

Adams Township Planning Commission Meeting

Minutes

October 2, 2024

I. Call to Order

- a. Meeting to be called to order at 7:30 pm. The following Planning Commission Board Members are to be determined to attend:
 - i. Ron Young (RJ) – Chairman
 - ii. Rich Webb - Vice Chairman
 - iii. Ed Pentrack
 - iv. John Nibert
 - v. Percy Helsel
 - vi. Randy Cortese
 - vii. Rick Lehman
- b. Zoning Officer – Representative from the CCBCEA d/b/a Laurel Municipal Inspection Agency – Melissa in attendance
- c. The following people are to be listed as attendees to the meeting:
Seth Wilmore

II. Previous Meeting Minutes to be reviewed and voted upon

- 1st Randy Cortese
- 2nd Ed Pentrack

III. Correspondence to be reviewed

- a. Adams Township Supervisors Meeting minutes
- b. Notice for a change of zoning on Peaceful Valley Road - one parcel
- c. Letter from Cambria County approving the parcel on Peaceful Valley Road

IV. Visitors and Public Input

Seth Wilmore, Exus Partneres (see below)

Mr. Gerry Shaulis discussed fencing and water issue. Melissa will be emailing him some information.

V. Old Business & New Business

- a. Old Business
 - I. Still working on solar ordinance and outdoor furnace ordinance. The Planning Commission will continue working on the solar ordinance. Some discussion on impact fee.
- b. New Business
 - I. Motion to approve Diane Weaver zoning map amendment for 613 Peaceful Valley Road to change from Agricultural to A/R-1 zoning. (was at August meeting). The PC had some discussion regarding the motion. There was no motion to approve the zoning map. Tabled until the Planning Commission receives more information. Tabled for a lack of a motion to approve.
 - II. Motion to review and approve conditional use for Highland North Wind for proposed wind turbine P2. Seth Wilmore is here from Exus Partners. He submitted an application to the Township for one additional turbine location and will soon be starting construction on re-power. Re-powering is defined as replacing some of the existing equipment to make them more efficient. As a result of the replacement, 25 to 30 percent more energy will be provided by re-powering because it is more efficient. The replacement will not involve a full taking down of the turbine, only replacing parts. A sound study was completed and provided to the Planning Commission and notification to the landowners was completed. Blades being removed will be

disposed of offsite and recycled. There is sometimes a specialized secondary market for them also. The Planning Commission asked, "with the new blades being longer, is it louder?" Mr. Wilmore stated it is 1.5 decibels louder. The noise report is in compliance with township ordinance. There will be a very minor change in the sound. The Planning Commission asked, "how close is the nearest dwelling?" The distance is just over 2000 feet. The replacement will include a gear box cell and the blades. Each turbine is currently 2.4 megawatts output in size; with the replacement it is 2.2 megawatts output. Mr. Wilmore stated the plan is to commence with construction mid to late next year and wrap up in 2026. The permit application includes the site development plan; transportation to access, etc. A few utility poles will need to be moved. A transportation consultant specialist will be hired for the poles. Mr. Wilmore submitted drawings, disturbance permit, etc. through DEP. Once the copy of all the permits have been approved, they will send them onto the supervisors for review. The maximum length of the project is 18 months. The Planning commission will give tentative approval. Motion for tentative approval conditionally based on final review by EADs group.

Motion to tentatively approve: 1st Randy Cortese

2nd Ed Pentrack

VI. **Zoning Officer Report to be submitted by a representative from the CCBCEA d/b/a Laurel Municipal Inspection Agency, reviewed and voted upon**

VII. **Adjournment at 8:45 p.m.**

1st Randy

2nd Percy