

Hamilton Township Board of Supervisors
Regular Meeting Minutes
Monday, September 13, 2021

CALL TO ORDER: The meeting was called to order at 7:00 PM with the Pledge of Allegiance by Parliamentarian Stephanie A. Egger.

Supervisors present were Ronald L. Weidner, Timothy D. Beard, III and Michael A. Strausbaugh. Also present were Ronald T. Tomasko, ESQ, from the firm Tomasko & Koranda, P.C.; Chad Clabaugh, P.E. from the firm C.S. Davidson, Inc., Parliamentarian, Stephanie A. Egger, Assistant Secretary Jessica Baim, and Roadmaster, Tom Barrows.

APPROVAL OF AGENDA: Stephanie Egger provided the agenda to the Board of Supervisors. *A motion was made by Michael A. Strausbaugh to approve the agenda as presented with a second made by Ronald L. Weidner. Motion was unanimously approved.*

APPROVAL OF MINUTES:

Regular Scheduled Meeting, August 2, 2021.

Upon review of the minutes of the August 2, 2021, regular meeting, a motion was made by Timothy D. Beard, III, with a second made by Ronald L. Weidner. Motion was approved unanimously.

PUBLIC COMMENTS: None

OLD BUSINESS:

1. SPCA Collection: We continue to collect items for the Adams County SPCA for the care of the animals at the shelter. They need towels, blankets, toys, etc. in good condition. Stephanie Egger expressed the need the SPCA is experiencing and reminded the residents if anyone wants to donate, they can bring items to the Township building and the Township will take the items to the SPCA.
2. BEAVER CREEK ROAD BRIDGE Rehabilitation update: No update. *A motion was made by Ronald L. Weidner to table with a second made by Michael A. Strausbaugh. Motion was approved unanimously.*
3. Discussion regarding the Home Road and Protectory Road Bridges: Ronald L. Weidner confirmed with Chad Clabaugh P.E., of C.S. Davidson to move forward with the permits and the bridges are still inline for a spring 2022 construction. Chad Clabaugh P.E., of C.S. Davidson confirmed with Stephanie Egger that the Township signed up with the new DEP E-permitting system.

NEW BUSINESS:

1. State Police: Stephanie Egger read the report for the month of July there was a total of 52 incidents; 29 service, six crash, 14 criminal and three no responses.
2. Northeast Adams Fire Co. #32-FIRE: Stephanie Egger read the report for the month of August there was a total of 48 incidents, two in Hamilton Township.
3. Northeast Adams Co. #32- EMS: Stephanie Egger read the report for the month of August, there was a total of 108 incidents, nine in Hamilton Township.

APPROVED

4. United Hook & Ladder Co. No. 33: Stephanie Egger read the report for the month of August, there was a total of 54, with three in Hamilton Township.
5. Adams Regional EMS, Inc. Monthly Report: Stephanie Egger read the report for the month of July and August. For the month of July there was a total of 715 incidents with ten in Hamilton Township. For the month of August there was a total of 694 incidents with seven in Hamilton Township.
6. Request from Adams County Historical Society: Request for a monetary contribution to the Capital Campaign for the Museum. *A motion to table was made by Michael A. Strausbaugh, with a second made by Timothy D. Beard, III. Motion was unanimously tabled.*
7. Alternative for investments of matured Trust CD's totaling \$30,000. The funds are currently in the General Checking Account move to a CD with Member's 1st Credit Union. *A motion was made by Timothy D. Beard, III to approve investing with Member's 1st Credit Union CD with a second made by Ronald L. Weidner. Motion was approved unanimously.*

7a. Approval of Resolution 2021-43, Member's 1st Federal Credit Union as depository. Stephanie Egger read the Resolution No. 2021-43; Pursuant to the Commonwealth of Pennsylvania, Second Class Township Code, Article 7, Section 708, Depositories of Township Funds. The Board of Supervisors of Hamilton Township, Adams County, Pennsylvania, resolves as follows: That Members 1st Federal Credit Union is hereby appointed as a Financial Depositor of Township Funds for Hamilton Township as set by the Board of Supervisors, Hamilton Township, Adams County, Pennsylvania for the year 2021. *A motion to approve was made by Ronald L. Weidner with a second made by Timothy D. Beard, III. Motion was approved unanimously.*

Planning Commission recommendations and status of active plans:

1. On behalf of the Planning Commission for Hamilton Township, we recommend that the Board of Supervisors adopt the revisions/additions to the Solar Ordinance §150 including the updated version of the "TABLE OF USES". The following pages include the revisions and additions to both the Solar Ordinance and the updated "TABLE OF USES" (§150 attachment 1).
2. On behalf of the Planning Commission for Hamilton Township, we recommend that the Board of Supervisors adopt the additions and amendments to the Zoning Ordinance §150 for Medical Marijuana. Please see the following pages that include the additions to §150-5 (Definitions), amendments to §150-61, §150-69, §150-71, §150-98 and the addition to §150-116.
3. The Planning Commission recommends the Board of Supervisors approve requesting Chad Clabaugh P.E. of C.S. Davidson, Inc. draft the newly required Stormwater Ordinance to reflect the 2022 requirements of the Department of Environmental Protection. C.S. Davidson, Inc. has drafted the new Ordinance to be in compliance with the new DEP requirements. The cost to the Township is expected to be no more than \$1,000.00. The Categories for Stormwater calculations shall remain the same: 0-1000, 1,000-10,000, and over 10,000. *A motion to approve Chad Clabaugh, P.E. to use the C.S. Davidson draft of Stormwater Ordinance was made by Ronald L. Weidner with a second made by Timothy D. Beard, III. Motion was unanimously approved.*

RECESS GENERAL MEETING

OPEN PUBLIC HEARING: As required by the Municipal Planning Code:

Stephanie Egger read over the Solar Energy Amendments:

Amend §150-5 to add the following (Definitions)

ACCESSORY SOLAR ENERGY SYSTEM: An area of land or other area used for a solar energy system used to capture solar energy, convert it to electrical energy or thermal power and supply electrical or thermal power primarily for on-site use. Ground mounted or freestanding Solar Energy Systems with an output size of not greater than 20kw shall be considered Accessory Solar Energy Systems. Roof Mounted Solar Energy Systems on the roofs of buildings on-site used primarily for on-site use shall have no limit as to energy output. An accessory solar energy system consists of one (1) or more free-standing ground, or roof mounted solar arrays or modules, or solar related equipment and is intended to primarily reduce on-site consumption of utility power or fuels. The use shall not include battery storage for the solar energy generated by the facility unless such storage is located within the footprint of existing structures on the site.

