Hellam Township Planning Commission
September 25, 2025
6:00 P.M.

1. **Opening Agenda**
   - **A.** Call to Order
   - **B.** Pledge of Allegiance
2. **Public Comment**
3. **Minutes Approval**
   - **A.** September 11, 2025 draft meeting minutes approval
4. **New Business**
5. **Old Business**
   - **A.** Solar Ordinance
6. **Ongoing Business for Future Meetings**
   - **A.** Logistics/Warehouse Ordinance
   - **B.** Signs
   - **C.** EAC Checklist
   - **D.** Riverland 1&2 Ordinance
   - **E.** Understanding the Township (review of prior research and tasks to continue and validate research)
7. **Reports**
   - **A.** August 2025 zoning permit report
8. **Upcoming Meetings**

   Next Planning Commission Meeting – October 9, 2025
9. **Adjournment**

Zoom Log In

Meeting ID: 634 220 1697

Password: Hellam44

3A

HELLAM TOWNSHIP
PLANNING COMMISSION MEETING
Minutes of September 11, 2025

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1. Call to Order

The meeting was called to order at 6:00 p.m. by Vice Chairman John Kokiko
The Pledge of Allegiance was recited at 6:00 p.m.

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2. Attendees

John Kokiko, Vice-Chairman
Michael Shillott
Rick Cooper
Steve Fetrow
Bob Searer
Chris Altland
Corina Mann, Township Manager
Jason Test, Zoning Officer
Shane Coolbaugh, Code Compliance Field Coordinator

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3. Public Comment

No public comments were made at this time.

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4. Approval of Minutes

Corrections noted:

- Correct spelling of Katina Snyder's name. Not Cantina → Should be Katina
- Note Rick Cooper's correction regarding the **"transmission lot"** reference in the prior minutes.
- Section 12 should include "residential" and "rural agriculture."
- Bob Searer was not present at the previous meeting. Remove from attendees.

Motion: Mike Shillott moved to approve the minutes with noted corrections.

Second: Rick Cooper

Vote: Unanimous approval.

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5. New Business

1) Z-2025-13 — Kevin Stein (Variance)

Request: Four-foot (4') variance; one off-street space; residence is technically within the floodplain.
Discussion Highlights:

- Jason clarified the building's location within the mapped floodplain.
- Applicant described recent "in-law" living space; primary use remains garage (Shillott confirmed it will remain a garage).
- Neighbor notification: Jason reported the adjoining neighbor raised no concerns.
- Township resident (Susan Eifert) noted an error on the agenda

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Action: Shillott moved to recommend approval of the variance to the Zoning Hearing Board; Altland seconded. Motion passed unanimously.

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2) Z-2025-11 — Lees Lane / Johnson Development (Warehouse – Conditional Use)

Applicant: Johnson Development, **warehouse-only** (no manufacturing).

Acreage & Layout: Presentation referenced **~22 acres** within a broader **34-acre** tract; subdivision anticipated so that the front portion proceeds first.

Operations: Warehouse/distribution with total employees TBD; **no manufacturing** proposed.

Ordinance Path: Conditional use review for **appropriate use** against **objective criteria**; dimensional relief to be sought separately if needed.

Key Technical Topics (Applicant/Professional Reports):

- **Traffic Impact Study (Traffic Plan Design → TPD):**
  - Studied three key nearby intersections; peak AM/PM and Saturday periods.
  - **WB US-30 off-ramp (left) delay** projected to rise **~11 seconds** on average.
  - **Signal warrants** not met under PennDOT criteria; **monitoring agreement** proposed to trigger improvements if thresholds are reached.
  - **Lees Lane** to be **reconstructed at the site entrance**; stop-control anticipated.
  - Trip generation calculations utilized updated Institute of Transportation Engineers (ITE) rates, which the applicant described as conservative
- **Noise/Acoustics:**
  - Baseline ambient levels along US-30 considered; applicant contends traffic noise **masks** on-site operational sounds at nearby residences.
  - Commission members expressed **disagreement** and concern about **nighttime** operations and **J-brake** noise. No sound walls proposed.
- **Lighting/Glare:**
  - Fixtures to be **shielded** with **no spillover**, compliant with ordinance standards.
- **Stormwater/Environmental:**
  - Detailed stormwater design deferred to **land development**, but applicant asserted **no net increase** in post-development runoff per ordinance/DEP standards; floodplain restoration opportunities referenced.
  - Recognition of **Kreutz Creek**'s sensitivity and downstream resources; requests for enhanced riparian buffering and best-practice spill controls.

Commission Questions & Discussion:

- **Truck Routing & J-Brakes:** Concerns about WB US-30 off-ramp, **J-brake** noise, trucks mistakenly continuing past Lees Lane and routing onto local roads (e.g., Pleasant Valley Road). Interest in **"No Trucks"** designation on Pleasant Valley Road and **state-level J-brake** restrictions.

