

AGENDA

CRAWFORD COUNTY PLANNING COMMISSION

Crawford County Fair Grounds (Homeshow Building #1)

September 26, 2022

- 1. Roll Call**
- 2. Action on August 2022 Meeting Minutes**
- 3. Communications**
- 4. Reports:**
 - A. Standing Committees**
 - A. Transportation Committee
 - B. Agricultural and Environmental Concerns Committee
 - C. Personnel Committee
 - D. Planning Initiative Committee
 - B. Planning Director's Report**
- 5. Public Comment:**

() The floor is open to the public in attendance for matters on the Commission's Agenda.*
- 6. Subdivisions, Land Development & Zoning Reviews:**
 - a. Zoning Amendment – Hayfield Township (Solar)
 - b. Zoning Amendment – Woodcock Township (Solar)
 - c. Zoning Amendment – Woodcock Township (Housing)
 - d. Administrative Subdivision Reviews
- 7. Old Business:**
 - a. Discussion – Commission Annual Self-Evaluation
- 8. New Business:**
 - a. Presentation – Comprehensive Plan Report Card
 - b. Presentation/ Discussion – 2022 Annual Report
 - c. Discussion – Planning Commissioner Comments
- 9. Adjournment:**

**Those wishing to address issues not on the agenda should contact the Planning Director prior to the beginning of the regularly scheduled CCPC meeting.*

CRAWFORD COUNTY PLANNING COMMISSION

August Regular Meeting Minutes Crawford County Public Safety Building, Meadville, Pennsylvania

Commissioner Dreese, Chair, called the Regular Meeting of the Crawford County Planning Commission (Planning Commission) to order at 3:30 p.m. on August 22, 2022.

1. Roll Call:

Present –

Maria Dreese, Chair

John Frye

Jessica Hilburn

John Lawrence

Ron Mattocks, Secretary

Austin Rock

Scott Sjolander

Katie Wickert, Vice-Chair

(All members attended in-person)

Absent –

Travis Palmer

Other Attendees –

N/A

2. Action on the July 2022 Meeting Minutes:

Commissioner Dreese requested a motion to approve the July 2022 Regular Meeting minutes. Commissioner Frye moved to adopt the minutes. Commissioner Lawrence seconded. Motion carried unanimously.

- Discussion

- A question was asked about who drafts the minutes. Mr. Norwood explained that he currently does, but moving forward Ann Knott will. It was suggested that it be indicated which committee members are attending the meeting in person and which are attending virtually. Mr. Norwood stated that request could be accommodated.

3. Communications:

Mr. Norwood provided an update on the communications received by the Planning Commission since their July 2022 regular meeting. Communications included:

- Information packet received from Eastern Gas Transmission and Storage
- Memo drafted by Mr. Norwood to the Crawford County Board of Commissioners concerning expiring terms for Commissioner Frye and Commissioner Lawrence. Memo included draft advertisement for the Tribune seeking new members.

4. Reports:

A. Standing Committees –

Transportation Committee: Commissioner Lawrence reported that the committee has not formally met but has been in communication about creating a survey for the municipalities to complete regarding issues with PennDOT in terms of transportation projects.

Agricultural and Environmental Concerns Committee: Commissioner Wickert reported that Mr. Gilbertson provided an update about the County Forest Project. The Committee to scheduled a follow-up to discuss how to include the County Forest Project in the Comprehensive Plan.

Personnel Committee: Commissioner Dreese reported that the committee has not met, but stated that the Committee will need to meet to discuss the upcoming vacancies on the Commission.

Planning Initiatives Committee: Commissioner Hilburn reported that the Committee has not met, but anticipate communications about the Comprehensive Plan.

