
PINE GROVE TOWNSHIP SUPERVISORS
175 OAK GROVE ROAD, PINE GROVE, PA 17963
JULY 20, 2009 SPECIAL MEETING MINUTES

A special meeting was held July 20, 2009 at 6:30 PM to discuss the proposed revisions to the Zoning Ordinances and other business brought before the Board.

Attending were Chairman Larry Zimmerman, Vice-Chairwoman Diane Tobin, Supervisors Allen Aungst and Judith Lehman. Supervisor Jerry Wise was absent. Also present was Secretary / Treasurer Kathy Ferguson.

Discussion was held on model ordinances for wind towers and communication towers provided by Dave Horst at the last special meeting.

Commercial Wind Facilities – Three model ordinances were reviewed. The first was designed to be included in the Zoning Ordinances; the second was designed for use with the first one as a part of the Subdivision and Land Development Ordinances. The third model ordinance was designed to use as a stand-alone ordinance, not as part of the Zoning Ordinances. The following points were discussed:

- The zone to put the ordinance into and current areas in the township where it would be feasible for a company to have a facility.
- Conditional Use provisions – Applicants would have to come before the Board of Supervisors for approval.
- The need to establish permit fees and not to include the fees in the ordinance.

The Board of Supervisors agreed to use models one and two and include the ordinance in the Zoning Ordinances in the RP zone with a conditional use provision.

Residential Windmills – The Board considered a model ordinance and discussed the following points:

- Size of property was decided not to be an issue because the other regulations in building the windmills specify the amount of land per height of the structure.
- The power limit of 10 KW was discussed with the consensus the windmills are meant to be a source of supplemental power and not a replacement for electricity. No changes were made.

The Board of Supervisors agreed to use the model ordinance with changes in the references to match our other ordinances.

Communication Towers - The Board considered a model ordinance and agreed to use it in the proposed revised Zoning Ordinances.

Other Proposed Zoning Items

- **§651.F** - Lehman said the Office of Solid Waste regulates demolishing of structures and the Township may be liable for citations and fines if this section is not changed. After discussion, the Board of Supervisors agreed to remove this item from the ordinance and refer to §610 for more restrictions.

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Other Proposed Zoning Items, cont.

- **§651.E** - Previously the Board had decided to remove this section, the Board now would like to keep the section stating "Approvals are required as per Section 610.1.A" and change the reference from §610.1.A to §610.
- **§802.1.A** – The Board agreed to change the last sentence to read "...and for driveways (for new construction, widening and paving, but not for overlaying and liquid sealing). Discussion on whether the current zoning ordinance required permits for paving driveways and the use of pipe in the Township right-of-way followed. No other changes were made as a result of the discussion.

Future Meetings –The Board agreed to have a meeting with Dave Horst on August 6, 2009 at 7:30 PM. The Board will meet with Dane Huntzinger (Schuylkill Conservation District) for training on flood plain issues at 6 PM. Zimmerman will contact Huntzinger and the Zoning Officer, Ferguson will contact Horst.

Adjournment – Aungst moved to adjourn the meeting at 8 PM, Lehman seconded the motion, all were in favor and motion carried 4 to 0.

Respectfully submitted,

Kathy Ferguson, Secretary / Treasurer

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Approved by the Board of Supervisors 8/12/09.