**WINDSOR TOWNSHIP PLANNING COMMISSION**

**MINUTES**

September 10, 2024

Joshua Youpa called the regular meeting of the Windsor Township Planning Commission to order at 7:00 p.m. at the Windsor Township Municipal Building. Members present in addition to Joshua Youpa were Doris Reidenhour, Jonathan Wessner, Eric Sills and Polly Hartman. Secretary Craig Long, Solicitor Russell Farbiarz, Consulting Engineer Steve Hoffman were also present.

**DISPENSE WITH THE READING OF THE MINUTES**

Doris Reidenhour made a motion, seconded by Eric Sills and it carried unanimously to dispense with the reading of the minutes by the secretary.

**APPROVAL OF THE MINUTES**

Doris Reidenhour made a motion, seconded by Polly Hartman and it carried unanimously for the secretary to correct the minutes to change a date from 2023 to 2024. On a motion by Doris Reidenhour seconded by Polly Hartman and it carried unanimously to approve the amended minutes from the August 20,2024 Planning Commission meeting.

**PUBLIC COMMENTS**

Comments or actions were addressed in old or new business.

**OLD BUSINESS**

#2-Mountain Trail Solar, LLC – It was stated that the conditional use hearings are completed and that the Board of Supervisors will be meeting in executive session on September 18,2024 to continue to discuss the findings.

#1-2023 Rahns Construction, H&K Group, Cement Plant – No action taken.

#2-2023 Commonwealth of PA, Snyder Subdivision – The secretary stated that the Planning Commission has not received a status report from the applicant.

**NEW BUSINESS**

#3-2024 Hepner Rd Solar 1, LLC - It was stated that a Condition Use Hearing has been scheduled to be held on September 30,2024 before the Board of Supervisors. There was considerable discussion concerning the recommendation to be relayed to the Board of Supervisors for determination of the Conditional Use Hearing. On a motion by Joshua Youpa, seconded by Eric Sills passed with unanimous vote this recommendation was made:

Planning Commission Minutes – September 10,2024

Page 2

1. The Township Supervisors approve the modification to Condition 1 of the applicant’s previous condition use approval, changing the facility designation from “community solar” to “net metered.
2. Additionally, the applicant will be required to comply with the newly adopted solar ordinance, NO.126-2024 when proceeding to the land development and zoning approval stages

#4-2024 Karl Merkel Subdivision – On a motion by Eric Sills, seconded by Jonathan Wessner passed with unanimous vote, the Commission recommends that two waivers from the SALO be granted:

1. Section 602.3 curb installation
2. Section 602.4 sidewalk installation

**PLANNING COMMISSION CONCERNS**

It was stated that two alternates for the planning commission would be a good recommendation and the Supervisors should consider it.

**ZONING OFFICER CONCERNS**

None

**ADJOURNMENT**

Doris Reidenhour duly made a motion, seconded by Jonathan Wessner passed with unanimous vote, to adjourn the meeting at 7:50 p.m.

Craig A. Long, Secretary