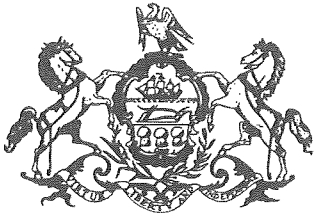


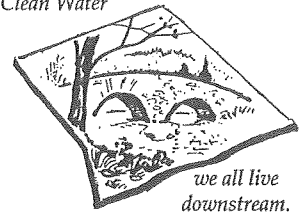
Eldred Township Planning Commission

MONROE COUNTY, PENNSYLVANIA

Clean Water



E. Ann Velopolcek
Secretary



Planning Commission Minutes Organizational and Regular Meeting January 8, 2025

On Wednesday, January 8, 2025 the Eldred Township Planning Commission met for its annual organizational and regular monthly meeting at the Eldred Township Municipal Building, 490 Kunkletown Rd. Kunkletown, PA.

In Attendance: In attendance were Robert Boileau, James Leiding, Megan Yarashas, Scott Clark, Matthew Hosking and Solicitor Michael Gaul.

Call to Order: The meeting was called to Order at 7:00 P.M.

ORGANIZATION OF THE PLANNING COMMISSION

Nominations and Action for Temporary Chairman:

Robert Boileau nominated Megan Yarashas as Temporary Chairman, which was seconded by Scott Clark. There were no further nominations. The Planning Commission members unanimously elected Megan Yarashas as Temporary Chairman (5-0).

Nominations and Action for Chairman, Vice-Chairman and Secretary:

James Leiding nominated Robert Boileau as Chairman, which was seconded by Scott Clark. There were no further nominations. The Planning Commission members unanimously elected Robert Boileau as Chairman (5-0).

Scott Clark nominated Matthew Hosking as Vice-Chairman, which was seconded by Megan Yarashas. There were no further nominations. The Planning Commission members unanimously elected Matthew Hosking as Vice-Chairman (5-0).

Robert Boileau nominated Megan Yarashas as Secretary, which was seconded by Scott Clark. There were no further nominations. The Planning Commission members unanimously elected Megan Yarashas as Secretary (5-0).

REGULAR MEETING AGENDA

Approval or Additions to the Agenda: There were no changes or additions to the Agenda.

Public Comment on Non-Agenda Items: There was no Public Comment.

Announcement of Recording: Mr Boileau announced that the meeting was being recorded.

Approval of Minutes:

- There was a motion by Megan Yarashas and seconded by Scott Clark to approve the Minutes of December 11, 2024 as presented. Motion carried (5-0).

New Business: There was no new business.

Old Business: Review of Commercial Solar Farms, Use and Zoning Requirements

There was a discussion about the subject of trees and their removal at sites proposed for Commercial Solar Development.

Mr Boileau presented a fact sheet that listed key provisions of various state or local legislation, example or model ordinances, or public policy commentary, including

- a. Limits on Tree Removal
- b. Replacement Mitigation Requirements
- c. Environmental Impact assessments
- d. Buffer Zones
- e. Size-Based Restrictions
- f. Public Input and Local Approval
- g. Enforcement and Penalties.

The sheet also gave some examples of existing legislation related to this topic.

Solicitor Gaul pointed out that as this would be a Conditional Use, the Supervisors would have the opportunity to review any application and require some or all of the bullet points above, based upon the site and actual plan. For instance, in the situation where planting replacement trees would be a condition, a Replanting Plan could be required. The Board could require an explanation of why it would be necessary for a particular area to be deforested.

Mr. Boileau would still like to see no trees removed for this use.

With the additional information and after much detailed discussion:

- There was a motion by Megan Yarashas and seconded by Scott Clark to approve the transmittal of the proposed Zoning Ordinance SALDO Amendments on Solar Commercial Facilities to the Board of Supervisors for review, with the Solicitor to revise the Zoning Ordinance Amendment section on Woodlands Areas in accordance with the Planning Commission discussion on limiting removal of trees and requiring submission of a plan with any zoning conditional use approval application regarding tree removal and replacement. Motion carried (5-0).

Frantz Minor Subdivision, Jonathan Shupp, Representing:
Approved Extension Date (6/1/2025): No Action

Public Comment: There was no Public Comment.

Adjournment:

- There was a motion by Scott Clark and seconded by Robert Boileau to adjourn. Motion carried (5-0). Meeting adjourned at 8:00 P.M.

Respectfully submitted,

E. Ann Velopolcek, Recording Secretary