B. Planning Director's Report –

[ADMINISTRATIVE UPDATES]

PENNSYLVANIA CHAPTER OF THE AMERICAN PLANNING ASSOCIATION – NORTHWEST SECTION

The Northwest Section of the Pennsylvania Chapter of the American Planning Association (PA APA) is seeking interested individuals to serve on the section board as volunteers. Crawford County registers the Planning Commission as members of the PA APA annually, which entitles Commissioners to participate in events, trainings, or benefit from networking, online resources, and professional development. Commission members interest in learning more about the Chapter or the NW Section should visit <https://planningpa.org/>. Upcoming workshops and webinars are available on the chapter calendar, <https://planningpa.org/events/2022-07/>. Additional materials or resources such as an [orientation guide](#), [monthly newsletters](#), and [trainings](#) for commissioners.

PENNSYLVANIA CHAPTER OF THE AMERICAN PLANNING ASSOCIATION – ANNUAL CONFERENCE

The PA APA's annual conference will be held on October 2 - 4, 2022 at the Marriott Lancaster at Penn Square in Lancaster, Pennsylvania. Commission members interested in registering for the conference should visit, <https://web.cvent.com/event/8d7d67d2-dda9-49ab-9381-b36f9577c97b/summary>. To learn more about the conference sessions and cost of attendance, visit https://planningpa.org/wp-content/uploads/2022-APA-PA-Conference-Announcement_V5.pdf. The early bird rate is due September 6, 2022 while the last day to register is September 27, 2022. No onsite registration is available.

COMMUNITY PLANNING PROJECTS

CONNEAUT VALLEY BOROUGH'S MULTI-MUNICIPAL COMPREHENSIVE PLAN

The final draft of the Conneaut Valley Borough's Multi-Municipal Comprehensive Plan was submitted to the project steering committee on August 18, 2022. The committee is responding to errors by August 24, 2022. Afterwards two copies will be printed and sent to each of the Boroughs. The project steering

committee will then work to present the document at their local planning commission meetings for consideration and adoption.

COUNTY COMPREHENSIVE PLAN UPDATE

The Planning Office received notification on July 26, 2022 from DCED that the project scope change request to our State Facility Transition Closure Grant (SFTCG) program was approved. The County can now allocate \$113,012.58 toward completion of a County comprehensive plan and model subdivision and land development ordinance. Planning staff has a draft timeline for the project which meets the grant period requirements. Staff members will be working to prepare presentations and facilitate discussions with the Commission on the comprehensive plan update.

COMMUNITY PLANNING PROJECTS

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

Crawford County received three project idea submissions to consider for the FY2022 CDBG application. Staff are working to evaluate these submissions and prepare a recommendation for the Board of Commissioners. The second public hearing for the FY2022 CDBG application will be held in late September. Staff are hoping to hold two hearings: one in the Titusville area and one in central Crawford County. Crawford County Planning Office Monday August 22, 2022 Planning Director Report

APPALACHIAN REGIONAL COMMISSION GRANT – CONNEAUT LAKE

Crawford County entered into a Cooperation Agreement with Conneaut Lake to apply for and administer a \$400,000 Appalachian Regional Commission (ARC) grant for Phase III of the Borough's Revitalization project. Receipt of the application by the PA Department of Community and Economic Development (DCED) was received on formal application to ARC was submitted August 15, 2022.

CRAWFORD COUNTY ACT 13 PROGRAM

Crawford County received notification from PennDOT of the County's 2022 At-Risk Bridge allocation. The County will receive \$138,575.24 this year, an increase of \$55,736.06 (59%) from the previous year. Staff will work over the following months to update the program website, policy, and advertise an application cycle for 2023.

LEGISLATIVE UPDATES

NO ITEMS AT THIS TIME]

5. Public Comment:

None.

6. Subdivisions, Land Developments & Zoning Reviews:

A. Administrative Subdivision Reviews –

Mr. Norwood provided an overview of administrative reviews completed by the Crawford County Planning Office since the Planning Commission's July 2022 regular meeting. The report includes reviews conducted during August of 2022. Mr. Norwood discussed issues and questions some of the municipalities have had with reviews both the past and present process.

7. Old Business:

A. Discussion – Commission Annual Self-Evaluation –

Commissioner Dreese discussed the Planning Commission's self-evaluation report and requested for commission members to complete their survey if they haven't already.