BUFFER YARD: A strip of land that a) separates one use from another use or feature, and b) is not occupied by any building, parking, outdoor storage, or any use other than open space or approved pedestrian pathways. A buffer yard may be a part of the minimum setback distance, but land within an existing or future street right-of-way shall not be used to meet a buffer yard requirement.

GLARE: The effect produced by light with an intensity sufficient to cause annoyance, discomfort, or loss in visual performance and visibility.

SOLAR EASEMENT: A solar easement means a right, expressed as an easement, restriction, covenant, or condition contained in any deed, contract, or other written instrument executed by or on behalf of any landowner for the purpose of assuring adequate access to direct sunlight for solar energy systems.

SOLAR ENERGY: Radiant energy (direct, diffuse and/or reflective) received from the sun.

SOLAR ENERGY FACILITY: An area of land or other area used for a solar collection system principally used to capture solar energy, convert it to electrical energy or thermal power and supply electrical or thermal power primarily for off-site use or for use on-site if the output size is greater than 20kw. Principal solar energy systems consist of one (1) or more free-standing ground, or roof mounted solar collector devices, solar related equipment and other accessory structures and buildings including light reflectors, concentrators, and heat exchangers, substations, electrical infrastructure, transmission lines and other appurtenant structures. The use shall not include battery storage for the solar energy generated by the facility.

SOLAR FACILITY CONNECTION: The electric conveyance lines which connect a Solar Energy Facility to the high-voltage electric interconnection grid.

SOLAR PANEL: That part or portion of a solar energy system containing one or more receptive cells or modules, the purpose of which is to convert solar energy for use in space heating or cooling, for water heating and/or for electricity.

SOLAR RELATED EQUIPMENT: Items including a solar photovoltaic cell, module, panel, or array, or solar hot air or water collector device panels, lines, pumps, batteries, mounting brackets, framing and possibly foundations or other structures used for or intended to be used for collection of solar energy. This term shall not include battery storage for solar energy.

1. **SOLAR ARRAY:** A grouping of multiple solar modules with the purpose of harvesting solar energy.
2. **SOLAR CELL:** The smallest basic solar electric device which generates electricity when exposed to light.

3. **SOLAR MODULE:** A grouping of solar cells with the purpose of harvesting solar energy.

Amend §150-13 to add the following (AP District - Accessory uses permitted by right)

- I. Accessory Solar Energy Systems (ASES), pursuant to §150-96.

Amend §150-22 to add the following (RR District - Accessory uses permitted by right)

- G. Accessory Solar Energy Systems (ASES), pursuant to §150-96.

Amend §150-30 to add the following (R-1 District - Accessory uses permitted by right)

- E. Accessory Solar Energy Systems (ASES), pursuant to §150-96.

Amend §150-36 to add the following (R-2 District - Accessory uses permitted by right)

- E. Accessory Solar Energy Systems (ASES), pursuant to §150-96.

Amend §150-42 to add the following (R-3 District - Accessory uses permitted by right)

- E. Accessory Solar Energy Systems (ASES), pursuant to §150-96.

Amend §150-48 to add the following (RC District - Accessory uses permitted by right)

- F. Accessory Solar Energy Systems (ASES), pursuant to §150-96.

Amend §150-55 to add the following (MU District - Accessory uses permitted by right)

- E. Accessory Solar Energy Systems (ASES), pursuant to §150-96.

Amend §150-62 to add the following (C District - Accessory uses permitted by right)

- E. Accessory Solar Energy Systems (ASES), pursuant to §150-96.

Amend §150-70 to add the following (EI District - Accessory uses permitted by right)

- C. Accessory Solar Energy Systems (ASES), pursuant to §150-96.

Amend §150-72 to add the following (EI District - Uses permitted by conditional use)

- HH. Solar Energy Facility (SEF), in accordance with §150-98. RR

Revise §150-15. B to read as follows (AP District - Uses permitted by conditional use)

- B. Wind farms.

Revise §150-24. B to read as follows (RR District - Uses permitted by conditional use)

- B. Wind farms.

Amend §150-96.C to add the following (Performance standards for accessory uses and structures)

- (9) Accessory Solar Energy Systems (ASES)

(a) CRITERIA APPLICABLE TO ALL ACCESSORY SOLAR ENERGY SYSTEMS:

- (1)** ASES shall be permitted as a use by right in all zoning districts.

(a) The ASES layout, design, installation, and ongoing maintenance 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), Florida Solar Energy Center (FSEC) or other similar certifying organizations, and shall comply with the PA Uniform Construction Code as enforced by Hamilton Township, and with all other applicable fire and life safety requirements.

Upon completion of installation, the ASES shall be maintained in good working order in accordance with standards of the Hamilton Township codes under which the ASES was constructed. Failure of the property owner to maintain the ASES in good working order is grounds for appropriate enforcement actions by Hamilton Township in accordance with applicable ordinances.

(b) All on-site utility, connection lines, and plumbing shall be placed underground to the extent feasible.

(2) Glare

(a) All ASES shall be placed such that concentrated solar radiation or glare does not project onto nearby structures or roadways.

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

(3) Decommissioning

(a) Each ASES and all solar related equipment shall be removed within twelve (12) months of the date when the use has been discontinued or abandoned by system owner and/or operator, or upon termination of the useful life of same.

(b) The ASES shall be presumed to be discontinued or abandoned if no electricity is generated by such solar collector for a period of twelve (12) continuous months.

(c) The ASES owner shall, at the request of the Township, provide information concerning the amount of energy generated by the ASES in the last 12 months.

(4) Permit Requirements

(a) Zoning/building permit applications shall document compliance with this Section and shall be accompanied by drawings showing the location of the system on the building or property, including property lines.

(b) The ASES must be properly maintained and be kept free from all hazards, including but not limited to, faulty wiring, loose fastenings, being in an unsafe condition or detrimental to public health, safety or general welfare.

(b) **ROOF MOUNTED AND WALL MOUNTED ACCESSORY SOLAR ENERGY SYSTEMS:**

(1) A roof mounted or wall mounted ASES may be located on a principal or accessory building.

(2) The total height of a building with an ASES shall not exceed by more than three (3) feet above the maximum building height specified for principal or accessory buildings within the applicable zoning district.

(3) Wall mounted ASES shall comply with the setbacks for principal and accessory structures in the underlying zoning districts.

(4) Solar panels shall not extend beyond any portion of the roof edge.

(5) 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.

