

LANCASTER TOWNSHIP PLANNING COMMISSION
1240 Maple Avenue
Lancaster PA 17603

MEETING MINUTES – April 20, 2010

The regular meeting of the Lancaster Township Planning Commission was held Tuesday, April 20, 2010 at the Lancaster Township Municipal Building. The meeting was called to order by the Chair, Melissa Kelly at 7:00 p.m. She led the attendees in the Pledge of Allegiance. The following members were in attendance: Bob Desmarias, Edwina Coder, Richard Hendricks, Nick Jabbour, Melanie LeFevre and Gordon Reed. Also in attendance were Lynn Stauffer, Director of Planning & Zoning, Rebecca French, Planning and Zoning Assistant.

PRESENTATION: Alternative Energy Systems, Solar & Wind Energy Systems, Presented by Chris Knarr, Rettew

Chris Knarr distributed a print-out of RETTEW Project No. 10-01101-001, *General Issues/Considerations for Lancaster Township's Zoning Ordinance RE: Alternative Energy*. The alternative energy topics included Solar Energy Systems, Wind Energy Systems, Geothermal Energy Systems, and Outdoor Boiler/Burner Energy Systems.

Topics of Discussion were listed in the following format:

Solar energy Systems and Wind Energy Systems

Considerations:

- Include: Various Definitions (including but not limited to...)
 - Accessory use/structure
 - Principal use/structure
- Include: Type of permitted use/structure:
 - Accessory use/structure
 - Principal use/structure
- Include: Criteria to address issues (including but not limited to...)
 - Accessory use/structure
- Principal use/structure

Geothermal Energy Systems – Discussion format:

Considerations:

- Include: Various Definitions (including but not limited to...)
 - Accessory use/structure
- Include criteria to address issues (including but not limited to...)

Outdoor Boiler/Burner Energy Systems – Discussion format:

Considerations:

- Include: Various Definitions (including but not limited to...)
 - Accessory use/structure
- Include criteria to address issues (including but not limited to...)

Mr. Knarr reviewed the section on **Outdoor Boiler/Burner Energy Systems** first, using the above format. The following discussion ensued:

- Need language for Zoning Ordinances
- Can be an accessory to any type use; commercial, residential, industrial or could be limited

- Labor and Industry controls commercial and industrial uses
- New UCC codes would apply
- Industry standards – compliance
- Clean wood – define ‘clean wood’ – (not treated lumber)
- What does it do? Heat? Types of fuel?
- Permit application; include the manufacturers specs
- Regulate pollution; generates smoke
- Prohibit tires, paint, soiled diapers, plastics, trash...
- Limit location of accessory structure on property; setbacks – based on size of lot

Solar Energy Systems:

- Need to have a reasonable zoning ordinance
- Include performance standards
- Should ‘solar’ be permitted ‘by right?’
- Placement of solar panels – prevent glare
- Regulate pitch of panel
- Limit districts? Location?
- Need engineer to determine weight of solar panel per structure

Wind Energy Systems:

- Zoning permit
- Residential, Commercial, Industrial use
- Set backs
- Overhead utility lines
- Site plan
- Requires engineer’s plan – compliant with codes
- Limit size of turbine?
- Height of turbine?
- How many turbines permitted per residence or site?
- Location of wind turbine? Roof?
- How would turbine affect adjacent structures?
- What if turbine falls over?
- Home owners insurance
- What about manufacturer’s signs on wind turbine? Should be limited?
- Limit turbine’s production of energy; sell back to utility company?
- Limit days or months that turbine can be in use?

A general discussion ensued regarding all types of alternative energy

- What happens when a property (utilizing an alternative energy source) changes owners?
- Disclose information to buyer – should be part of ‘disclosure’
- Does use go with property?
- How to regulate?
- How to enforce?
- Supplemental performance standards
- Alternative energy is still new and ordinances continue to address issues

APPROVAL OF MINUTES – January 19, 2010

The February 16, 2010 LTPC meeting minutes were approved as amended:

Amendments:

Page 5: Correct wording – One bedroom per unit

Page 6: Within paragraph beginning Approval process – correct condition to read ‘conditional’

Page 7: Within top paragraph; correct 75% to read 75’ (75 ft)

PUBLIC PARTICIPATION/COMMENTS

There were no public comments or participation.

SUBDIVISION/LAND DEVELOPMENT PLAN: None

NEW BUSINESS: None

OLD BUSINESS:

Zoning Ordinance Update – Review of Progress

Lynn Stauffer stated that there were technical problems with the CD from Rettew, with the Zoning Ordinance revisions. The changes will be made in red mark-up for the LTPC to review. The Planning and Zoning department will continue to work on the revisions, and Ms. Stauffer will look into emailing the revisions to the LTPC in ‘read only’ format.

Report from Gordon Reed, LTPC Liaison, Lancaster Township Historical Commission

Mr. Reed stated that this year’s Historical Commission’s Neighborhood Walking Tour will be a self-guided tour, ‘Bausman on Display,’ scheduled for June 20, 2010, 1:00 p.m. – 4:00 p.m. The Tour Center is the Bausman Fire Hall, 125 Fairview Ave; parking will be available.

Discussion not on agenda:

Bob Desmarais gave a brief update on LUAB; they have been working to develop proposed language for the Growth Opportunity Areas (GOAs) utilizing county and design professionals. The charrette idea is on hold due to financial constraints.

Melissa Kelly will contact Millersville Borough regarding a meeting date with LTPC members.

ADJOURNMENT: 8:25 PM

The next regularly scheduled Lancaster Township Planning Commission meeting will be held on Wednesday, May 19, 2010 at 7 PM.

Respected submitted,

Robert Desmarais