

October 11, 2011
Scotland, PA 17254
Public Hearing

The Greene Township Board of Supervisors held a Public Hearing on Tuesday, October 11, 2011, at the Township Municipal Building, 1145 Garver Lane, Scotland, PA. The Public Hearing was held to gain public input regarding a Conditional Use Permit request submitted by Earthnet Energy, LLC.

Present:

Charles D. Jamison, Jr.
Todd E. Burns
Travis L. Brookens

Daniel Bachman
Gregory Lambert
Diann Weller
Welton J. Fischer

Visitors: See list

The Chairman called the Public Hearing to order at approximately 7:00 P. M..

The Chairman asked if any students were in attendance and there were four (4) from Shippensburg University. He asked them to introduce themselves, welcomed them, and noted that if at any time they had questions to feel free to ask or see any Board Member after the Meeting.

The Chairman then asked the Zoning Officer to explain the nature of the request. The ZO stated the Public Hearing was duly advertised in the newspaper and notices were posted on the subject property. He stated the Conditional Use Permit (CUP) request was to place solar energy panels on the property at 95 Brim Boulevard; subject property located along Philadelphia Avenue (Route 11 North), near Sunset Pike, in the Highway Commercial (HC) zoning district. He noted the Township had recently adopted Ordinance 2011-2 which permits solar energy conversion systems which are classed as a "conditional use" in the Ordinance. The panels are to be located on Building B, placed on the roof and no higher than three feet from the roof line. (The ZO showed this location as indicated on the "overhead screen".) He stated that without exception all reviews were favorable for the application. The Township Planning Commission reviewed the request at its September 12 (2011) meeting and recommended three conditions; namely, Applicant must obtain a Land Use Permit (LUP), building permit must be obtained from Commonwealth Code Inspection Service (CCIS), and Applicant must assure Township that no impact (glare) from any Township (or State) roadway; panels are to be placed so that no glare is directed onto Route 11. Supervisor Burns inquired that beyond glare if there was any concern regarding the issue of installation. Mr. Lance Kegerreis, engineer for the Applicant, explained the panels are solar *tubes* and not flat tubes, approximately four inches in diameter, and only intended to absorb and not reflect. He further stated he has not heard of any problem and sees none from any already located in the Township. Supervisor Burns asked if the panels would be installed parallel with Route 11 and Mr. Kegerreis stated 'yes', will be tilted upward just slightly. The Chairman inquired as to the weight factor of each panel and Mr. Kegerreis stated that when full of water, about 400 pounds. Supervisor Brookens asked if the panels were to be mounted on both front and rear of the building and Mr. Kegerreis stated just the front because the rear is too much 'northern' exposure. Mr. Glenn Shetter, resident and serves as Chairman of the Township Planning Commission, noted the Commission recommended the 'no glare' issue only as a safety measure, that no reflecting would be coming out.

There were no further comments from any Board Member or the audience.

Following review, discussion, and consideration of the request, on a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted the Conditional Use Permit request from Earthnet Energy, LLC be granted with conditions: (1) that all comments of the Greene Township Planning Commission be addressed; (2) comments from the Planner be addressed; and, the Applicant obtain both a Building Permit from Commonwealth Code Inspection Service and a Land Use Permit from the Township.

There being no further business before the Board regarding this Public Hearing, the Chairman adjourned at approximately 7:10 P. M..

The Chairman called for a brief recess before the Regular Meeting which would begin immediately following this Public Hearing.

Respectfully submitted,

Secretary