(c) GROUND MOUNTED ACCESSORY SOLAR ENERGY SYSTEMS:

(1) Setbacks

(a) All components, including fencing, of a ASES shall be setback from any property line a minimum of fifty (50) feet.

(b) A ground mounted ASES shall not be located in the required front yard, unless the principal structure is set back more than 500 ft. from the Front Lot Line, in which case, the ASES shall be set back not less than 200 ft. from the Front Lot Line.

(2) Height. Ground mounted ASES shall not exceed fifteen (15) feet in height above the ground elevation surrounding the systems.

(3) Coverage

(a) The following components of a ground mounted ASES shall be considered impervious coverage and calculated as part of the impervious coverage limitations for the underlying zoning district:

(1) Foundation systems, typically consisting of driven piles or monopoles or helical screws with or without small concrete collars.

(2) All mechanical equipment of the system including any structure for batteries or storage cells.

(b) The horizontal area of a ground mounted Solar Panel which allows for vegetation below the panels shall not be included in the impervious coverage limitations for the underlying Zoning District.

(4) Screening. Ground mounted ASES shall be screened from any adjacent property that is residentially zoned or used for residential purposes in accordance with the screening requirements of the Zoning Ordinance.

(5) Appropriate safety/warning signage concerning voltage shall be placed at ground mounted electrical devices, equipment, and structures. All electrical control devices associated with the ASES shall be locked to prevent unauthorized access or entry.

(6) Ground-mounted ASES shall not be placed within any legal easement or right-of-way location or be placed within any storm water conveyance system, unless the Applicant can demonstrate, to the satisfaction of the Township, that the ASES will not impede stormwater management, or in any other manner that would alter or impede storm water runoff from collecting in a constructed storm water conveyance system.

(7) Stormwater Management.

(a) Stormwater runoff from an ASES shall be managed in accordance with the requirements of the Hamilton Township Stormwater Management Ordinance.

(b) Where Solar Panels are mounted above the ground surface allowing for vegetation below the panels, the horizontal area of the panel may be considered a Disconnected Impervious Area ("DIA") and therefore, will have no increase from the pre-development

to post-development runoff coefficient. The horizontal area of the panel can only be considered a DIA if the following conditions apply:

(1) Where natural vegetative cover is preserved and/or restored utilizing low impact construction techniques from the Pennsylvania Department of Environmental Protection Stormwater Best Management Practices Manual, including, but not limited to the following: minimizing the total disturbed area, minimizing soil compaction in disturbed areas, and re-vegetating and re-foresting disturbed areas using native species.

(2) Where the vegetative cover has a minimum uniform 90% perennial vegetative cover with a density capable of resisting accelerated erosion and sedimentation.

(a) For panels located on slopes of 0 to 5% a minimum 4" height of vegetative cover shall be maintained.

(b) For panels located on slopes between 5% and 10% a meadow condition shall be maintained.

(c) Panels located on slopes between 10% and 15% cannot be considered DIA.

(d) Solar Panels located on slopes over 15% are not permitted.

(e) Vegetated areas shall not be subject to chemical fertilization or herbicide/pesticides application, except for those applications necessary to establish the vegetative cover or to prevent invasive species and in accordance with an approved Erosion and Sediment Control Plan.

(f) Agrivoltaics, the co-development of the same area of land for both solar photovoltaic power and conventional agriculture, may be used provided that:

(1) Only shade tolerant crops may be used,

(2) Crops must be no tilled in,

(3) A written erosion and sediment control plan must be developed for agricultural plowing or tilling activities, or a portion of the overall farm conservation plan must identify the Best Management Practices (BMPs) used,

(4) Any cutting or mowing of the agricultural crop is limited to a height of no less than 4 inches,

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

(3) Where the Solar Panels within a Solar Array are arranged in a fashion that:

(a) Allows the passage of runoff between each Solar Panel, thereby minimizing the creation of concentrated runoff.

(b) Allows for the growth of vegetation beneath the panel and between the Solar Arrays.

- (4) Where the length of the receiving, overland, vegetated area, downhill of each Solar Arrays is equal to or greater than the contributing, maximum, combined, horizontal length of the Solar Arrays. The grass area below each Solar Array shall not be considered in the length of the receiving, overland, vegetated area.
 - (5) Where the contribution flow path or total combined horizontal length of a Solar Array is less than seventy-five (75) feet.
 - (6) Where less than 5% of the horizontal area of the Solar Panels themselves are disturbed and/or covered by the ground mounted support structures of foundation.
 - (7) Where the lowest vertical clearance along the drip edge or drip line of all Solar Panels within a Solar Array is ten (10) feet or less from the surface of the ground but an adequate height to promote vegetative growth below the Solar Array.
 - (8) Where the drip edge or drip line of the Solar Panels are mounted level to promote sheet flow discharge unless no more than 500 square feet of contributing surface will discharge to any one point, in which case a spreading device is required for the concentrated discharges.
- (c) The horizontal area of any Solar Panel or Solar Array that cannot meet all the conditions to be considered DIA, as listed in §150-96.C(9)(c)(7)(b), shall be treated as impervious area. These areas shall be included in the pre-development to post-development runoff analysis as impervious area to determine the need for Post Construction Stormwater Management (“PCSM”) Best Management Practices.
- (1) Use of gravel is permissible under a panel or in the receiving downhill flow path; however, the use of gravel would not allow the horizontal area of the Solar Panel or Solar Array to be considered as a DIA.
 - (2) All impervious areas associated with the ASES such as roadways and support buildings cannot be considered a DIA and shall follow normal protocols when performing the PCSM stormwater analysis.
 - (3) When the ground mounted Solar Panels cannot meet the conditions to be considered a DIA, the impervious area shall be analyzed using the Industrial Land Use Description with Runoff Curve Numbers between 81 for Hydraulic Soil Group A and 93 for Hydraulic Soil Group D.

Amend §150-98 to add the following (Performance standards for specific uses)

RR. Solar Energy Facility (SEF)

(1) CRITERIA APPLICABLE TO ALL SEFS:

- (a) The SEF 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), Florida Solar Energy Center (FSEC) or other similar certifying organizations, and shall comply with the PA Uniform Construction Code as enforced by Hamilton Township 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.
- (b) All on-site transmission and plumbing lines shall be placed underground to the extent feasible.

