

NORTH EAST TOWNSHIP PLANNING COMMISSION

Monday August 7, 2023 7:00 P.M.

Minutes

Call to Order: Vern Frye called the meeting to order at 7:00. Vern, Char, LeAnn, Matt, Dennis and Jay were present.

Minutes of the July 5, 2023 meeting were emailed to members and all had reviewed them. Char motioned for approval; Matt seconded. Approved.

Old Business:

1. Jim Welka and Attorney Chris Orton presented the final plan for the Edgewater Beach Sub-division, a 20-lot single-family residential subdivision located on East Lake Road and Gay Road, parcel 37-013-025.0-200.00. No changes have been made since our preliminary approval. Mr. Welka told the Board that they are still waiting on the sewage module approval from DEP. There is a meeting Tuesday, August 8, 2023 (tomorrow) in Meadville with DEP and others to review and acquire approval. Mr. Welka stated that DEP has no problems with the temporary wastewater scenario, but that they are concerned regarding whether the Township can come up with adequate funds to install the sanitary sewer, which is the permanent solution. Vern wanted assurance that there are still provisions for holding tanks as a temporary measure until the sanitary sewer is installed and reminded us that homes within 125' of the sanitary sewer are required by law to hook in. We were assured that all lots will be within 50' of the sanitary sewer. Mr. Welka stated that Fritzer Shunk said there is no problem acquiring the funds. The Township is pursuing a PennVest low-interest loan and that properties will be assessed to pay off that loan. Tap in fees will also be used to pay off the debt. Fritzer is working with GPI on the PennVest application. The loan would go to the Water & Sewer Authority, with the Township as guarantor. Vern asked regarding the status of the Stormwater Management Plan. Mr. Welka stated that this is also scheduled to be approved. Jay has spoken with Jeff (Cordiff?) at 3:00 today and he said that Jeff needs a couple more days. He will be at the Meadville meeting on 8/8. Jeff is working on the waiver for the SWM plan. So, basically, there is no approved sewage module and no approved Stormwater Management Plan, which are the two items requested by the Planning Board at the last meeting. The PC does not want to hold up this project, however, we cannot sign the plans without these two items. After much discussion, Matt motioned for the Board to approve the plans contingent upon the receipt of these two items and Jay's recommendation that all documents are in place and approved. Jay will email the Board when these items are in and approved and we agreed to go into the office to sign the plans at that time. Char seconded the motion. Approved.

FINAL R-2

New Business: None

The meeting was adjourned so that Board members could attend the Supervisor's public hearing on the Conditional Use request from Clear Choice Energy for the solar farm on Crawford Road.

The meeting was resumed about 8:30.

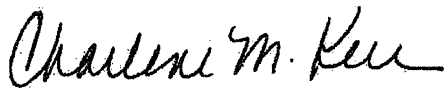
Discussion: It was noted that the presentation mentioned frequently the conditions that we had written into the Conditional Use Permit. There appeared to be as many in favor as opposed to the project. We later learned that the Supervisors approved the Conditional Use Permit and thanked the PC for working on the Conditional Use Permit requirements. The only issue may be line of sight from the 89/Crawford intersection.

Dennis mentioned that we need to get a final solar ordinance in place (under 5k). Also, we need to address commercial solar farms (over 5k).

Matt mentioned that he would not want to put the effort into future ordinances unless we have assurances from the Supervisors that they will approve it, even if they have to make changes. (We do not want a repeat of the Short-Term Rental ordinance process.)

Char mentioned that correspondence with Berkheimer, the Earned Income Tax collector for the Township, indicates that the owners of Air B&Bs who do not reside in the township would pay EIT to their place of residence. So, assuming a \$3,000 annual EIT per household, then the house is purchased by someone not residing in the township, and it is converted to an Air B&B, the township would lose that \$3,000 income. If ten of these are done in the township, the township loses \$30,000/year. Something to think about.

Adjournment: Char motioned for adjournment.



Charlene M. Kerr, AICP
Secretary