- **Crash History:** Request to incorporate **crash analysis**; applicant's engineer indicated willingness to supplement.
- **Queueing/LOS:** Clarification on **Level of Service** grading and delay ranges; some movements projected at a **LOS Grade E** without meeting signal warrants; discussion of whether **lesser geometric** improvements might be justified despite no signal warrant.
- **Parking/Idling:** About **50 trailer spaces** on site; commitment to **manage idling** and provide on-site staging to deter shoulder parking or neighborhood layovers.
- **Trails/Horn Farm:** Interest in **trail connections** and potential linkages with **Horn Farm**; subdivision adds complexity but applicant open to continued discussion.
- **Utilities/Fire:** Water available; coordination in process for **sewer main extension** and capacity with the authority; warehouse is **not a heavy** water/sewer user.
- **Environmental Safeguards:** Requests for **expanded riparian buffers**, spill prevention/response planning for **diesel/oils**, and careful design of any **stream crossing/abutments**.

Public Comment:

- **Bob Christ (Hellam Township):** Risks of trucks missing the Lees Lane turn; signage size/placement; noise from switcher tractors; lighting spill; flood/runoff entering **Kreutz Creek**; asked whether traffic counts covered **school in-session** periods (TPD: **May 2025**, school in session).
- **Darlene Christ (Hellam Twp):** Claims that the counts didn't reflect trucks turning **north**; predicted backups in multiple directions; frequent **J-brakes**; overnight **truck parking** near homes; requested robust enforcement and staging on-site.
- **Susan Eifert (resident north of site):** Existing noise is "already terrible"; fears **stacking** and blocked egress; offered to show video of trucks snagging guardrails.
- **John Eifert (Hellam Twp):** Cited **PennFuture Logistics (2023)** and **York County model ordinance**—urged updating Township standards for modern distribution centers; suggested **tabling** until ordinance modernization.
- **Stephanie Heisy (Hellam Twp):** Asking for **"No Trucks"** on Pleasant Valley Road; multiple hits on a telephone pole; disputes that ambient traffic masks beeping.
- **Alexis Campbell (Horn Farm):** Asked who evaluates **current conditions** (answer: **PennDOT** role); sought clarity on responsibility for off-site impacts.
- Additional residents echoed concerns about **noise, idling, spill control, nighttime operations,** and **neighborhood character**.

Motion:
Shillott moved to **recommend approval** of the **conditional use**, subject to conditions including (as discussed on the record):

1. **Trail Connectivity:** Establish a connecting trail from the Horn Farm to the subject property.
2. **Public Parking:** Provide a public parking area (final size to be determined).
3. **Public Transportation Access:** Install a bus stop with a gazebo-style shelter and seating.

4. **Stormwater Management:** Implement stormwater improvements to mitigate flooding, in coordination with the Township Engineer and the project's stormwater engineering firm.
5. **Riparian Buffer:** Engage in discussions and planning regarding protection and enhancement of the riparian buffer.
6. **Traffic Monitoring Agreement:** Enter into a monitoring agreement with the Township to evaluate traffic impacts for a period of five years following build-out completion.
7. **ELA Letter Response:** Provide a formal response addressing the issues raised in the ELA (Environmental Letter of Assessment).
8. **Route 30 WB Ramp:** Consider the addition of an extra lane at the westbound Route 30 ramp to improve traffic flow.
9. **Oil and Contaminant Controls:** Address plans for oil, diesel, and other contaminant control and prevention on site.
10. **Truck Idling:** Include measures to manage and restrict truck idling on the property.

Second: Cooper.
Vote: Motion failed (3–3) — Opposed: Kokiko, Altland, Searer. **In favor:** Cooper, Fetrow, Shillott. *(Alternate did not vote.)*

Result: No recommendation forwarded to the Board of Supervisors at this time. The Commission requested the applicant continue working with staff/engineers on traffic, noise, environmental safeguards, and enforceability details.

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6. Old Business

Old Business was not discussed.

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7. On-Going Business

Z-2025-11 will move forward to the Board of Supervisors for a vote without a recommendation from the Planning Commission

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8. Adjournment

Motion: Kokiko

Seconded: Altand

Unanimous approval

Respectfully Submitted,

Shane Coolbaugh

Shane Coolbaugh
Code Compliance Field Coordinator

§ 490-25. Accessory uses and structures.

L. ~~Small solar energy systems~~. Accessory Solar Energy System (ASES) ~~Small solar energy systems~~ are permitted as an accessory use on primary or accessory ~~and~~ structures in all zoning districts if the following criteria are met:

(1) ASES ~~No person~~ shall be ~~install or~~ constructed, at the time of, or after the ~~a small solar energy system until a~~ principal building is constructed/under construction and is in accordance with all applicable zoning and building permits. ~~are issued.~~

(a) ASES are 25kw maximum and the majority of the power generated is used on site. ASES of two (2)kw or smaller are exempt from this ordinance.

(b) Roof solar panels do not extend past the roof line.

(c) Ground or Wall mounted systems do not exceed ten (10)% of lot area unless over an already established impervious surface.

