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PLANNING COMMISSION MEETING  
303 MANHEIM ROAD, POTTSVILLE PA 17901  
AGENDA \ MINUTES

AUGUST 15, 2024

1. Meeting Start Time: 6:00PM

2. Call to Order

3. Pledge the flag

4. Roll Call:

	<u>Present</u>	<u>Absent</u>
Bob Panchari	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Joe O'Neill	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Bill O'Neill, Jr.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dan Murphy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Deb Gogno	<input checked="" type="checkbox"/>	<input type="checkbox"/>

5. Consultant Present: Steve Moyer, SDE

6. Motion to amend the agenda to include Planning Commission recommendations for plan review time extensions for: New Leaf Solar, Sheetz Rebuild, and Red Horse Solar.

- Motion by: Bill O'Neill, Jr.
- Second by: Deb Gogno
- All in Favor: All

7. Approval of Meeting Minutes July 18, 2024

- Motion by: Bill O'Neill, Jr.
- Second by: Deb Gogno
- All in Favor: All except Dan Murphy who was not present at 7/18/24 meeting.

8. Subdivision Status Checklist

9. **Plans:**

a) **New Leaf Solar**

Motion to: Recommend acknowledging a time extension if received by the 9/18/24 deadline. If no extension is received, PC recommends rejecting the plan.

- Motion by: Bill O'Neill, Jr
- Second by: Deb Gogino
- All in Favor: All

b) **Sheetz Rebuild**

Motion to: Recommend acknowledging a time extension if received by the 9/18/24 deadline. If no extension is received, PC recommends rejecting the plan.

- Motion by: Bill O'Neill, Jr
- Second by: Deb Gogino
- All in Favor: All

c) **Red Horse Solar**

Motion to: Recommend acknowledging a time extension if received by the 10/3/24 deadline. If no extension is received, PC recommends rejecting the plan.

- Motion by: Bill O'Neill, Jr
- Second by: Deb Gogino
- All in Favor: All

10. **Other:**

• **Betack Family Farm, LLC Solar Array Variance**

Planning Commission reviewed variance application Charles Nowak (417 Stoney Run Road) provided input and posed questions to the P.C. After review the P.C. had the following comments: 1) The proposed access road should be relocated away from the Chestnut Hill development. The panel orientation appears to have them facing to the east. (not south). P.C. questioned if the drawing correctly shows the panel coverage and the number of panels. Will existing tree cover remain? P.C. had concerns of steep slopes which lead to stormwater runoff issues. What type of stormwater facilities will be proposed? Removal of solar equipment is mentioned in paragraph 10 of lease agreement. A decommissioning bond →

**11. Public Comment:**

Andrew Tobash (3Tobash Dr) questioned if the P.C. received anything regarding warehouse development at Brewer Farm. Steve Moyer said nothing has come before the P.C. A developer previously showed the BOS a conceptual plan at a prior meeting.

**12. Adjournment Time: 7:05 PM**

- Motion by: Don Murphy
- Second by: Deb Casio
- All in Favor: All

Betack Family Farm, LLC - Solar Array Variance (Continued)

should be established with the Township. Paragraph 2.1(a) of the lease agreement references battery storage. More information should be provided to clarify if battery storage is being proposed. Battery storage generates higher levels of sound and should be accessible by emergency vehicles. Will access drive be maintained in winter? P.C. recommends asking neighbors provide feedback during the zoning hearing Board meeting.