

# APPROVED

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## FRANKLIN TOWNSHIP PLANNING COMMISSION MEETING MINUTES January 9, 2020

**Call to Order:** Chairman Dave Hoffman called the meeting to order at 7:02 p.m. Present were Planning Commission (PC) members John Gontarz, Mark Harris, Chuck Phillips and Brent Van Lith. Also in attendance on behalf of the Township were PC Alternates Dave Gerstenhaber, Paul Lagasse and Zach Elwyn, Township Mgr. Joan McVaugh, Assistant Township Mgr. Jeff Eastburn and Township Zoning Officer Jeff Vogels. Two members of the public were in attendance.

**Public Comment:** There was no public comment.

### **Approval of Minutes:**

- a. *December 5, 2019 PC Minutes:* Mr. Phillips moved, seconded by Mr. Gontarz to approve the December 5, 2019 PC minutes as submitted. Motion passed 5-0.

### **Organization of the Planning Commission – 2020:**

- a. *Nomination and Election of Chairman:* Mr. Van Lith moved, seconded by Mr. Gontarz, to nominate Dave Hoffman as Chairman. The motion carried 4-0-1 with Dr. Hoffman abstaining from the vote.
- b. *Nomination and Election of Vice Chairman:* Mr. Phillips moved, seconded by Dr. Hoffman to nominate Dr. Mark Harris as Vice Chairman. The motion carried 4-0-1 with Dr. Harris abstaining.
- c. *Nominations for Secretary:* Mr. Phillips moved, seconded by Dr. Hoffman to nominate John Gontarz as Secretary. The motion passed 4-0-1 with Mr. Gontarz abstaining from the vote.

### **Planning & Zoning:**

- a. *Green Energy Ordinance Draft #6:*

Section A, Accessory Solar Energy Systems (ASES) was discussed at the December meeting and revisions were suggested and noted in the December 5, 2019 PC Minutes. In discussing Section B, Principal Solar Energy Systems (PSES), the PC discovered that there may be an issue with the definition of PSES and Jeff Vogels, Zoning Officer for the Township, was asked to reconsider the definition and to share his thinking on the issue at tonight's meeting.

Mr. Vogels distributed a document dated 01-09-20, which follows the format of draft #6, and suggests the following revisions to Section A and Section B, for the PC's consideration:

- A. *Accessory Solar Energy System (ASES):*

*An ASES shall be considered a permitted accessory use by right in every district in accordance with the following requirements:*

- 1. Ground mounted solar array area shall be limited to less than 1,000 sf. (Ground mounted arrays 1,000 sf. and greater shall be considered a PSES). **Note: "residential use" is removed to allow for accessory use on commercial properties.***
- 2. Ground mounted solar arrays shall be setback from any property line a distance equal to the accessory structure setback of the underlying zoning district.*
- 3. Roof mounted arrays shall not extend beyond the roof in any direction and shall not extend above the ridgeline of a sloped roof to which the array is attached.*

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**B. *Principal Solar Energy System (PSES):***

*A PSES shall be permitted as a Conditional Use in every district as accessory and subordinate to the existing use, or as a primary use in accordance with the following requirements. It shall be the applicant's burden to demonstrate satisfaction to the Board of Supervisors that all requirements of Section 27-2313 have been met.*

The PC appeared to agree with Mr. Vogels' suggestions. They continued to work from Draft #6, creating scenarios to test the various provisions, e.g. the 18" above the ridgeline limitation which Mr. Vogels' suggested revisions eliminates. Also discussed at length was the concern related to pervious/impervious improvements and whether or not additional information needs to be made available to applicants in this regard. The end result of that 2-hour discussion was as follows:

- Section A Revise according to Mr. Vogels' suggested language;
- Section B. Insert Mr. Vogel's definition of Principal Solar Energy Systems (PSES) and revise as follows:
  - Delete #1;
  - Keep #2;
  - Delete #3, #4 and #5;
  - Keep the second #5;
  - Delete #6;
  - Keep #7 & #8;
  - Keep #9 but add "must comply with the current Subdivision & Land Development Ordinance (SALDO).

In addition to the above revisions, Mr. Vogels has been asked to revise the format of the draft ordinance as follows:

- Section A will apply only to roofs and buildings;
- Section B will apply to ground mounted applications of less than 1,000 sf.
- Section C will apply to ground mounted applications larger than 1,000 sf.

The new draft should consider roof angles and solar pick-up.

**Public Comment:** Paul Overton asked for clarification regarding the deletion of No. 3 & 4 in Section A and commented on the process being followed by the PC. John Auerbach commented on the way to calculate the height of a building and will forward that information to the PC.

**Adjourn:** Chairman Hoffman adjourned the meeting at 8:55 p.m.

Respectfully submitted,



John Gontarz  
Planning Commission Secretary