

**HELLAM TOWNSHIP
PLANNING COMMISSION MEETING
Minutes of April 25, 2024**

The meeting was called to order at 6:00 PM by Devin Winand. The meeting was held at the Hellam Township Municipal Building. Devin Winand led the Pledge of Allegiance. Other members present were Jay Kokiko, Michael Shillott, Steve Fetrow, Rick Cooper, and Robert Searer. Other attendees included Jason Test, Zoning Officer, and Supervisor Nedette Otterbein

Minutes Approval:

Upon a motion by Mr. Shillott and seconded by Mr. Cooper, the minutes from the April 11, 2024 meeting were approved, with changes. Motion carried unanimously.

New Business

None

Public Comment

Craig and Stacy Myers, 5336 Brummer Ln, provided comment about an issue with ATVs. The stated that a neighbor, 898 Chimney Rock Rd, hosts gatherings that involve large numbers of ATVs, 3-wheeler/4wheelers, and similar vehicles. They said that during July 4th the neighbor advertises "Trike Fest" and upwards of 30 ATVs are on the property at 898 Chimney Rock Rd. They advised that the ATVs ride to the property. This activity causes a nuisance, noise and dust, as the ATVs are operated all day.

They stated that the septic system for 898 Chimney Rock Rd is located near their property and they are concerned that the system may fail during the "Trike Fest" resulting in sewage flowing onto their property. Lastly, they said that they have observed the ATVs being operated on the roadway and that people have been holding/carrying infants and toddlers while riding the ATVs.

The Myers stated that they would like to the Township to consider passing an ordinance that would govern the operation of ATVs. They mentioned three municipalities that currently have ordinances that govern the operation of ATVs on private property. These municipalities are Springettsbury Township, Windsor Township, and Manchester Township. Mr. Test advised that he will provide copies of those ordinances in the next Planning Commission packet for review

The Commission thanked Mr. and Mrs. Myers for taking the time to present this issue. That stated that they will review the information that Mr. Test is going to provide. After reviewing the information, they will determine if they will proceed with the drafting of an ordinance.

On-going Business:

A. There was a discussion on definitions that were provided for the proposed Solar Ordinance. There was

a discussion that the Township through the ordinance should not restrict the kW generation of a system. That a homeowner should be able to show the current kW usage and then be provided a percentage over that to allow for potential increase. This was suggested due to more items becoming powered strictly by electricity. It was explained that the 15-kW limit was proposed as this is the industry standard; at this time. Also, to limit the size of the ground-mount solar system. It was discussed that the 15-kW limit could potentially lead to variances if an individual wanted to install a larger system.

Accessory Solar Energy Systems (ASES) include residential and commercial systems. A commercial system that is under 15-kW is not considered a Principal Solar Energy System (PSES).

It was decided that an ASES ground-mounted solar system shall have a 4-foot-high fence and vegetative screening.

An off-grid solar system is exempt from providing electrical usage data.

The discussion on Primary Solar Energy systems was tabled and will be discussed at the next Planning Commission meeting.

Correspondence/Reports

The Zoning Department summary for March 2024 was provided by Mr. Test.

The next Planning Commission meeting is scheduled for May 9, 2024 at which time the Commission will continue the review the Draft Solar Ordinance changes which includes, small scale solar, large scale solar and definitions.

Meeting adjourned at 7:55 PM.

Respectfully submitted,



Jason Test
Zoning Officer