- (c) Solar Facility Connections shall be placed underground unless:
 - (1) The electric lines will be placed on existing utility poles that host existing electric, cable, or telephone lines; or
 - (2) The Applicant can demonstrate, to the satisfaction of the Township, that it is not possible to place the connection underground, in which case, only the portion of the line, which is not capable of placement underground, as determined by the Township, may be placed above ground.
- (d) No portion of the SEF shall contain or be used to display advertising. The manufacturer's name and equipment information or indication of ownership shall be allowed on any equipment of the SEF provided they comply with the prevailing sign regulations.
- (e) Glare
 - (1) All SEF shall be placed such that concentrated solar radiation or glare does not project onto nearby structures or roadways.
 - (2) The applicant has the burden of proving that any glare produced does not have significant adverse impact on neighboring or adjacent uses either through siting or mitigation.
- (f) The SEF owner and/or operator shall maintain a phone number and identify a person responsible for the public to contact with inquiries and complaints throughout the life of the project and provide this number and name to the Township. The SEF owner and/or operator shall make reasonable efforts to respond to the public's inquiries and complaints.
- (g) Decommissioning
 - (1) The SEF owner is required to notify the Township immediately upon cessation or abandonment of the operation. The SEF shall be presumed to be discontinued or abandoned if no electricity is generated by such system for a period of twelve (12) continuous months.
 - (2) The SEF owner shall then have twelve (12) months in which to dismantle and remove the SEF including all solar related equipment or appurtenances related thereto, including but not limited to buildings, cabling, electrical components, roads, foundations, solar facility connections and other associated facilities.
 - (3) To the extent possible the materials shall be re-sold or salvaged. Materials that cannot be re-sold or salvaged shall be disposed of at a facility authorized to dispose of such materials by federal or state law.
 - (4) Any soil exposed during the removal shall be stabilized in accordance with applicable erosion and sediment control standards.
 - (5) Any access drive paved aprons from public roads shall remain for future use.
 - (6) The SEF site area shall be restored to its pre-existing condition, suitable for its prior use, except the landowner may authorize, in writing, any buffer landscaping or access roads installed to accommodate the SEF to remain.
 - (7) Any necessary permits, such as Erosion and Sedimentation and NPDES permits, shall be obtained prior to decommissioning activities.

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

(a) The SEF Developer shall, at the time of application, provide the Township with an estimate of the cost of performing the decommissioning activities required herein, together with an administrative and inflation factor of 25% to account for the cost of obtaining permits to complete said activities. The estimate may include an estimated salvage and resale value, discounted by a factor of 20%. The decommissioning cost estimate formula shall be: Gross Cost of decommissioning activities + Administrative Factor of 25% - Salvage and resale credit of 80% = the decommissioning cost estimate.

(b) On every 5th anniversary of the date of providing the decommissioning financial security the SEF Owner shall provide an updated decommission cost estimate, utilizing the formula set forth above with adjustments for inflation and cost and value changes. If the decommissioning security amount changes, the SEF Owner shall remit the increased financial security to the Township within thirty (30) days of the approval of the updated decommissioning security estimate by the Township.

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

(d) At no time shall the financial security be an amount less than \$500,000.00.

(e) The decommissioning security may be in the form of cash, letter of credit, or an investment grade corporate guarantee rated BBB-/Baa3 or better by S&P, Moody's, or AM Best, as applicable.

(f) Prior to approval of any plan or permit for a SEF, the SEF Developer shall enter into a Decommissioning Agreement with the Township outlining the responsibility of the parties under this Agreement as to the decommissioning of the SEF.

(h) Permit Requirements

(1) SEF shall comply with the Township subdivision and land development requirements. The installation of SEF shall be in compliance with all applicable permit requirements, codes, and regulations.

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

(2) GROUND MOUNTED PRINCIPAL SOLAR ENERGY SYSTEMS:

(a) Minimum lot size: The minimum lot size for every lot on which a SEF, or a component of a SEF, is proposed shall be one hundred (100) acres.

(b) Proportion of Lot to be Devoted to Solar Arrays: For each lot on which a SEF, or a component of a SEF, is proposed, the following calculations shall be performed to determine the proportion of the lot on which solar arrays may be authorized.

- (1)** Calculate Constrained Area: Calculate the Constrained Area by calculating the sum of the acreage of the following features that appear on a lot.

 - (a)** Floodplains, as identified in the Hamilton Township Floodplain Ordinance.
 - (b)** Natural and Man-Made Drainage Corridors, extending twenty-five (25) feet from the centerline of any such drainage feature.
 - (c)** Wetlands.
 - (d)** Wetlands Buffer extending fifty (50) feet from any wetland.
 - (e)** Slopes in excess of fifteen percent (15%).
 - (f)** Wooded Areas.
 - (g)** Road Rights-of-Way.
 - (h)** Setback areas, as defined in the underlying zoning district.
- (2)** Calculate SEF Development Area: Calculated the SEF Development Area by subtracting the Constrained Area from the lot area.
- (3)** Calculate the Portion of the SEF Development Area that may be devoted to Solar Arrays: Calculate the total acres of land within the SEF Development Area that are comprised of Class I and II agricultural soils, as identified in official Federal soils mapping or a more accurate professional study. Subtract one-half (1/2) of this figure from the SEF Development Area to determine the Portion of the SEF Development Area that may be devoted to Solar Arrays.
- (4)** For each lot on which a SEF, or a component of a SEF, is proposed, a map shall be provided by the applicant detailing the Constrained Area, the SEF Development Area, the Class I and II agricultural soils, and the Portion of the SEF Development that may be devoted to Solar Arrays.
- (5)** Solar Arrays shall only be placed within that portion of any lot that lies within the Portion of the SEF Development that may be devoted to Solar Arrays.
- (c)** Minimum Setbacks: All components, including fencing, of a SEF shall be setback from any property line a minimum of one hundred (100) feet.
- (d)** Height. All ground mounted SEF shall comply with a fifteen (15) foot maximum height requirement.
- (e)** Coverage

 - (1)** The following components of a ground mounted SEF shall be considered impervious coverage and calculated as part of the impervious coverage limitations for the underlying zoning district:

 - (a)** Foundation systems, typically consisting of driven piles or monopoles or helical screws with or without small concrete collars.
 - b)** All mechanical equipment of the system including any structure for batteries or storage cells.

(2) The horizontal area of a ground mounted Solar Panel which allows for vegetation below the panels shall not be included in the impervious coverage limitations for the underlying Zoning District.

(f) Ground mounted SEF shall be screened and buffered in accordance with the following standards.

(1) A minimum 30 feet wide buffer yard with plant screening shall be required along all lot lines. The required buffer yard shall be extended to 50 feet along all lot lines adjoining a residential zone.

(2) A required yard may overlap a required buffer yard, provided the requirement for each is met. The buffer yard shall be measured from the district boundary line, street right-of-way line or lot line, whichever is applicable. Required plantings shall not be placed within the right-of-way, except that the Township may allow deciduous canopy trees.