(2) All owners of property upon which ASES ~~a solar energy system~~ is installed shall be required, as a condition of the issuance of the zoning permit, to acknowledge in writing to the Township that the issuance of a zoning permit for a solar energy system shall not and does not create in the property owner, its, his, her or their successors and assigns in title, or create in the property itself:

(a) The right to remain free of shadows and/or obstruction to solar energy caused by development of adjoining or other property or the growth of any trees or vegetation on such property; or

(b) The right to prohibit the development on or growth of any trees or vegetation on such property.

(3) ~~The design and installation of small solar energy system shall conform to applicable industry standards, including those of the ANSI, Underwriters' Laboratories (UL), the ASTM, or other similar certifying organizations and shall comply with the Building Code and with all other applicable fire and life safety requirements. The manufacturer's specifications shall be submitted as part of the application.~~ An ASES constructed prior to the effective date of this ordinance shall not be required to meet the design, layout, installation, terms and conditions of the ordinance.

(4) The manufacturer's specifications shall be submitted as part of the application. Any modification to an existing or approved solar energy system, whether installed or to be installed, that materially alters the system shall require permit re-approval. A permit shall also be required for any upgrades, new technology or capacity increases or relocation of the ASES. Routine maintenance or repairs do not require a permit.

(5) The ASES layout, design and installation shall conform to applicable industry standards, such as those for the American National Standards Institute (ANSI), Underwriters Laboratories (UL), the American Society for Testing and Materials (ASTM), Institute of Electrical and Electronics Engineers (IWWW), Solar Rating and Certification Corporation

(SRCC), Electrical Testing Laboratory (ETL) or other similar certifying organizations, and shall comply with the PA Uniform Construction Code as enforced by the Township and will comply with all other applicable fire and life safety requirements.

(6) All solar energy system installation must be certified by a professional firm. ~~from a list of approved solar electric installers provided on the Pennsylvania Sunshine Program website operated by the Pennsylvania Department of Environmental Protection or from the North American Board of Certified Energy Practitioners.~~

(7) All structural parts of any ground-mounted small solar energy system shall meet all accessory structure setback requirements for the zone in which it is located, but in no event shall they be closer than 15 feet to any side or rear property line.

(8) An ASES ~~Small solar energy systems~~ mounted on the roof of any building shall be allowed to exceed the maximum height of the district, provided that they do not exceed the maximum height by more than five feet. ~~If the panels cover more than 50% of the roof area,~~ The owner shall provide evidence, in the form of stamped plans certified by a professional engineer, that the roof is capable of holding the load.

(9) ASES's ~~Small solar energy systems~~ which are ground-mounted, wall mounted or detached from the principal or accessory structure shall comply with all height restrictions for accessory structures in that zone.

(10) The determination as to whether or not the system constitutes pervious or impervious coverage shall be undertaken by the Zoning Officer at the time of submission of the application based on the material used for ground cover under the system.

(11) ~~The owner shall provide evidence, in the form of electric usage data, demonstrating that the sizing of the system does not exceed the needs of the property. Off-grid systems shall be exempt from this requirement.~~

(12) Ground-mounted solar energy systems shall not be placed within any legal easement or right-of-way location or be placed within any stormwater conveyance system or in any other manner that would alter or impede stormwater runoff from collecting in a constructed stormwater conveyance system.

(13) In the Rural Agricultural District, roof-mounted systems are preferred; and if the property owner wishes to install a ground-mounted, wall mounted or freestanding system, the owner shall demonstrate that roof-mounted systems are not practical. Ground-mounted, wall mounted and freestanding components of the small solar energy system shall be permitted on prime agricultural land or prime agricultural soils, provided that the total area of prime agricultural land or prime agricultural soils utilized for the ground-mounted, wall mounted or ~~and~~ freestanding components does not exceed the zone's impervious surface requirement. ~~1/4 acre~~. All underground on-site utility and transmission lines located on prime agricultural land or prime agricultural soils shall be placed at a sufficient depth (consistent with current electrical codes) so as not to interfere with surface agricultural ~~farming~~ activities.

(14) ASES ~~A solar energy system~~ shall not be used to display advertising, including signage, streamers, pennants, spinners, reflectors, ribbons, tinsel, balloons, flags, banners and similar materials. The manufacturer's or installer's identification and any appropriate warning signs and placards may be displayed on the solar energy system, provided they

comply with the Township's sign regulations.

(15) The ASES ~~solar energy system~~ shall be maintained in good working order in accordance with the township and/or industry standards. The system must be kept free of all hazards, including but not limited to faulty/exposed, wiring, loose or missing fastenings, non-functional controls that would cause the ASES to be in an unsafe condition and detrimental to public health, safety or general welfare. ~~kept in good repair and sound condition. Upon abandonment of use, the solar panels and all related structures and equipment shall be dismantled and removed from the lot within 60 days~~.

(16) Ground Disturbance:

(a) Landscaping required by this or other township landscaping development ordinances or attached as a condition of approval shall be completed within three (3) months of ASES completion. Any dead vegetation/trees shall be replaced within two (2) months or as soon as weather permits.

(b) If a ground-mounted or wall mounted ASES ~~solar energy system~~ is removed, any earth disturbance as a result of the removal of the ground-mounted or wall mounted ASES ~~solar energy system~~ shall be graded and reseeded within three(3) months or as soon as weather permits.

