

NORTH EAST TOWNSHIP PLANNING COMMISSION

Monday April 3, 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 March 6, 2023 meeting were reviewed. Char motioned for approval; LeAnn seconded. Approved.

Old Business:

1. James Welka presented updated preliminary plans for the Edgewater Beach development, a 20-lot single-family residential planned community (on the former Dohler property). As per our request at the March meeting, plans indicate that the secondary road will be improved. All roads will be 6" gravel only, no pavement. Mr. Welka stated that homeowners can address improvements to the road later. DEP, Erie County Health Department, and stormwater management approval are still needed before a final application is submitted. There is a public meeting at 6:00 on May 1 about this project, prior to the Supervisors meeting. Mr. Welka stated that there is a 70' ROW to include a 20' road and a 20' easement for sewer. Matt motioned for approval, Vern seconded, approved.

Preliminary R-1.

New Business:

1. Tim Polaski presented the North East Campus LLC plan to subdivide parcel #37-005-052.0-001.00 for reapproval. This plan was presented to the Planning Commission at the November 7, 2022 meeting and was approved as a final, however it was not recorded at the Erie County Recorder of Deeds within the 90 days as required. There are no changes from the November meeting. Char motioned for approval, Dennis seconded, approved.

REAPPROVAL Final R-1. (Note it was tabled by the Supervisors.)

2. Robert Stetson presented a plan to replot and subdivide parcels 37-001-001.0-028.00, 37-001-001.0-028.02 and 37-001-001.0-026.00. Basically, he is swapping some land with his neighbor, who is in agreement. Char motioned for approval, Matt seconded, approved.

Preliminary R-1.

Variance Hearings: None

Discussions: Solar energy –This discussion started last fall. We agreed to approve the Kirschner proposal as a Conditional Use and then convert those conditions into an ordinance. This project is for a community sized facility, so we may have to tweak the ordinance to include all three sizes of solar energy projects. John McGranor from Erie County Planning reviewed our Conditional Use proposal and thought it was very well done. There is still the question regarding PA's failure to pass legislation regarding solar energy projects. It is still ille-

gal for community facilities in PA. We will ask our solicitor if it is okay to approve the conditional use prior to PA passing legislation. John McGranor suggested that if the proposal was called a "principal solar system" it would be legal. We felt that the proposal was always for a "community solar system". Mrs. Kirschner stated that she has an option to sign the lease. John suggested that we add an expiration date to the Conditional Use permit of maybe 2 years, with the ability to extend that or require a new permit. This would apply to start of construction. We agreed to talk with the solicitor about this and get back to Mrs. Kirschner when we had an answer.

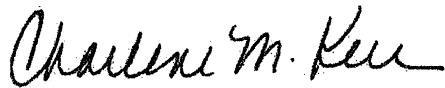
Walk-Ins/Other Items:

Joseph Lombardo asked Jay for clarification on the number of single-family residential homes permitted on one lot in the R-1 zoning district. He was not present, but we reviewed the information and agreed that he could not construct a second home on the same lot as the current home, as there would be no frontage on a public road, as required.

John McGranor met with the Planning Commission, Jay, Tom Mack and Ed Sveda from the Zoning Hearing Board to continue the review of the Zoning Code. Articles 705.01, 705.02 and a start of Article 3 were discussed. Changes will be made per our discussion and John will forward those changes to us. Jay will forward them on to Bob Jeffries for review, rather than wait for the entire code to be completed. There will be no 6:00 meeting in May, as it conflicts with the public hearing for the Edgewater Beach project.

It was also discussed that more communication was needed among the Zoning Administrator, PC, Zoning Board of Appeals and Supervisors. Actions taken on certain projects proceed to others and not all parties are aware of the results. Jay agreed that he could put a brief report together of his actions and status on projects. More discussion may be needed.

Adjournment: Char motioned for adjournment.

A handwritten signature in black ink that reads "Charlene M. Kerr". The signature is written in a cursive, flowing style.

Charlene M. Kerr, AICP
Secretary