(3) The buffer yard shall be a landscaped area free of structures, dumpsters, commercial or industrial storage or display, signs, manufacturing or processing activity, materials, loading and unloading areas or vehicle parking or display.

(4) Plant screening shall be installed around the entire perimeter of the SEF installation. If existing healthy trees with a trunk diameter of 6 inches or greater (measured 4.5 feet above the ground level) exist within the buffer yard, they shall be preserved to the maximum extent feasible. The Zoning Officer may certify that preserving existing mature trees and shrubs within the buffer yard will meet the same purposes as the new plant screening. In such case, part or all of the new plant screening may be waived in writing by the Zoning Officer.

(5) The plant screening shall be installed along the exterior side of the fencing required by §150-98. RR(2)(h)(1). All required plant screening shall be located within fifty (50) feet of the required fencing.

(6) Prior to the issuance of a permit under this Ordinance where a buffer yard would be required, and on any required subdivision or land development plan, the applicant shall submit plans showing:

(a) the location and arrangement of each buffer yard,

(b) the placement, general selection of species and initial size of all plant materials, and

(c) the placement, size, materials and type of all fences to be placed in such buffer yard.

(7) Plant screening shall be designed in accordance with the following standards:

(a) Plant materials needed to form the visual screen shall have a minimum height when planted of 4 feet. In addition, an average of 1 deciduous shade tree, with a minimum trunk diameter of 2 inches measured 6 inches above the finished ground level, shall be placed for each 50 feet of length of the buffer yard. The shade trees may be clustered or spaced unevenly.

(b) Plants needed to form the visual screen shall be of such species, spacing and size as can reasonably be expected to produce within 3 years a mostly solid year-round visual screen at least 6 feet in height.

- (c) The plant screen shall be placed so that at maturity the plants will not obstruct a street or sidewalk.
- (d) The plant visual screen shall extend the full length of the lot line, except for a) Township-approved points of approximately perpendicular vehicle or pedestrian ingress and egress to the lot, b) locations necessary to comply with safe sight distance requirements where the plantings cannot feasibly be moved further back, and c) locations needed to meet other specific State, Township, and utility requirements, such as stormwater swales.
- (e) Plant screening shall be designed to emulate the mix of species and appearance of existing tree lines, hedge rows, and wooded areas already in existence within the landscape where the SEF is proposed. The applicant shall, as a component of the Buffer Yard Plan, assess the species mix and characteristics found in existing tree lines, hedge rows, and wooded areas surrounding the SEF and document that the plant screening is designed to emulate these characteristics.
- (f) The primary use of evergreen trees shall not be permitted, and a monotonous straight row of the same species, particularly evergreen trees, is specifically prohibited.
- (g) American Arborvitae and similar weak-stem plants shall not be used to meet the buffer yard requirements. A monotonous straight row of the same species is discouraged. A more naturalistic form of planting is encouraged with a mix of species. If more than 20 evergreen plants are proposed, no more than 50 percent shall be of one species.
- (h) Earth berms shall not be used as an additional or alternative method to provide screening of the SEF facility. The plant screening area shall retain the topographic characteristics of the setting.
- (g) Ground-mounted SEF shall not be placed within any legal easement or right-of-way location or be placed within any storm water conveyance system, unless the Applicant can demonstrate, to the satisfaction of the Township, that the SEF will not impede stormwater management, or in any other manner that would alter or impede storm water runoff from collecting in a constructed storm water conveyance system.
- (h) Security

 - (1) All ground-mounted SEFs shall be completely enclosed by a minimum eight (8) foot fence with a self-locking gate. The fence shall closely follow the perimeter of the SEF installation.
 - (2) A clearly visible warning sign shall be placed at the base of all pad-mounted transformers and substations and on the fence surrounding the SEF informing individuals of potential voltage hazards.
- (i) Access

 - (1) At a minimum, a twenty-five (25) foot wide access road must be provided from a state or township roadway to the SEF site.
 - (2) At a minimum, a twenty (20) foot wide cartway shall be provided between the solar array rows to allow access for maintenance vehicles and emergency management vehicles including fire apparatus and emergency vehicles. Cartway width is the distance between

the bottom edge of a solar panel to the top edge of the solar panel directly across from its measure at its greatest parallel width.

- (3) At a minimum, a twenty-five (25) foot wide cartway shall be provided between the solar array and the fencing required in §150-98. RR(2)(h)(1) above to allow access for maintenance and emergency vehicles.
- (4) Access to the SEF shall comply with the municipal access requirements in the Subdivision and Land Development Ordinance.
- (j) The ground mounted SEF shall not be artificially lighted except to the extent required for safety or applicable federal, state, or local authority.
- (k) Grading. Grading of the lot on which the SEF is located shall be limited as follows:

 - (1) Grading necessary to install access roads and permitted accessory structures is permitted.
 - (2) Grading is not permitted where the solar array is to be located.
 - (3) Ancillary grading shall only be permitted to the extent necessary to provide access to the SEF to be located on the lot.
- (l) Stormwater Management.

 - (1) Stormwater runoff from a SEF shall be managed in accordance with the requirements of the Hamilton Township Stormwater Management Ordinance.
 - (2) Where Solar Panels are mounted above the ground surface allowing for vegetation below the panels, the horizontal area of the panel may be considered a Disconnected Impervious Area (“DIA”) and therefore, will have no increase from the pre-development to post-development runoff coefficient. The horizontal area of the panel can only be considered a DIA if the following conditions apply:

 - (a) Where natural vegetative cover is preserved and/or restored utilizing low impact construction techniques from the Pennsylvania Department of Environmental Protection Stormwater Best Management Practices Manual, including, but not limited to the following: minimizing the total disturbed area, minimizing soil compaction in disturbed areas, and re-vegetating and re-foresting disturbed areas using native species.
 - (b) Where the vegetative cover has a minimum uniform 90% perennial vegetative cover with a density capable of resisting accelerated erosion and sedimentation.

 - (1) For panels located on slopes of 0 to 5% a minimum 4” height of vegetative cover shall be maintained.
 - (2) For panels located on slopes between 5% and 10% a meadow condition shall be maintained.
 - (3) Panels located on slopes between 10% and 15% cannot be considered DIA.
 - (4) Solar Panels located on slopes over 15% are not permitted per §150-98. RR(2)(b)(1)(e).

