

## NORTH EAST TOWNSHIP PLANNING COMMISSION

August 5, 2025

### Minutes

Call to Order: Vern called the meeting to order at 7:00 PM. Present were Vern, Char, LeAnn and Jay. Dennis and Matt were excused.

Minutes of July 1, 2024 meeting; Char motioned for approval, LeAnn seconded, approved.

Old Business: No old business.

#### New Business:

1. Dave Thornton—On behalf of Dave, Jay presented a replot/lot line revision of parcel 37-042-101.0-027.01 on Station Road (SR 89). Dave intends to sell approx. .103 acres on the northern portion of this parcel to the neighbor on the north. There being no issues, Char motioned for approval, LeAnn seconded, approved. **Preliminary/Final R-2**
2. Jeffrey Haines—Mr. Haines presented his final subdivision plan for parcel 37-027-111.0-006.00 on Kerr Road. Preliminary approval was granted by the Planning Commission on February 6, 2023. He is selling the vineyard and retaining the woods. In order to connect the woods to his current parcel there is a 35' short distance between the two parcels. The woods are no-buildable. This has been okayed by the County. Char motioned for approval, LeAnn seconded, approved. **Final R-1**
3. Representatives of Westwood Professional Services and Forefront Power (project developer), Matt Vollbrecht and Christian Schlesinger, presented some preliminary ideas about their proposed solar project near East Main Road (US 20) and Remington Road. There are six projects, totaling 15 megawatts.
  - a. On the east side of the Remington Road parcel, project 1 will consist of 3 megawatts.
  - b. On the east side of the Remington Road parcel, project 2 will consist of 2 megawatts.
  - c. On the same Remington Road parcel, west side, project 1 will consist of 3 megawatts.
  - d. On the same Remington Road parcel, west side, project 2 will consist of 2 megawatts.
  - e. On the US 20 parcel, the east portion will consist of 3 megawatts.
  - f. On the US 20 parcel, the west portion will consist of 2 megawatts.

By entering into 6 separate "net metering" agreements with Penelec, these projects are not required to wait for State enabling legislation as they are not considered "community solar projects." Community solar projects max out at 5 megawatts; thus, they utilized this proposed scenario in order to proceed without waiting for State legislation.

Vern mentioned that the two Board members absent from the meeting are the most knowledgeable about solar and therefore we would not take any actions at this meeting other than listening to what they are proposing. They would have to return and meet with the full board.

They understand that they have to request a Conditional Use permit to start this project. Vern explained that process, including the notice to all property owners within 500' and a public hearing to be held by the Supervisors, after recommendations from the Planning Commission are forwarded to the Supervisors. The Board was not willing to discuss any conditions at this point since the full Board was not present to review the proposal.

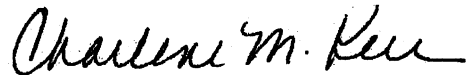
Vern thanked them for attending. They will provide corrected information, as well as a PowerPoint to Jay for our review.

Variance Hearings: No variances

Discussions: None

Walk-Ins/Public Comments: None

Adjournment: LeAnn motioned to adjourn.

A handwritten signature in cursive script that reads "Charlene M. Kerr". The signature is written in black ink and is positioned above the typed name.

Charlene M. Kerr, AICP, Secretary