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**CALL TO ORDER**

Mr. O’Leary called the meeting to order and stated it was open to the public in compliance with Public Law 1975, Chapter 231, Sections 4 & 13.

**FLAG SALUTE**

**ROLL CALL**      **Members Present:**    Hughes, Luthman, Corcoran, Leuthe, Taylor,  
Van Sickle, Aikens, Allison, O’Leary.

**Members Excused:**    Cutler.

**Members Absent:**     Didyk.

**Also Present:**        Ursula Leo, Esq.  
Nevitt Duveneck, PE  
David Banisch, PP

**COMPLETENESS/ HEARINGS/ CONCEPT:** None.

**AUDIENCE:**

Mr. O’Leary opened the meeting to the public.

Mr. Frank DeWitt addressed the Board and said he was present on behalf of Bill and Nancy Dorkus. He said he was in support of the solar discussion that was on the agenda. He said he wanted to assist the Board in helping revise the acreage requirement that is presently in the ordinance. He said his customer is getting anxious to get his solar system installed. Mr. DeWitt said he is willing to offer advice if the Board is interested.

Mr. O’Leary closed the meeting to the public.

**OLD BUSINESS:**

1.) Possible Amendment to Renewable Energy Ordinance

Mr. O’Leary said the Board was asked to consider revising the ordinance to lessen the acreage requirement and to possibly consider adding language regarding screening.

Mr. Leuthe felt that every application for solar arrays is unique because of the different size lots. He felt the screening was the real issue. He suggested that Board Engineer look at each application and make recommendations. Mr. Duveneck said he did not have an issue with that approach so long as there was a clear application process.

Mr. Taylor felt the issue is the screening not the minimum acreage requirement. He felt the screening could be the tradeoff. He felt screening was the key and he said he was comfortable getting rid of the minimum acreage requirement.

Mr. Banisch explained his proposed ordinance changes. He suggested the ordinance be divided into two categories; major solar and minor solar. He discussed having the Zoning Officer look at each application to see if it meets the ordinance requirements. Mr. Duveneck suggested language that if the Zoning Officer is not comfortable with an application, then it will get sent to the Board.

Mr. O’Leary expressed a concern with the enforcement of the replacement of the screening if it were to die. Mr. Banisch suggested adding language to the ordinance to allow the Zoning Officer to enforce the replacement of the screening.

Ms. Leo felt that some of the suggestions would become burdensome for the homeowner. She suggested requiring buffering and adjusting some of the numbers with regard to acreage and setbacks. Mr. Luthman asked if it could be a conditional use in a residential zone. There was a discussion on how to craft the ordinance to make this a conditional use. Ms. Leo suggested putting standards into the ordinance and if the homeowner meets them, then the Zoning Officer can issue the approval. She suggested that Mr. Banisch draft an ordinance to this end. Mr. Banisch will draft an ordinance for the Board’s consideration.

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**NEW BUSINESS:** None.

**RESOLUTIONS:**

1.) Gutu, Alexandra B:6, L:10.01 MNR16-2

A motion to approve the resolution with the noted corrections was made by Ms. Van Sickle. It was seconded by Mr. Corcoran and passed with a roll call vote. Ayes: Luthman, Corcoran, Taylor, Leuthe, Van Sickle, Aikens, Allison, O'Leary.

2.) T1D Warriors B:14, L:62 SP17-1, VAR17-2

A motion to approve the resolution with the noted corrections was made by Mr. Leuthe. It was seconded by Mrs. Aikens and passed with a roll call vote. Ayes: Luthman, Corcoran, Taylor, Leuthe, Van Sickle, Aikens, Allison, O'Leary.

3.) Cellco Partnership B:15, L:2, 6.01, 6.03, 7.01 & 7.02

A motion to approve the resolution with the noted corrections was made by Mrs. Aikens. It was seconded by Mr. Leuthe and passed with a roll call vote. Ayes: Luthman, Taylor, Leuthe, Aikens, O'Leary.

**ORDINANCES:** None.

**ZONING REPORT:** See Attached

**BILLS:** List #3

Mr. Leuthe went over the bills with the Board.

A motion to pay the bills as presented was made by Mr. Leuthe. It was seconded by Mrs. Aikens and passed with a roll call vote. Ayes: Hughes, Luthman, Corcoran, Leuthe, Taylor, Van Sickle, Aikens, Allison, O'Leary.

**CORRESPONDENCE:**

1.) From: Debra Nicholson, Esq.

Re: 56 & 58 Sunset Inn Rd. – On-farm direct marketing facility

2.) From: Jonathan & Christine Schieldo

Re: Cell Tower Application

**ADJOURNMENT:**

With no further business to come before the Board, a motion to adjourn was made by Mr. Hughes. It was seconded by Ms. Van Sickle and passed with everyone saying aye.

Respectfully submitted,

Stephanie Pizzulo  
Secretary