- (5) Vegetated areas shall not be subject to chemical fertilization or herbicide/pesticides application, except for those applications necessary to establish the vegetative cover or to prevent invasive species and in accordance with an approved Erosion and Sediment Control Plan.
- (6) Agrivoltaics, the co-development of the same area of land for both solar photovoltaic power and conventional agriculture, may be used provided that:

 - a. Only shade tolerant crops may be used,
 - b. Crops must be no tilled in,
 - c. A written erosion and sediment control plan must be developed for agricultural plowing or tilling activities, or a portion of the overall farm conservation plan must identify BMPs used,
 - d. Any cutting or mowing of the agricultural crop is limited to a height of no less than 4 inches
 - e. Application of chemical fertilization or herbicides/pesticides is limited to the agronomic needs to the crop(s).
- (c) Where the Solar Panels within a Solar Array are arranged in a fashion that:

 - (1) Allows the passage of runoff between each Solar Panel, thereby minimizing the creation of concentrated runoff.
 - (2) Allows for the growth of vegetation beneath the panel and between the Solar Arrays.
- (d) Where the length of the receiving, overland, vegetated area, downhill of each Solar Arrays is equal to or greater than the contributing, maximum, combined, horizontal length of the Solar Arrays. The grass area below each Solar Array shall not be considered in the length of the receiving, overland, vegetated area.
- (e) Where the contribution flow path or total combined horizontal length of a Solar Array is less than seventy-five (75) feet.
- (f) Where less than 5% of the horizontal area of the Solar Panels themselves are disturbed and/or covered by the ground mounted support structures of foundation.
- (g) Where the lowest vertical clearance along the drip edge or drip line of all Solar Panels within a Solar Array is ten (10) feet or less from the surface of the ground but an adequate height to promote vegetative growth below the Solar Array.
- (h) Where the drip edge or drip line of the Solar Panels are mounted level to promote sheet flow discharge unless no more than five hundred (500) square feet of contributing surface will discharge to any one point, in which case a spreading device is required for the concentrated discharges.
- (3) The horizontal area of any Solar Panel or Solar Array that cannot meet all the conditions to be considered DIA, as listed in §150-98. RR(2)(1)(2), shall be treated as impervious area. These areas shall be included in the pre-development to post-development runoff analysis as impervious area to determine the need for Post Construction Stormwater Management (“PCSM”) Best Management Practices.

(a) Use of gravel is permissible under a panel or in the receiving downhill flow path; however, the use of gravel would not allow the horizontal area of the Solar Panel or Solar Array to be considered as a DIA.

(b) All impervious areas associated with the SEF such as roadways and support buildings cannot be considered a DIA and shall follow normal protocols when performing the PCSM stormwater analysis.

(c) When the ground mounted Solar Panels cannot meet the conditions to be considered a DIA, the impervious area shall be analyzed using the Industrial Land Use Description with Runoff Curve Numbers between 81 for Hydraulic Soil Group A and 93 for Hydraulic Soil Group D.

(3) ROOF AND WALL MOUNTED PRINCIPAL SOLAR ENERGY SYSTEMS:

(a) 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.

(b) The total height of a building with a roof and wall mounted system shall not exceed by more than three (3) feet above the maximum building height specified for principal or accessory buildings within the applicable zoning district.

Revise §150-96.C (2) to read as follows (Performance standards for accessory uses)

(2) Wind energy systems (including windmills)

(1) No pole- or tower-mounted wind energy system shall be located on a parcel less than 20,000 square feet.

(2) All windmills, except single-pole structures, shall be enclosed by a fence in compliance with this chapter. Such fence shall be located at least five feet from the base of such windmill. Guy wires may be located outside the fenced area.

(3) No windmill for private use shall be greater than 100 kWh.

(4) No windmill for private use shall be greater than 100 feet in height.

(5) No windmill shall be permitted which is designed to have any vane, sail or rotor blade to pass within 30 feet of the ground.

(6) All electrical wiring leading from a windmill shall be located underground.

(7) Windmills may be located within the required rear or side yards provided they are no closer than 1.1 times their height from the nearest occupied building not located on the same parcel as the windmill.

(8) The vibration control standards of this chapter shall be complied with.

Revise §150-13. A as follows(AP District - Accessory uses permitted by right)

A. Wind energy systems, pursuant to §150-96.

Revise §150-22. A as follows(RR District - Accessory uses permitted by right)

A. Wind energy systems, pursuant to §150-96.

Revise §150-30. A as follows(R-1 District - Accessory uses permitted by right)

A. Wind energy systems, pursuant to §150-96.

Revise §150-36. A as follows(R-2 District - Accessory uses permitted by right)

A. Wind energy systems, pursuant to §150-96.

Revise §150-42. A as follows(R-3 District - Accessory uses permitted by right)

A. Wind energy systems, pursuant to §150-96.

Revise §150-48. A as follows(RC District - Accessory uses permitted by right)

A. Wind energy systems, pursuant to §150-96.

Revise §150-55. A as follows(MU District - Accessory uses permitted by right)

A. Wind energy systems, pursuant to §150-96.

Amend §150-62. A to add the following (C District - Accessory uses permitted by right)

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- A. Wind energy systems, pursuant to §150-96.

Stephanie Egger requested a roll call vote. Ronald L. Weidner indicated yes, Timothy D. Beard, III indicated yes, and Michael A. Strausbaugh indicated yes. Motion carried unanimously.

Stephanie Egger read the medical Marijuana amendments:

Add to §150-5 (Definitions)

1. Academic Clinical Research Center – An accredited medical School within the Commonwealth that operates or partners with an acute care Hospital licensed within the Commonwealth.
2. Medical Marijuana – Marijuana for certified medical Use as set forth in Pennsylvania Act 16 of 2016.
3. Medical Marijuana Delivery Vehicle Office – Any facility used to house delivery vehicles for supplying marijuana plants or seeds to one or more marijuana grower/processors and/or dispensaries.
4. Medical Marijuana Dispensary – A Person, including a natural person, corporation, partnership, association, trust or other entity, or any combination thereof, which holds a permit issued by the Pennsylvania Department of Health to dispense Medical Marijuana.
5. Medical Marijuana Dispensary Facility - An indoor, enclosed, permanent, and secure building from which a medical marijuana dispensary may dispense medical marijuana from.
6. Medical Marijuana Grower/Processor – A Person, including a natural Person, corporation, partnership, association, trust or other entity, or any combination thereof, which holds a permit from the Pennsylvania Department of Health to grow and process Medical Marijuana.

