

Chairman Dennis Ilyes called the regularly scheduled meeting to order at 7:00 p.m. Supervisors present: Dennis Luckenbaugh and Jackson LeVault. Present on behalf of the Township: Melissa Altland, Solicitor Andrew Miller, and Zoning Officer Jeffrey Martz. Also present: Recording Secretary and 14 citizens.

I. **Announcements**

Nothing at this time.

II. **Agenda**

No changes to the posted agenda.

III. **Minutes**

Motion by LeVault, second by Luckenbaugh, to approve the minutes of the meeting of May 3, 2022. All members voted aye; motion carried.

IV. **Treasurer's Report**

A. **Motion** by Luckenbaugh, second by LeVault, to approve the Treasurer's Report for May 2022 as presented. All members voted aye; motion carried.

V. **General Public Comment**

Borrego Solar: Tim Mills, solar farm at 3939 Salem Road

Tim Mills was present with Shawn Brandt and Dan Long. Mr. Mills noted that NCT zoning currently permits solar farms in the light industrial zone only. The Sterner family has been working with Borrego Solar to investigate the possibility of a project on their land for just under a year. Borrego is looking at a possible text amendment to the ordinance. The project would be dual-purpose – solar and either pollinator/sheep grazing.

Mr. Ilyes gave his opinion of a solar project, mainly in protest against the noxious weeds that proliferate on that property and then onto the adjoining properties. So, if the ordinance prohibits this use on ag land, what's the point of this presentation? Mr. Mills agrees with Mr. Ilyes that the solar farm land must be maintained to take care of those noxious weeds. He also noted that the larger solar farms that Mr. Ilyes referred to is a utility scale project – this project is much smaller (just under 35 acres). Mr. Mills noted that his company has an agency that solely takes care of its solar sites. At the end of the life of the solar project, the company is responsible (by way of bonding) for decommissioning, removal, and recycling of the panels. The land can then be returned to its previous use.

For this project, there will be no impact on streams or wetlands. This will be a fixed tilt system. Again, it will be dual-purpose of solar and either pollinator or sheep grazing. There will be screening and setbacks. There will be two areas of concrete for the transformer and inverters; all concrete will be removed at decommissioning. It was noted that the solar area will be about 19 acres; the balance of the land will continue to be in ag/hunting use. If a pollinator garden is installed, it will feature a variety of native and pollinator plants. Screening will likely be arborvitae, an evergreen. There will indeed be a fence. How about noise? The inverters have a small fan which will be located in the center of the solar array, and that runs only during the day.

It was noted that community solar projects are limited in their connection to the substation and power lines. This assures that there won't be several solar projects all piled up in the area. Electricity will power 800 to 1000 homes in this immediate area. The applicants would like to do very little grading or land disturbance. Property value impact? Studies in Illinois and Indiana show no impact to adjacent sites. There's a study underway in Pennsylvania.

Mr. Ilyes said this is great for the landowner. However, if farmland is being used as solar farms, how will we feed our people? Sheep will be used for food.

Mr. Luckenbaugh asked what happens when the sun sets? He feels that a replacement power source will be needed. He wondered if the power line in the area is capable of handling this increase.

Legislation is pending, hopefully to be passed this month. Until that happens, Borrego cannot even submit an application for anything. True, it could all fall through, and the Sterner's are aware of that possibility.

Amy Sterner, landowner, noted that they don't make enough money from their farming/hunting to survive. They are trying to keep the land in their family. She relayed situations wherein the utility companies have come onto their land to run lines, remove trees, etc., and those activities have caused damage to the Sterner's property. Mr. Mills noted that the solar use will not remove any topsoil or disturb the surface and will enable the property owner to continue to farm the land in years to come.

Nelson Brenneman wanted to re-iterate how the spreading of biosolids on farmland studies continue to show long-term detriments to the soil, flora, and fauna.

Larry Lehman asked if the increased fuel prices affected the Township's budget? Mrs. Altland noted that because the winter was a bit milder, there was more of a cushion available. At this point we haven't noticed, however, road projects are just starting.

Mike Goodling asked about parking on the street in his cul-de-sac. It's marked "No Parking" – so will it be enforced or not? People are still parking on the street. He worries that emergency vehicles will have difficult access because of the parking. He said that a supervisor told someone to ignore the No Parking signs.