(17) Multiple ASES~~solar energy systems~~. In the event that a property owner seeks to install more than one roof-mounted, wall mounted or ground-mounted solar energy system, the additional systems ~~second or subsequent apparatus~~ shall require approval by the Zoning Officer ~~upon review~~ and certification of the impact of the same by a registered engineer.

(18) ASES that are no longer functioning/repairable and capable of generating power shall be entirely removed and properly disposed of or recycled within six (6) months.

(19) Glare

(a) All ASES's shall be placed such that concentrated solar radiation does not project onto nearby structures or roadways. Exterior surfaces shall have a non-reflective finish.

(b)The applicant has the burden of proving that any glare produced does not have adverse impact on neighboring properties or adjacent uses either through siting or mitigation.

(20) Noise

(a) Noise level shall not exceed 65 decibels at the property line.

§ 490-85.1 **Should be changed to read as follows:**
~~**Large solar energy production facility.**~~ **Principal Solar Energy System (PSES)**

~~Large solar energy systems~~ PSES's are permitted as provided in the Use Table ~~Article II~~ provided herein and subject to the following criteria:

Use Table (Parcel Size)	
Zone	
Rural/Agricultural, MU1, MU2	Conditional Use
Residential Zone, Historic Overlay	Not permitted
Commercial/Industrial, Quarry, Interchange, Kreutz Creek Interchange	Permitted

(Discussion on making list of Conditions for Conditional Use: Ideas include:1) Agrivoltaics and 2) Class of Soils

A. The applicant shall provide the following information:

(1) A plan, prepared by a Pennsylvania-registered professional engineer, indicating the location of all existing and proposed facilities on the subject tract, property limits, required setbacks, utility locations and locations of any ground-mounted equipment. The information shall highlight existing vegetation, topography and other existing natural features. This plan shall conform to the Subdivision and Land Development Plan.

(a) Solar energy systems constructed prior to the effective date of this Section shall not be required to meet the terms and conditional of this Ordinance. Any physical modification to an existing solar energy system, whether or not existing prior to the effective date of this Section that materially alters the solar energy system shall require approval under this Ordinance. Routine maintenance or like-kind replacements do not require a permit. A permit will be required for any upgrades, new technology or capacity increases.

(b) The Solar energy system layout, design and installation shall conform to applicable industry standards, such as those of the American National Standards Institute (ANSI), Underwriters Laboratories (UL), the American Society for Testing and Materials (ASTM), Institute of Electrical and Electronics Engineers (IEEE), Solar Rating and Certification Corporation (SRCC), Electrical Testing Laboratory (ETL), or other similar certifying organizations, and shall comply with the PA Uniform Construction Code as enforced by the Municipality and with all other applicable fire and life safety requirements. The manufacturer specifications for the key components of the system shall be submitted as part of the application.

Start here at next meeting

(2) Calculations indicating both the existing and proposed building coverage and impervious coverage for the subject tract.

(3) A narrative addressing how the proposed facility's impacts will be minimized for the surrounding properties. This should include, at a minimum, information regarding site selection, facility design or appearance, buffering and screening of ground-mounted equipment.

(4) ~~Solar panels shall be placed such that concentrated radiation or glare shall not be directed onto nearby properties or roadways.~~

Glare

(a) All PSES's shall be placed such that concentrated solar radiation does not project onto nearby structures or roadways. Exterior surfaces shall have a non-reflective finish.

(b) The applicant has the burden of proving that glare produced does not have an adverse impact on neighboring properties or adjacent uses either through sitting or mitigation.

(5) Submission of a landscape plan, prepared by a Pennsylvania-registered landscape architect, indicating appropriate screening for the proposed facility.

(6) ~~If applicable,~~ The applicant shall provide to the Township a copy of the lease agreement and easement agreement between the landowner of the real property on which the solar energy facility is to be located and the facility owner, demonstrating that the facility owner has permission of the landowner to apply for necessary permits or approvals for construction and operation of the solar energy facility. A copy of the lease agreement shall be provided to the Recorder of Deeds Office for recording.

(7) The PSES Developer/Owner shall provide any additional documentation required by the Township or County for tax purposes.

B. ~~Large-scale solar energy~~ PSES facilities shall be considered land development.

(a) Ground mounted PSES require submission of land development plan.

(b) Existing impervious surfaces do not require submission of a land development plan.

C. Dimensional requirements.

~~(1) Lot coverage. Only the base or foundation of the solar panel that is affixed to the land, rather than the entire solar panel, shall be considered impervious cover, provided that there is adequate space between panels for water to flow off of the collector onto a pervious surface and infiltrated by the pervious surface.~~

(2) ~~A ground-mounted solar energy system~~ **PSES** shall not exceed the maximum building height for the zoning district in which it is located.

(3) ~~Ground-mounted solar energy systems~~ **PSES** shall meet the setback requirements for the underlying zoning district.