Amend §150-61 to add the following (C District – By Right Use)

- HH. Academic Clinical Research Center, in accordance with §150-98.NN.
II. Medical Marijuana Dispensary Facility, in accordance with §150-98.OO.
JJ. Medical Marijuana Transport Vehicle Office, in accordance with §150-98. QQ

Amend §150-69 to add the following (EI District – By Right Use)

- FF. Academic Clinical Research Center, in accordance with §150-98.NN.
GG. Medical Marijuana Transport Vehicle Office, in accordance with §150-98. QQ.

Amend §150-71 to add the following (EI District – Special Exception)

- I. Medical Marijuana Grower/Processor, in accordance with §150-98. PP.

Add to §150-98

NN. Academic Clinical Research Center

1. An Academic Clinical Research Center may grow Medical Marijuana only in an indoor, enclosed, and secure Building which includes electronic locking systems, electronic surveillance and other features required by the Pennsylvania Department of Health.

OO. Medical Marijuana Dispensary Facility

1. The Medical Marijuana Dispensary must be legally registered in the Commonwealth and possess a current valid Medical Marijuana permit from the Pennsylvania Department of Health.
2. The Medical Marijuana Dispensary may only dispense Medical Marijuana in an indoor, enclosed, permanent, and secure Building.
3. The Medical Marijuana Dispensary may not operate on the same site as a Medical Marijuana Grower / Processor facility.
4. The Medical Marijuana Dispensary Facility shall have a single secure public entrance and shall implement security measures to prevent the unauthorized entrance into areas containing Medical Marijuana.

5. The Medical Marijuana Dispensary Facility shall not include any of the following functions or features.
 - a. Drive-Through service or facilities
 - b. Outdoor seating areas
 - c. Outdoor vending machines
 - d. Direct or home delivery service
6. The Medical Marijuana Dispensary Facility shall prohibit the administration of, or the consumption of, Medical Marijuana on the premises.
7. The Medical Marijuana Dispensary Facility may not be located within one thousand (1,000) feet of the property line of an educational institution or a day-care center. This distance shall be measured in a straight line from the closest exterior wall of the building or portion thereof in which the business is conducted or proposed to be conducted, to the closest property line of the protected Use, regardless of the Municipality in which it is located.
8. The Medical Marijuana Dispensary Facility shall be separated by a minimum distance of one thousand (1,000) feet from any other Medical Marijuana Dispensary Facility. This distance shall be measured in a straight line from the closest exterior walls of the buildings or portions thereof in which the Medical Marijuana Dispensary Facilities are conducted or proposed to be conducted, regardless of the Municipality in which it is located.

PP. Medical Marijuana Grower / Processor

1. The Medical Marijuana Grower / Processor must be legally registered in the Commonwealth and possess a current valid Medical Marijuana permit from the Pennsylvania Department of Health.
2. The Medical Marijuana Grower / Processor may only grow Medical Marijuana in an indoor, enclosed, and secure Building which includes electronic locking systems, electronic surveillance and other features required by the Pennsylvania Department of Health.
3. Marijuana remnants and byproducts shall be secured and properly disposed of in accordance with the Pennsylvania Department of Health policy and shall not be placed within any unsecure exterior refuse containers.
4. The Medical Marijuana Grower / Processor shall provide only wholesale products to other Medical Marijuana facilities. Retail sales and dispensing of Medical Marijuana and related products is prohibited at Medical Marijuana Grower/Processor facilities.
5. The Medical Marijuana Grower / Processor may not be located within one thousand (1,000) feet of the property line of an educational institution or a day-care center. This distance shall be measured in a straight line from the closest exterior wall of the building or portion thereof in which the business is conducted or proposed to be conducted, to the closest property line of the protected Use, regardless of the Municipality in which it is located.
6. A water supply feasibility report, prepared in accordance with relevant requirements of the Hamilton Township Subdivision and Land Development Ordinance, respectively, shall be prepared to demonstrate that sufficient water resources are available to serve the proposed Use. In addition to meeting all requirement of the applicable Subdivision and Land Development Ordinance, the report shall assess any water quality and water quantity impacts for all Public and Private wells within a mile of the proposed Medical Marijuana Grower / Processor facility. The report shall be prepared by a licensed hydrogeologist.

QQ. Medical Marijuana Transport Vehicle Service

APPROVED

1. Any Medical Marijuana storage, including temporary storage, at a Medical Marijuana Transport Vehicle Service facility shall be secured to the same level as that for a Medical Marijuana Grower / Processor facility.
2. Transport vehicles associated with a Medical Marijuana Transport Vehicle Service shall be equipped with a locking cargo area.
3. Transport vehicles associated with a Medical Marijuana Transport Vehicle Service shall have no markings that would identify the vehicle as being used to transport Medical Marijuana.

Add to §150-116 (Parking, Loading & Stacking Regulations – Required Facilities)

Academic Clinical Research Center	1 space per 1.5 student based on design capacity plus 1 space per classroom
Medical Marijuana Grower/Processor/ Medical Marijuana Delivery Vehicle Office	1 per 1,000 square feet of Floor Area devoted to heavy industrial function –or – 3 spaces per 4 employees on the largest shift, plus 1 space for every company vehicle normally stored on the premises.
Medical Marijuana Dispensary Facility	1 per 400 square feet of Floor Area devoted to customer Use

The revisions/additions to Zoning Ordinance shall take effect five days after enactment as provided by law.

Stephanie Egger requested a roll call vote. Ronald L. Weidner indicated yes, Timothy D. Beard, III indicated yes, and Michael A. Strausbaugh indicated yes. Motion carried unanimously.

Adjourn Hearing, 5- minute break

Reconvene Regular BOS Meeting:

8. Approval and acceptance of the notarized Storm Water Management Plan and Agreement for Swope's Training Systems, LLC ready for recording. Chad Clabaugh, Township Engineer to address any concerns. Ronald L. Weidner confirmed with Chad Clabaugh P.E. of C.S. Davidson that it was reviewed and correct. *A motion to approve to have recorded was made by Michael A. Strausbaugh with a second made by Ronald L. Weidner. The motion was approved unanimously.*

9. Approval of Request for Release of Security for the Swope's Training Systems, LLC at the recommendation of the Township Engineer that all issues are completely addressed, and all work is completed. Resolution Number 2021-45. Chad Clabaugh, Professional Engineer to address any concerns. Ronald L. Weidner confirmed with Chad Clabaugh that everything was done correctly. Chad Clabaugh, P.E. of C.S. Davidson informed that he reviewed that they meet the requirement for vegetation and the stormwater system is correct. *A motion to approve the release of the security for Swope's Training Systems, LLC aka Elite Sports was made by Michael A. Strausbaugh with second made by Ronald L. Weidner. The motion was approved unanimously.*

10. FYI- The Beaver Creek Bridge Project has been removed from the TIP (Transportation Improvement Program) as suspect. No funding is available from this resource.

