

WALKER TOWNSHIP PLANNING COMMISSION
Monthly Meeting
June 17, 2020

Members Present – William Workman
Cynthia Kunes
Dennis Walizer
Ronald Zimmerman
Gregory Poorman
Daniel Mattern
Donna Reese

Members Absent – None

Guests - Kevin Clark, BAI Group

Call to Order:

Chairman William Workman called the June 17, 2020 meeting of the Walker Township Planning Commission to order at 6:00pm in the Walker Township Municipal Building.

Pledge of Allegiance:

Mr. Workman led the group in the Pledge of Allegiance.

Approval of February Meeting Minutes:

The minutes from the February 19, 2020 meeting were approved as presented on a motion by Denny Walizer; motion second by Ron Zimmerman and approved by all members attending. March, April and May meetings were cancelled because of the Covid-19 pandemic, so there were no minutes for those months.

Kevin Clark from BAI Group presented a proposal for the former Struble Farm property. This proposal, **Shady Lane Farm Preliminary Subdivision Plan**, contains residential lots and a possible solar farm. The proposal has 24+acres in the Village District, 40+acres in the Suburban Residential District and 85+acres in the Rural Residential District. The proposed number of residential lots is approximately 60, but subject to change once layout and stormwater issues are addressed. Mr. Clark stated the first phase would be separating two tracts from the property and he is hopeful this will occur soon. Other discussions included the commercial solar farm regulations would need to be resolved because we don't have an ordinance for this and also would this subdivision affect the Zion Back Road widening project.

Zoning Officer Vaughn Zimmerman presented his permit activity report for February, March, April, and May. He issued 30 permits totaling \$2,500,000 in construction costs and \$5,258 in permit fees; these permits included 9 new homes.

Vaughn also presented a **2-Lot Subdivision Plan for Ernest Perri** and the **DEP Component 1 Sewage Facilities Module (CCPCDO63-20)**. This proposed subdivision is located off Hubler Ridge Road with Lot 1 containing 16+acres and Lot 2 containing 10+acres; both lots propose on-site septic and water. Denny Walizer motioned to approve the DEP Sewage Facilities Module; motion second by Dan Mattern and approved by all members attending. Dan Mattern motioned to approve the 2-lot proposal once the water quality/quantity note is shown on the plan; motion second by Ron Zimmerman and approved by all members attending.

Vaughn then spoke briefly about commercial solar farms and stated Pennsylvania is not regulating them and that makes this state a 'hot spot' for solar farms.

As there was no other business to discuss Denny Walizer motioned to adjourn the meeting; motion second by Cindy Kunes and approved by all attending. Meeting adjourned at 6:40pm.

Donna L. Reese, Secretary

Next Planning Commission meeting is Wednesday, July 15th @ 6:00pm