(4) When a building is necessary for the storage of cells and/or equipment or components related to the solar energy system, the building must not exceed 400 square feet in area, must not exceed 15 feet in height and be centrally located within the parcel containing the solar facility. ~~must not be located within any side, rear or front yard setback.~~

D. Permit Requirements

(1) PSES (Ground mounted) shall comply with the municipal subdivision and land development ordinance requirements through submission of a land development plan. The installation of PSES shall be in compliance with all applicable permit requirements, codes and regulations.

(2) The PSES owner and/or operator shall repair, maintain and replace the PSES and related solar equipment during the term of the permit in a manner consistent with industry standards as needed to keep the PSES in good repair and operating condition.

(3) The PSES owner shall provide evidence a certificate of liability insurance of 1 million dollars naming the township as an additional insured on the policy.

(4) Prior to the issuance of a zoning or land use permit, solar energy system applicants must acknowledge in writing that the issuing of said permit shall not and does not create in the property owner, its, his, her or their successors and assigns in title or, create in the property itself;

(a) The right to remain free of shadows and/or obstructions to solar energy caused by development of adjoining or other property or the growth of any trees or vegetation on such property; or

(b) The right to prohibit the development on or growth of any trees or vegetation on such property.

(c) Neighboring property owners can grow any vegetation anywhere on their property, unless there is an easement in place.

(d) This acknowledgment shall be submitted to the municipality and placed on any required subdivision and/or land development plans.

E. Fees

(1) The applicant shall pay all permit applications, plan reviews/approvals and inspection fees related to review and approval of the application.
(2) The cost of the yearly inspection of PSES by the township shall be paid by the owner or designee.
(3) All fees are set by resolution.
(4) Any additional costs related to additional reviews or inspections, or legal fees incurred by the municipality in resolving identified issues shall be reimbursed by the applicant.

F. Solar Easements

(1) Where a subdivision or land development proposes a solar energy system, solar easements may be provided. Said easements shall be in writing and shall be subject to the same conveyance and instrument recording requirements as other easements.

(2) Any such easements shall be appurtenant; shall run with the land benefited and burdened; and shall be defined and limited by conditions stated in the instrument of conveyance. Instruments creating solar easement shall include but not be limited to:

(a) If necessary, a solar energy system owner and/or operator must obtain any solar easements necessary to guarantee unobstructed solar access by separate civil agreement(s) with adjacent property owner(s).

(b) A description of the dimensions of the easement including vertical and horizontal angles measured in the degrees or the hours of the day, on specified dates, during which direct sunlight to a specified surface or structural design feature may not be obstructed.

(c) Restrictions on the placement of vegetation, structures, and other objects which may impair or obstruct the passage of sunlight through the easement.

(d) Enumerate terms and conditions, if any, under which the easement may be revised or terminated;

(e) Explain the compensation for the owner of the real property subject to the solar easement for maintaining the easement and for the owner of the real property benefiting from the solar easement in the event of interference with the easement.

G. Stormwater Requirements

(1) The following components of a solar energy system shall be considered impervious coverage and calculated as part of the impervious coverage limitations for the underlying zoning district:

(a) Foundation systems

(b) All mechanical equipment including any structure and pads

(c) Gravel used in any application shall be considered impervious.

(2) The surface area of the arrays of a solar energy system, regardless of the mounted angle of any solar panels, shall be considered impervious and calculated in the lot coverage of the lot on which the system is located, except as described in Section H below.

(3) The applicant shall submit a Stormwater Management Plan that demonstrates compliance with the municipal stormwater management regulations.

H. Impervious coverage limitations established in this section and a detailed stormwater analysis including Post Construction Stormwater Management (PCSM) and Pennsylvania Stormwater Best Management Practices (BMPs) Manual requirements are required for all solar energy systems unless the requirements listed below are met:

(1) Impervious coverage requirements, and a detailed stormwater analysis including PCSM and BMP requirements do not apply to the solar energy systems if:

(a) If earth disturbance and grading activities are minimized and natural vegetative cover preserved and/or restored using native species specified in applicable township ordinances.

(b) The low impact construction techniques must be utilized in accordance with the latest edition of the Pennsylvania Best Management Practices Manual.

(c) Vegetative cover must have a minimum uniform 90% perennial vegetative cover between rows and 80% under panel arrays with a density capable of resisting accelerated erosion and sedimentation.

(1) Meadows of native species as specified in applicable township ordinance is required for slopes of 5 to 10%.

(2) Vegetative cover shall not be cut or grazed to less than 4 inches in height.

(3) Vegetated areas will not be subject to chemical fertilization or herbicide/pesticides application, except for those applications necessary to establish and maintain the vegetative cover or replace nutrients in accordance with an approved Erosion and Sedimentation Control Plan.

(4) Vegetation along the fence lines shall be controlled by mechanical or chemical application.

(5) For this section, gravel is considered an impervious cover and is prohibited unless used for road or turnaround construction.

(d) The individual solar modules within an array are arranged in a fashion

that:

(1) Allows the passage of runoff between each module, minimizing the creation of concentrated runoff.

(2) Individual solar panels shall allow for adequate vegetative cover to be established and maintained.

(e) All panels must be placed on an area with 15^0 slopes or less.