11. PSATS presents and recommends the following Trustee candidates for election to the Board of Trustees of the PSATS Health Insurance Cooperative Trust. Please vote for two candidates. Clyde "Champ" Holman, E. Christopher Abruzzo. *A motion to approve both candidates was made by Michael A. Strausbaugh with a second made by Timothy D. Beard, III. The motion was approved unanimously.*

12. PSATS presents and recommends the following Trustee candidates for election to the Board of Trustees for the Municipal Pension Trust. Please vote for two candidates. Clyde "Champ" Holman, E.

APPROVED

Christopher Abruzzo. *A motion to approve both candidates was made by Michael A. Strausbaugh with a second made by Timothy D. Beard, III. **The motion was approved unanimously.***

13. PSATS Executive Board presents and recommends the following candidates for election to the Unemployment Compensation Group Trust Board. Please vote for two candidates. Clyde “Champ” Holman, E. Christopher Abruzzo. *A motion to approve both candidates was made by Michael A. Strausbaugh with a second made by Timothy D. Beard, III. **The motion was approved unanimously.***

15. Approval of Resolution No. 2021-44 Policy for Agendas: Stephanie Egger read the resolution; Pursuant to Act 65, 2021, Amendment to the Sunshine Act, the Board of Supervisors resolves to adopt the following policies and procedures for the maintenance of Agendas required to be published. All committees, boards, authorities, and township approved organizations shall publish an agenda for their workshops or meetings a minimum of 24 hours in advance of the meeting. That agenda will be published on the township website and the public commons area where it is visible to the public. Should an amendment to that agenda be required, an amended agenda shall be published on the website and public commons area the next business day. Agendas will be maintained for the calendar year in which they are published, at the beginning of the next calendar year the agendas shall be removed from the website and public commons area. *A motion to approve was made by Ronald L. Weidner with a second made by Timothy D. Beard, III. **The motion was approved unanimously.***

Is there any other business to come before the Board of Supervisors? None

COMMITTEE & DEPARTMENT REPORTS:

1. East Berlin Area Community Center (EBACC): No representative present. Stephanie Egger read an email from Cyndi Biscare about events coming up at East Berlin Area Community Center. September 16-17-18, indoor yard sale. September 30, slippery Pot Pie Take Out. October 14-15-16, indoor yard sale, October 14-15-16, Autumn Room Open; October 30-31, Conewago Carvers Show. Looking ahead: November 11-12-13, indoor yard sale; November 17-29, Christmas Shoppe Open; November 24, Soup & Pie Sale; November 26, Black Friday Sale; December 4, Christmas bazaar; and December 10, Christmas Festival.
2. Abbottstown Paradise Joint Sewer Authority: No representative present. No report.
3. Parks and Recreation Committee: No report. No meeting.
4. Emergency Management: Timothy D. Beard, III thanked the Public Works Department for all the work that was done with “Ida” storm damage. There is a meeting scheduled Wednesday, September 15, 2021, to review all the cost associated with “Ida” to report back to PEMA.
5. YATB & ACTCC Tax Board Report: Timothy D. Beard, III informed nothing to report for either Board.
6. Road Master’s Report: Thomas Barrows, Roadmaster reviewed the Public Works Department have started cutting in gutters. The Public Works Department has been addressing flooding issues.
7. COG: Stephanie Egger read the recap of the meeting notes. Treasurer’s report \$7,494.26. There is bridge work being done on the Mummasburg Rd. the new WWII museum. The Detour is quite lengthy. The Adams Co. Commissioners announced that the Commissioners meetings have moved back to public session every two weeks, they will continue to provide the meetings virtually. The courthouse is open except for Court. Persons needing to attend court must contact the Court Administrator. To visit the Public Defender’s office persons must have an appointment. Catherine Wallen representing Representative Ecker’s office reports that they are dealing with the Unemployment issues. Ashley Presnar representing Congressman Joyce. Congressman Joyce was recently appointed to the Healthy Future Task Force which aims to solve health care issues. The ACATO

APPROVED

annual Secretaries Luncheon will be held on Wednesday, September 29 at the EMS building. This luncheon is held to recognize the great contributions administrators and secretaries make to their respective townships. The ACATO annual convention is scheduled for November 10, 2021, at SAVES.

8. East Berlin Area Joint Authority: Ronald L. Weidner reviewed the meeting was held the week of September 6th and the developer for the former grocery store in East Berlin that is converting to apartments requested a change from 40 building units (EDU's) to 20 building units (EDU's).

Engineer's Report: Chad Clabaugh, P.E., of C.S. Davidson nothing further to discuss.

Solicitor's Report: Attorney Tomasko presented his August monthly report which included his legal research for fire hydrants and street light costs in new developments. Reviewed current ARPA guidance. Reviewed Wireless communications tower and road width zoning amendments. Attorney Tomasko informed the Sheriff's sale is still on for October for David Lease. He has been contacted about one of Mr. Lease's properties; 150 Gun Club which is due for settlement September 15, so the Township will recoup some of the outstanding liens then.

Scott Weaver, Zoning Officer's Report: Stephanie Egger read the report for the month of August there was a total of five zoning permits issued: one for a two car garage; did require a UCC permit, one for a roof mounted solar panels, this did require a UCC permit; one for a shed & patio, this did not require a UCC permit; one for a patio, this did not require a UCC permit; and one for a fence, this did not require a UCC permit.

MOTION TO PAY THE BILLS:

Motion to pay the bills for the General Fund was made by Ronald L. Weidner, with a second by Timothy D. Beard, III. The motion was approved unanimously.

PUBLIC COMMENTS: None

SUPERVISOR COMMENTS:

Ron: Thank you everyone coming to the meeting. Be safe, see everyone next month.

Tim: See everyone next month. He is aware that some could not make tonight due to school board meetings.

Mike: Thank you for coming out tonight and be safe.

Meeting Announcements:

Board of Supervisors: Monday, October 4, 2021 @ 7pm

Parks and Recreation Board: Meetings are cancelled indefinitely until activity resumes.


Planning Commission: Tuesday, September 21, 2021 @ 7pm

Budget/Finance Workshop: Tuesday, September 28, 2021 @ 7:00 pm

Adjournment:

Having nothing further to discuss, Motion to adjourn was made at 9:00 PM by Ronald L. Weidner and second by Michael A Strausbaugh. *The vote was unanimous to adjourn.*

Minutes were recorded and transcribed by



Jessica Baim
Assistant Secretary