

  
**WEST LAKELAND TOWNSHIP**  
**PLANNING COMMISSION MEETING**  
April 18, 2024

Present: Mr. Mark Votava, Mr. Sean Flaherty, Mr. Del Miske, Mr. Brian Krafthefer, Mr. David Sanocki, Ms. Betsy Vance, Supervisor Phillip Moosbrugger

Others in Attendance: Jesse Dimond (New Energy Equity), Casey & Cathy Haden, Ally Lawrentz, Anna Rios, Barry Rosell

**Call to Order:**

Chairman Votava called the meeting to order at 7:02 PM, April 18, 2024.

**Approval of the Minutes**

Mr. Miske moved to approve the minutes of the March 14, 2024 meeting. Seconded by Mr. Krafthefer, the motion carried 6-0.

**Process for Application to Fill Planning Commission Vacancy**

Mr. Votava reported that two applications have been received for the vacant position. Application deadline is April 26<sup>th</sup>. We will review applications and conduct interviews in May and June before making a recommendation to the board at the July Board Meeting.

**Draft Proposal of Ordinance Amendment to Section 11.6.2**

Mr. Miske presented a draft amendment to add Ordinance Section 11.6.2.4 to the ordinances regarding screening of public buildings for review and discussion. Ms. Vance made a motion to recommend adoption of the proposed amendment to the board. Seconded by Mr. Sanocki, the motion passed by a 6-0 vote.

**Presentation of Application for a Community Solar Garden on 30<sup>th</sup> Street**

Mr. Jesse Dimond of New Energy Equity presented a draft application to install a community solar garden on the subject property. The application appears to have the wrong owner listed and is post-dated to February 23, 2024. There is currently a lease agreement between the property owner and New Energy Equity that is contingent on approval of the solar project. Mr. Votava recalled the discussion from the March Planning Commission meeting, in which it was determined that the only primary uses allowed in the SFE District are Agriculture and Single-Family Residential, therefore, a solar garden shall only be allowed as an accessory use in this district. Mr. Dimond cited ordinance section 8.17.4.3.2 which states that ground-mount community solar gardens are allowed in all districts as an accessory use. Several homeowners adjacent to the property stated that they were not in favor of the project. Mr. Dimond will withdraw the application. He intends to go back to his team and review whether they would like to continue to pursue this project or not.

**Update on Proposed Ordinance Revision, Recodification and Fee Schedule Status**

Mr. Votava reported to the planning commission the status of several recommendations to the board and posted them to the share drive.



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**Ordinance Section 8.17.4.3**

It was proposed by Mr. Votava to recommend the following to the board:

- Modify Section 8.17.4.3.1 to read “Rooftop community solar energy systems are permitted in all districts in which commercial buildings are permitted.”
- Remove Section 8.17.4.3.2
- Add “SFE District” to Section 8.17.4.3.3
- Re-number Section 8.17.4.3 and following

Seconded by Mr. Flaherty, the motion passed by a 6-0 vote.

**Adjourn**

The date for the next meeting was confirmed for May 16, 2024. Having no further business, Mr. Flaherty moved to adjourn the meeting. Seconded by Mr. Krafthefer, the motion carried by a 6-0 vote. Mr. Votava adjourned the meeting at 8:57 PM.

Respectfully Submitted,

Sean Flaherty  
Planning Commission Secretary