(f) The lowest vertical clearance of the solar array shall be 3 feet and the highest vertical height from the surface of the ground allowed by the applicable zoning requirement. The minimum height must be of adequate height to promote vegetative growth below the array.

(g) A maximum of 5% of the solar project area may be occupied by the support structure/foundations used to support ground mounted solar panels.

I. Agrivoltaics can be accomplished by:

(1) Cutting, mowing or grazing is limited to a height of no less than 4 inches.

(2) Application of chemical fertilization or herbicides/pesticides is limited to the agronomic needs to the crop(s).

(3) Written Erosion and Sediment plan is developed and approved to control runoff.

(4) When grazing, a Manure Management Plan shall be developed and approved

J. PSES Location to Substation/Transmission Lines

(1) Any proposed PSES shall be located within the following distances of an adequately sized power line, a substation that is capable of accepting solar energy into the electricity grid, or another adjoining solar facility.

(a) Substation- within two (2) miles

(b) Transmission Line- within one (1) mile

K. Decommissioning Costs

(1) At the time of issuance of the permit for the construction of the PSES, the owner shall provide financial security in the form and amount acceptable to the municipality to secure its obligations under this Section.

(a) The PSES Developer shall, at the time of application, provide the municipality with an estimated cost of performing the decommissioning activities required herein, plus an administrative cost of 1% and and inflation factor of 2% per year times service life years. Assume 25 year service life (if the service life increases then the new service life years estimate shall be used in the formula). The decommissioning cost estimate formula shall be:

Cost of decommissioning activities + (Decommissioning cost x 1%) + (Decommissioning cost x 2% x Service Life years) + estimated cost of permits = the decommissioning cost estimate. The Decommissioning Cost estimate is also the Decommissioning Financial Security cost.

(b) On every third year anniversary of the date of providing the decommissioning cost estimate, the PSES Owner shall provide an updated decommission cost estimate, utilized the formula set forth above. If the decommissioning cost estimate amount changes, the PSES Owner shall remit the increased financial security to the municipality within 30 days of the approval of the updated decommissioning cost estimate by the municipality.

(c) Decommissioning security estimates shall be subject to review and approval by the municipality and the PSES Developer/ Owner shall be responsible for administrative, legal, and engineering costs incurred by the municipality for such review.

(d) The decommissioning security may be in the form of cash, letter of credit or bond, as

applicable. The security shall be held by the Municipality.

(e) Prior to approval of any plan or permit for a PSES, the PSES Developer shall enter into a Decommissioning Agreement with the municipality outlining the responsibility of the parties under this Agreement as to the Decommissioning of the PSES and have such agreement recorded with the Recorder of Deeds.

L. Decommissioning

(1) The solar energy system owner is required to notify the Municipality immediately upon cessation or abandonment of the operation.

(2) The solar energy system shall be presumed to be discontinued or abandoned if no electricity is generated by such system within a period of six (6) continuous months. No electricity generation shall be defined as no commercially available power generated to the grid on a continuous basis of 60 consecutive days.

(3) The PSES ~~solar energy system~~ owner shall then have six (6) months from abandonment in which to dismantle and remove the entire solar energy system including all solar related equipment or appurtenances related thereto, including but not limited to buildings, cabling, electrical components, roads, foundations and other associated facilities from the property in accordance with good industry practice and agreements (Decommissioning Agreement)with the PSES owner and Municipality. If the PSES owner fails to dismantle and/or remove the solar energy system within the established timeframe, the municipality may complete the decommissioning at the PSES owner's expense. Any soil exposed during the removal shall be stabilized in accordance with applicable erosion and sediment control standards and requirements.

M. Operating Data Reporting

(1) The PSES ~~solar energy system~~ owner shall submit, on a six (6) month basis (June 30 and December 31) information (such as daily generation chart, significant outage incidents summary, significant operational issues, future planned outages and improvements) concerning the amount of energy generated by the solar energy system to the municipality. Also report any changes to the estimated servicelife.

(2) The PSES owner shall notify the township within 30 days of any change in ownership or operational control of the solar facility.

(3) The PSES owner shall notify the Municipality within 30 days of any incident responded to by Fire, Police, or EMS.

N. Environmental Protection

(1) All PSES must be set back a minimum distance of 25 feet (as measured from the PSES fence) from any area designated as a wetland, a FEMA Floodplain, or an area containing 15% slope or greater.

(2) All PSES shall be set back a minimum distance of 150 feet (as measured from the PSES fence) from a property listed on, or eligible for listing on the National Register of Historic Places as designated by the State Historic Preservation Office of the National Park Service.

(3) In Agricultural Districts, the total of all solar project areas shall not be more than 25% of the total Class I and Class 2 soils and 50% Class 3 soils in Agricultural defined districts. This requirement does not apply if the project area is proposing Agrivoltaics.

(4) In no case shall the solar project area occupy more than 50 acres of Class I and Class 2 soils within an individual parcel.

(5) Any future subdivision of parent tract will not permit further solar development beyond original solar installation.

(6) No more than ten (10)% of existing trees is the PSES area shall be removed during construction. Landscaping required by the township land development ordinances or attached as a condition of approval of any plan, application, or permit shall be completed

prior to the start of commercial power generation. Landscaping (existing or added) shall be maintained with replacement of any dead or dying items within four (4) months.

