

**Planning Commission Minutes
Chanceford Township**

MEETING DAY & TIME: July 15, 2025

Chairman John Shanbarger opened the meeting of the Chanceford Township Planning Commission at 7:00 p.m. in the Chanceford Township Building, 33 Muddy Creek Forks Rd., Brogue, PA. Mr. Shanbarger led those in attendance to the pledge of the flag.

Members present: Chairman John Shanbarger, Vice Chairman Bruce Miller, Mark Bupp, Ralph Daugherty, Marla Allen, Ross Strack

Others present: Leah Geesey, Secretary, Jeff Koons Zoning Officer, Grant Anderson Engineer

A quorum was present.

APPROVAL OF MINUTES:

Ralph Daugherty made a motion to approve the minutes dated June 17, 2025, as presented. Seconded by Bruce Miller and the motion carried.

SUBMITTALS & SKETCH PLANS: None

Zoning Officer Report: None

PUBLIC COMMENT: None.

OTHER BUSINESS:

Zane Giest from Integrated Consulting, and Alviez Chagan, Sol America were present to discuss the application for a Special Exception Solar Energy System 2161 Delta Road. The Zoning hearing is scheduled for July 22nd. Zane Giest reviewed the layout for the proposed 14.7-acre Solar Array. John Shanbarger asked about the setback shown on the drawing; setback should be 25 feet in the AG Zone. Zane Giest will make note of it. Zane Giest opened the floor questions or comments.

Mark Bupp asked if the parcel is being leased? Yes, only the area of the array.

William Ross asked what the life span is? Designed to last 50 years

Who benefits from the energy? It will make the grid more resilient.

What is the size of the array? Max height is 12 feet

Alyssa Weinke asked about the glare? A glare study has been submitted.

How are the panels monitored? They are remotely monitored 24 hours a day.

What are the panels made of? They are made of multiple materials which are not harmful.

Bruce Miller stated in the executive summary provided by Zane Giest, it lists Dietrich Solar Project, was this an incorrect reference? That was an incorrect reference.

Lori Heffner stated she read a study that you cannot plant crops because of the heavy materials. They are not aware of any issues; they follow environmental protection guidelines.

Will soil testing be done? The soil is tested

What type of vegetation and the height will be around the fencing? It will be a mix of evergreens starting height will be 6ft.

What are they going to do for the noise mitigation? The noise is monitored, it is mainly at the invertors which are in the center of the site, noise level maximum is 80 decibels at the peak of the day and will drop during off peak hours. Page 9 of the application explains the noise and how it will be addressed.

Additional panels will not go beyond the proposed fenced area.

Alyssa Weinke asked about the cooling of the panels and are there fire concerns? The panels are designed to work at very high temperatures.

What happens after the lease on the land is up? It is a 25-year lease agreement, at the end of the lease they will decommission site. They would remove all existing structures and restore the ground back to original.

Lori Heffner asked why did they picked this prime field? The site was chosen based on where utility lines run and where they interconnect with 3 phase lines. There are no plans to expand.

Alyssa Weinke asked why does it have to be so big? That is the amount of space the panels need to produce the amount of energy that the Utility agrees to accept.

Alyssa Weinke asked about PP&L substation going in, why is this needed? This solar array the energy would be sold to a Utility Met-Ed for the local grid.

Chris Jacob asked if the taxation would increase and be used to improve local roads? It would bring in commercial taxes.

Alyssa Weinke asked how they can put a commercial on an Agricultural? That is why there is a zoning hearing for a special exception.

Chris Jacobs asked about storing the energy. It would not be stored on site it would go directly to the grid.

Lacy Holland asked about the amount of heat generated and will the neighbor be affected by it? No based on the study the property would not be impacted.

Scott Heffner asked how they would get their money back with only 14 acres? It is financially feasible for them.

Will Property values decrease? Studies state plus or minus 1% difference.

Lacy Holland stated who would want to look at solar panels? It will ruin the property value, no one wants this in the neighborhood.

Alviez Chagan stated that they are willing to meet with residents and discuss concerns after the meeting.

John Shanbarger stated the Zoning Hearing is scheduled on July 22nd at 7:00 pm. John referenced the zoning hearing application; this project is proposed in the Agricultural district. It is allowed in the Agricultural Zone, even though it is not stipulated in the Solar Ordinance it does not negate the Zoning Ordinance. For Non-Ag use it has to be on land of low-quality soils and this property is high quality soils it would require a variance. According to section 207.9 in the Zoning Ordinance this will require a variance from the Zoning Hearing Board. He reviewed the application, and it will have to be discussed and reviewed by the Zoning Hearing Board. The general requirements will be addressed at the Zoning Hearing.

Alviez Chagan stated construction will take about 3 to 6 months and roughly 8 vehicles per year. The site will be monitored by sensors.

William Ross asked what structural integrity is if there is a windstorm? They are hurricane tested.

Alyssa Weinkle asked about the water runoff. - The stormwater basin will be for the driveway access which will be stone.

William Ross asked what if there was a fire? There will be emergency response plans that will go to the local fire and police. There are multiple shut offs that can be remotely and manually turned off. Max vegetation is 6 to 12 inches under the panels.

Alyssa Weinkle asked about the heat, and whether it would affect their homes. - They do not believe it will affect neighboring properties.

Bruce Miller made a motion not to recommend approval of the application that was presented. As it does not meet the zoning ordinance requirements of Section 207.9 which would require a variance. Seconded by, Ross Strack motion carried unanimously.

Zane Giest stated that they will discuss internally and with their legal department and will contact the Township with a decision. If the Zoning Hearing is postponed, it will be posted on the door of the Township.

PUBLIC COMMENT: None.

John Shanbarger distributed the example of a text amendment for outdoor storage to the members to review for the August meeting. Bruce Miller stated that if a text amendment is made, we should consider enforcement.

Mt. Zion Baptist Church will be present at the August meeting to discuss their, Special Exception and two Variances 51 Muddy Creek Forks Road. Zoning hearing is August 21st.

ADJOURNMENT:

There being no further business, Ross Strack made a motion to adjourn the meeting. Seconded by Bruce Miller motion carried unanimously. The meeting was adjourned at 8:12 p.m.

Respectfully submitted,

Leah R. Geesey
Secretary