
5. Pat Fabian (Armstrong County Commissioner)
  - Provided Rayburn Twp. Ordinance 2023115 - Large Scale Solar Electric for Reference Doc

Unfinished Business:

1. Solar Energy Systems:
  - A. Discussed Accessory Solar Energy Systems (ASES) – Residential Use / Onsite Use
  - B. Discussed Commercial Solar Energy Systems (CSES) – Referred to as “Solar Farms”
  - C. Reviewed PSATS Examples of Model Ordinance for Large Scale Solar Electric Energy Facilities & Model Ordinance 2019-5 amend Chapter 27 for Solar Energy Systems - *Resource Center - Ordinances - PSATS Main - [www.psats.org/resource-center-ordinances/](http://www.psats.org/resource-center-ordinances/)*
  - D. Reviewed North Beaver Township 21-1-4-1 of 2021 which amended their Current 425 Ordinance, Establishing Requirements for Solar Energy Systems (All Zoned Districts)
  - E. Reviewed Venango Township, Erie County (1-2023) - All Zoned Districts - Wattsburg
  - F. Reviewed Venango Township, Crawford County (2021/2022) - No Zoning in this Twp.
  - G. Pat Fabian (Armstrong County Commissioner)
    - Reviewed Rayburn Township Solar Ordinance #2023
    - Advised that there is currently one solar project underway in Armstrong County other potential projects are in que but can take 5-10 years for processing.
  - H. CVE representative asked about sound barriers and setbacks. Casy Bartkus stated that they do not usually do sound barriers for construction noise and only put setbacks based on zoning ordinance. He also stated that their leases make no reference to current zoning regulations or changes.
2. 2-89 Zoning Ordinance:
  - A. Discussed amending our existing Ordinance 2-89, last amend June 8, 1994
  - B. Add section for Solar verbiage and requirements, discuss Commercial Solar Energy Systems (CSES) in the I-Industrial District as Conditional Use, discuss Accessory Solar Energy Systems (ASES) Allowable Use in all districts.
  - C. Public Utility, Public Utility Building – Add definitions by PA Codes
  - D. 305.3 Vocational and Avocational, add No Impact / Low Impact with definitions.
  - E. Restoring Agricultural Use in Residential Zone, impacts current (CSES) project location.
  - F. Email needs sent to solicitor to get clarification on exact procedures for KTPC to proceed with solar and definitions and modifications to 2-89.

New Business:

1. Rebecca Rupert (zoning officer)
  - Said she will be using 2-89 for all zoning from now on due to not being able to find where chapter 27 was ever approved.
  - Requested to have definitions added 2-89 for more clarity.
2. Discussed making all previous and future P.C. agendas and approved meeting minutes available to the public to be compliant.

Public Comment:

1. Eric Bonelli
  - Researched solar companies' websites about setbacks and commented that they have large setbacks for safety reasons from World Health Organization and Florida State Solar Study.
  - Also concerned about Low-level electromagnetic field exposure from solar farms harms human health.
2. Brittany Hillard
  - Agrees the solicitor should advise on correct path however suggested that the P.C. provide as much information as possible to cut down on costs to the township.
  - Agrees we should share all past meeting notes which should be available online to the public.
  - Would like to see agricultural use returned to residential district.
3. Beth Eckman
  - Asked why this location being proposed since its Agricultural land with Residential homes nearby.
  - Concerned about safety during construction phase since location is on a dead-end road.
  - Concern about water runoff and pollution in well water which everyone has nearby site location.
4. David Bottali
  - Suggested using already comprised land in our Industrial area which already has a small substation, why use our good agricultural land for a commercial solar development site.
5. Bob Friday (Armstrong County Development Council)
  - The council is looking into research on MSDA material spec sheet for solar panels if cancer causing.
6. Pat Fabion (Armstrong County Commissioner)
  - Appreciates the P.C. working on the solar issue and suggests making sure best practices are followed by the solar companies. EMS Plan, environmental impact, water, local labor used.

Motion to Adjourn: Time 905 P.M.

Motion by Douglas Sproat Seconded by: Jennifer Carnes Opposed by: none.