O. PSES shall not be placed in any legal easement or right-of-way.

P. Ground mounted PSES shall be screened per the applicable zoning district.

Q. PSES shall not be placed within any storm water conveyance system or in any other manner that would alter or impede storm water runoff from collecting in a constructed storm water conveyance system.

R. All on-site (inside the perimeter fence) transmission and plumbing lines shall be placed underground.

S. Security

(1) All ground-mounted PSES shall be completely enclosed by a minimum eight (8) foot high fence with a locked gate at each entrance point (people or vehicle). The fence shall meet setback requirements noted in this section.

(2) The Owner or Facility Operator shall post a sign stating the name(s) and phone number(s) of the contact person(s) for all inquiries, emergencies and complaints. The contact list must cover a 24/7 schedule. The sign shall be posted on each entrance gate and be readable at night. The contact information shall also be given to the municipality.

(3) The Owner or Facility Operator shall develop, provide training and update within 30 days of any change, in conjunction with the Municipality's Emergency Management Coordinator, an Emergency Response plan to cover industry known issues. A copy shall be kept on site and copy given to the Municipality.

(4) There shall a lock box with a combination lock at each entrance gate (the combination lock at each gate shall have the same combination). Each lock box shall contain the applicable gate key, the battery storage lock key, copy of all permits and plans required by this ordinance (including the Emergency Response Plan). The lock combination shall be given to the municipality prior to facility startup.

(5) Each gate and contact sign shall have downfacing motion activated lighting.

T. Access

(1) At a minimum, a 25' wide access road must be provided from a state or municipal roadway into the site.

- Each access road from a street shall be connected to the emergency access openings between the solar array system.
- Between every 8 solar arrays rows or 150 feet (whichever is less), a 20' wide emergency access opening shall be provided to allow access for maintenance vehicles and emergency management.
- Access width is the distance between the bottom edge of a solar panel to the top edge of the solar panel directly across from it.
- There shall be 1 perpendicular access opening up the center of the array rows.
- At each end of these access openings shall be a Dead-End Fire Apparatus Access Road Turnaround. This turnaround shall be in accordance with the "Acceptable Alternative to 120 foot Hammerhead" in Figure D103.1 of the 2021 International Fire Code (or an equivalent approved by the municipality and the Fire/Police/Emergency Services servicing the municipality).
- All roads, access openings and turnarounds shall be capable of supporting police/fire/emergency services vehicles (approximate maximum weight 80,000 pounds) and have a traveling grade of no more than 10 %.

(2) If the PSES is exempt from stormwater requirements as specified in this section, vegetation must be maintained or replaced after maintenance and/or emergency use.

(3) The interior area (inside the gate and fencing) of the PSES shall not be artificially lighted except to the extent required for safety or applicable federal, state, or local authority.

U. The owner of a PSES shall provide the Municipality written confirmation that the public utility company to which the PSES will be connected has been informed of the PSES owners intent to install a grid connected system. The written confirmation shall include a statement of capacity and approval of the proposed connection.

V. Noise Study

(1) A noise study shall be conducted, during normal operations, at any Battery building and at the property line of all adjacent properties. A copy of all reports shall be provided to the municipality. Noise level requirement shall not exceed 65 decibels outside the battery building or at any of the property lines.

(a) Decibel readings must be conducted with calibrated device.

W. Roof and Wall Mounted Principal Solar Energy Systems:

(1) For roof and wall mounted systems, the applicant shall provide evidence that the plans comply with the Uniform Construction Code and adopted building code of the township that the roof or wall is capable of holding the load imposed on the structure.

(2) PSES mounted on the roof or wall of any building shall be subject to the maximum height regulations of the underlying zoning district.

(3) Plans and installation shall be approved by a Pennsylvania registered Professional Engineer.

X ~~S~~ Signage.

(1) Clearly visible warning signs (no smaller than one (1) square foot) shall be placed at the base of all pad-mounted transformers and substations, and on the fence surrounding the PSES, at intervals of 100 feet, informing ~~barrier or perimeter of large-scale solar energy systems, to inform~~ individuals of potential voltage hazards.

(2) A solar energy system shall not be used to display advertising, including signage, streamers, pennants, spinners, reflectors, ribbons, tinsel, balloons, flags, banners or similar materials. The manufacturers and equipment information, warning, or indication of ownership shall be allowed on any equipment of the solar energy system, provided they comply with the prevailing sign regulations.