Lisa Dennis said that this is a neighbor dispute between her family and the Goodling family. She said that she was told that this is unenforceable. Enforcement of no parking on the street requires a traffic study. Kris Dennis said that their family's vehicles don't take up that much room. Mr. Goodling noted that the Dennis vehicles aren't parked in their driveway.

Mr. Ilyes noted that the road was dedicated to the Township in 1974. Unsure if that length includes the cul-de-sac. Bottom line, the Board needs to look into this a bit more to find a resolution.

VI. **Fire Company Report**

Mrs. Altland gave the fire company report for May 2022.

VII. **Permits, Plans, and Modules**

Hinson zoning change

Attorney Miller reported that the Hinson's have requested rezoning of two tax parcels from Low-Density Residential to Highway Commercial. A public hearing can be held at the

Board meeting on July 5. **Motion** by Luckenbaugh, second by LeVault, to advertise for a July 5 public hearing to act on the Hinson rezoning request at that time. All members voted aye; motion carried.

VIII. Administrative Reports

A. Supervisors' Reports

1. Mr. Luckenbaugh gave the police report for May 2022.
2. York Adams EIT Bureau refunded the Township **\$5,255**, of operating fund expenses from the collection fees in 2021,
3. Chief Lash-reported the following;
 - a. Mental health co-responder will start 1st week in July
 - b. Utv – ordered last fall, finally arrived, 6-person side by side, is in service
 - c. LPR- continues to get installed, 6 out of 10 designated vehicles are installed

B. Manager's Report

1. Public Works: **Motion** by LeVault, second by Luckenbaugh, to accept the resignation of John Garrett (without notice) effective May 13, 2022. All members voted aye; motion carried. **Motion** by Luckenbaugh, second by LeVault, to *table* the hiring process for a public works person at this time. All members voted aye; motion carried. Mr. Luckenbaugh requested an Executive Session following tonight's meeting to discuss this matter.

2. **Motion** by LeVault, second by Luckenbaugh, to approve Resolution #09-06-2022, Republic Services Contract 2-year extension option. (2023 - \$79.21/qtr. and 2024 - \$83.18/qtr.) All members voted aye; motion carried.

C. Engineer's Report – none at this time

D. Solicitor's Report

1. Larry Redding – temporary construction easement – this was tabled from May's Board of Supervisors meeting. Mr. Luckenbaugh asked what will be used to build the retaining wall. **Motion** by Luckenbaugh, second by LeVault, to submit the permit application for Bentz Road as presented. All members voted aye; motion carried.

IX. Old Business

Mr. Luckenbaugh bought a new laptop for the public works department at a cost of \$321.75.

XI. New Business

A. FYI state police fines received: \$2,223.33.

B. **Motion** by LeVault, second by Luckenbaugh, to authorize Melissa Altland to apply for PA state notary, with state-approved online training course, at the Township's expense. All members voted aye; motion carried.

C. Derek Miller requested that security is released, as paving has been completed. **Motion** by LeVault, second by Luckenbaugh, to release the security for Derek Miller in the amount of \$3,969.00. All members voted aye; motion carried.

D. Mike Slagel – vinyl sponsor signs on fence at Stoverstown baseball field; would the baseball team be permitted to hang sponsor signs on the fence? Sure. **Motion** by Ilyes, second

by Luckenbaugh, to approve the use of vinyl signs on the baseball fence. All members voted aye; motion carried.

The Stoverstown team has a mower for Spring Grove to use. Stoverstown doesn't want to give Spring Grove a key to its shed; can they store it outside? Not a good idea.

XII. Announcements

- A. Board of Supervisors will meet on July 5, 7 p.m.
- B. Northern York County Regional Police Commission meets on June 21, 6 p.m.
- C. The Planning Commission meets on June 28, 7 p.m.

At 8:26 p.m., the meeting *recessed* to an Executive Session to discuss personnel.

At 8:45 p.m., the Board *returned* from the Executive Session

Motion by Ilyes, second by LeVault, to set a bond for Jeff Martz at \$500,000, and increase Melissa Altland from \$500,000 to \$1,000,000. All members voted aye; motion carried.

Motion by Luckenbaugh, second by LeVault, to adjourn. All members voted aye; motion carried. The meeting adjourned at 8:48 p.m.

Respectfully submitted,

Sharon Kerchner,
Township Secretary/Manager

Julie B. Maher,
Recording Secretary