

NORTH ANNVILLE PLANNING COMMISSION

MINUTES OF JUNE 7, 2021

The North Annville Planning commission met at the Union Water Works Fire Company Social Hall on June 7, 2021 for a regularly scheduled meeting. Members of the Commission in attendance were: Randy Leisure, Brian Keck, Nelson Heagy, Charlie Bomgardner & Ben Bow..

Nelson Heagy called the meeting to order at 7:30 pm.

A motion was made by Ben Bow and seconded by Charlie Bomgardner to approve minutes from the May 3, 2021 meeting. Motion passed unanimously.

Representatives from Lebanon Solar LLC presented a plan for a solar farm. The total project includes 1,234 acres owned by 9 families(8 leases & 1 buyout) that would have an estimated 480 acres with solar panels installed. The balance of the acreage will not have solar panels. The lease would be 30 years with a 20 year option. The total area would run from Yordys Bridge Road to 934 to Steelstown Road to Hostetter Lane to Palmyra-Bellegrove Road. There were approximately 100 North Annville residents in attendance. Lebanon Solar is asking for conditional use permit under the township's zoning ordinance. A condition use is a use of property which is permitted as long as the applicant can meet the criteria contained in the zoning ordinance for that particular use.

Lebanon Solar LLC was represented by attorney David Jones, Eric Duncan and Eric Holden. David started their presentation stating that none of the properties are under easements and all have a minimum acreage of 50 acres. The layout of the solar farm following township ordinance of 50' setbacks from property line to 6' fencing around the solar panels. He also mentioned use of permanent evergreen buffer. The vegetative buffer must have 90% perennial vegetative cover. The individual solar panels will be arranged in a way that allows for growth beneath the panel and between the arrays. The majority of the supports will be pile driven to minimize earth disturbance. The lowest vertical clearance of the solar array will be 10 feet or less from the ground. There are 3 main components of the project: 1) solar panels wrapped in steel or aluminum, 2) the panels will be connected by underground quick connect wiring 3) this wiring would run to an invertor which would change the power from DC to AC after that the power would be feed back to the electrical grid. The applicant must demonstrate that it has liability insurance in the minimum amounts of one million dollars per incident and two million dollars per aggregate.

The members for the planning commission and audience started the questions to Lebanon Solar LLC while Nelson Heagy moderated:

- 1) Property Values- Lebanon Solar stated that property values should not decrease due to a Solar Farm being next to that property.
- 2) Wildlife concern-Lebanon Solar stated that the wildlife should not be adversely affected.
- 3) Substation Noise-Lebanon Solar stated that would be minimal
- 4) New owners of any of the farms would inherit the lease
- 5) Storm Water and run off concerns-Lebanon Solar LLC stated that would be accomplished in the upcoming storm water plan
- 6) Pervious vs. impervious for the solar panels and impact to MS4 requirements, both parties stated that the panels would count as impervious

- 7) Lifespan of panels-Lebanon Solar stated they monitor the panels and any panels not working properly would be replaced and would not commit to a certain lifespan as the technology of the panels are constantly changing
- 8) Electromagnetic radiation-Lebanon Solar stated the amounts would be minimal similar to a microwave oven
- 9) Many of the audience stated ruined sight lines
- 10) Glare-Lebanon Solar stated that the glare factor would be minimal
- 11) Possible pollution to drinking water wells was brought up without any response from Lebanon Solar
- 12) Residents had concerns of electrical or brush fires

Lebanon solar representatives cited studies and technology that would eliminate or minimize all of the concerns by the audience and planning commission.

Next step is a meeting by the North Annville Board of Supervisors on Thursday, June 24 at 6:30 pm at the Union Water Works Fire Company, 2875 Water Works Way, Annville, PA 17003. At that time, they will hear testimony, receive evidence and hear additional public comment. The Supervisors will have 45 days to make decision on whether to approve the proposed solar farm as a conditional use.

The Planning Commission recommendation to the Township Supervisors is to vote against the current plans for Lebanon Solar LLC.. The Planning Commission recommended Ordinance No. 2-2019 when only one farm of approximately 100 acres was proposed. We would like an opportunity to rework that ordinance with resident input for a larger scale project such as the one proposed. We also have other reservations with the proposed plan.

The commission reviewed preliminary plans for Meyer Poultry Farm, WS Thompson Avenue for 3 chicken barns done by Red Barn Engineering

Respectfully submitted

Brian Keck, Secretary

NOTE THESE MINUTES HAVE NOT BEEN APPROVED BY THE PLANNING COMMISSION.

THEY WILL BE VOTED ON AT THE NEXT PLANNING COMMISSION MEETING ON JULY 5, 2021.

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