~~E. All ground-mounted large solar energy facilities shall be enclosed by a fence, barrier or other appropriate means to prevent or restrict unauthorized persons or vehicles from entering the property.~~

~~F. Proof that the design of the large solar energy system conforms to the applicable industry standards, including those of the ANSI, Underwriters' Laboratories (UL), the ASTM, or other similar certifying organizations, and shall comply with the Building Code and with all other applicable fire and life safety requirements. The manufacturer's specifications shall be submitted as part of the application.~~

~~G. All solar energy system installations must be certified by a professional firm from a list of approved solar electric installers provided on the Pennsylvania Sunshine Program website operated by the Pennsylvania Department of Environmental Protection or from the North American Board of Certified Energy Practitioners.~~

~~H. On-site transmission and power lines shall, to the maximum extent practicable, be placed underground.~~

~~I. Ground-mounted solar energy systems shall not be placed within any legal easement or right-of-way location, or be placed within any stormwater conveyance system or in any other manner that would alter or impede stormwater runoff from collecting in a constructed stormwater conveyance system.~~

~~J. The owner of the large solar energy production facility shall be required to provide a certificate of insurance to the Township providing evidence of liability insurance of not less than $1,000,000 and~~

naming the Township as an additional insured on the policy or policies of the owner and/or lessee.

K. At the time of issuance of the permit for the construction of the large solar energy production facility, the owner shall provide financial security in form and amount acceptable to the Township to secure the expense of dismantling and removing said structures.

L. Any change in ownership of the property shall be registered with the Township within 30 days of said change in ownership.

M. Vegetative screening.

(1) All materials used for screening shall be six feet at initial planting or shall reach a minimum height of six feet above the finished grade of the land at the site of planting within two years of planting.

(2) Planting materials shall be permanently maintained in order to ensure effective screening and shall be replaced when necessary.

(3) All required trees, shrubs and yard ground cover shall be native trees and shrubs from a list developed by the Hellam Township Environmental Advisory Council (EAC). The list of acceptable native trees and shrubs for buffer planting, screening and landscaping shall be maintained by Hellam Township and provided to anyone by the Zoning Officer upon request.

(4) Vegetative screen must be comprised of plant material that will provide a minimum capacity of 80% in winter and 80% in summer. One of the following arrangements shall be utilized:

(a) Screen planting shall contain three staggered rows of vegetative material. This screen planting shall consist of one row of fast-growing needled evergreens spaced not more than 12 feet on center and two rows of deciduous trees, with a minimum height potential of 20 feet, spaced not more than 25 feet on center.

(b) Screen plantings shall contain two staggered rows of vegetative material. Seventy-five percent shall be fast-growing needled evergreens planted 10 feet on center and staggered for effective screening. The remaining 25% shall be deciduous trees planted in staggered clusters, with 25 feet being the maximum spacing between trees.

(c) Screen planting shall contain two staggered rows of vegetative material. Seventy-five percent shall be fast-growing needled evergreens planted 10 feet on center and staggered for effective screening. Fifteen percent shall be deciduous trees planted in staggered clusters 25 feet on center. The remaining 10% shall be staggered shrub masses used as understory plants and in combination with deciduous tree clusters. The maximum spacing for shrubs shall be four feet on center. The deciduous trees and shrubs are suggested to break up the straight line planting of one type of planting material.

N. Decommissioning.

(1) The large solar energy production facility owner is required to notify the Township immediately upon cessation or abandonment of the operation. The large solar energy production facility owner shall then have 12 months in which to dismantle and remove the large solar energy production facility from the property.

(2) If a ground-mounted solar energy system is removed, any earth disturbance as a result of the removal of the ground-mounted solar energy system shall be graded and reseeded.

(3) If a ground-mounted solar energy system has been abandoned (meaning not having been in operation for a period of six months) or is defective or is deemed to be unsafe by the Hellam Township Building Code Official, the solar energy system shall be required to be repaired by the owner to meet federal, state and

~~local safety standards, or be removed by the property owner within the time period allowed by the Hellam Township Building Code Official. If the owner fails to remove or repair the defective or abandoned solar energy system, the Township may pursue a legal action to have the system removed at the owner's expense.~~

7A

Aug-25

Name	Address	District	Map	Parcel	Status	Date Approved	Permit Number	Improvement	Cost	Notes
Ed Sneeringer (contractor) (Property H&H Casting)	4300 Lincoln Highway	31	KJ	112C	Approved	August 11, 2025	2025-154	Renovation/Rebuild	$597,400	Raising front roof to match existing roof line
Michael Porter	739 Sunset	31	2	101	Approved	August 15, 2025	2025-155	Accessory Structure (Shed)	$5,700	
Lancaster Conservancy	Wizard Ranch	31	LK	152	Approved	August 18, 2025	2025-156	Special Event		
Justin Seitz	113 Springhouse Lane	31	2	45	Approved	August 18, 2025	2025-157	Fence	$11,000	
Eric Slaugh	302 Laurel Drive	31	5	3	Approved	August 25, 2025	2025-158	Replace sidewalk pavers	$12,000	
Horn Farm	4945 Horn Road	31	KK	134-A0	Approved	August 27, 2025	2025-159	Fire Alarm System	$13,248	
Nathan Kauffman	655 Hillview Road	31	KK	69	Approved	August 27, 2025	2025-160	Accessory Structure (Pole Barn)	$10,000	
Kreutz Creek Properties LLC	30 Stricklers School Roa	31	KL	67-A0	Approved	August 27, 2025	2025-161	Replacement	$6,500	
Jeff Kreuer	553 McCoy Lane	31	KJ	130-A0	Approved	August 29, 2025	2025-162	Patio	$500	