B. Discussion – Correspondence with Board of Commissioners on County Planning Priorities & Policies

Commissioner Dreese and Mr. Norwood discussed the Work Session that was held. Clarification was made that the type of meeting was an informational meeting and not an executive session. Commissioner Dreese continued with a suggestion that after a conversation between Commissioner Hilburn and Board of Commissioner Henry, the Planning Commission not draft a letter to the Board of Commissioners, instead, a meeting be scheduled. Scope/intent of the meeting with the Board of Commissioners was discussed:

- How local municipalities will be able to handle the subdivision and land development process without the County's guidance
- Is there a process and timeframe for both the Planning Commission and the Board of Commissioners to revisit the municipal review process
- Clarification from the Board of Commissioners of the Planning Commission's focus and purpose

Discussion developed about the Planning Commission's meeting time and place and the affect that may have on the Board of Commissioners attending the meetings.

8. New Business:

A. Presentation/Discussion – County Comprehensive Plan

Mr. Gilbertson gave a presentation about the upcoming County Comprehensive Plan process. The presentation consisted of 12 slides and handouts which included information on:

- Process and outcomes for the Comprehensive Plan
- Roles and expectations for the Planning Commission, Board of Commissioners, Steering Committee, and the Planning Office.
- Planning Consultant
- Drafting the Plan
- Timeline
- Formal Adoption

Mr. Norwood followed-up with some clarification of the timeline and the grant funding the process.

Mr. Gilbertson and Mr. Norwood addressed questions/concerns in regards to the Comprehensive Plan, County SALDO, and possible transition of the Board of Commissioners during the Comprehensive Plan process.

Commissioner Dreese prompted a conversation about scheduling Work Sessions.

- It was suggested Work Sessions to be held directly following regular Meetings. Date/time of Work Sessions to be revisited after the first of the year.

Commissioner Frye motioned to move the regular Planning Commission meeting to 3:00pm with a Work Session to follow 15 minutes after. Commissioner Rock seconded. Motion carried unanimously.

Action Item:

Personnel Committee to develop a Request for Proposal (RFP) for a Planning Consultant. Mr. Norwood clarified that there is currently a draft that the Committee can use to create a final version.

B. Discussion – Planning Commissioner Comments –

Commissioner Frye – Asked if any of the municipalities had reached out regarding the letter addressing the review process changes. Mr. Norwood and Mr. Gilberston both replied.

Commissioner Hilburn – mentioned that she would be attending the Solar Ordinance Workshop in Venango County. Mr. Norwood also recognized that Commissioner Hilburn had received an award for Volunteer of the Year from the Titusville Area Trail Association.

Commissioner Matocks – Announced that the Visitor’s Bureau now has a mobile app.

Commissioner Sjolander – Offered his appreciation for the comprehensive planning process presentation

Commissioner Wickert – Announced that she will begin training to be a Community Planner Trainer.

Commissioner Rock – Acutec will be hosting Manufacturing Day on October 6, 2022

Commissioner Dreese expressed her appreciation for the Commission’s work and strongly encouraged attendance and participation looking forward to the Comprehensive Plan.

Mr. Norwood encouraged the Commissioners to be aware of events that are held in their home areas in regards to the Comprehensive Plan and creating a master list. He also mentioned that annual budget conversations and activities will be taking place.

There was a discussion about ordering both a rectangular table cloth with the Planning Commission’s logo and a pop-up tent for outreach activities. Mr. Norwood asked that members email him with ideas.

9. Adjournment:

Commissioner Dreese requested a motion for adjournment. Commissioner Wickert moved to adjourn the meeting. Commissioner Hilburn seconded. The August 2022 Crawford County Planning Commission Regular Meeting adjourned at 5:52 p.m. on Monday, August 22, 2022.

Respectfully submitted,

Maria Dreese, Chair
Crawford County Planning Commission

cc: Crawford County Board of Commissioners
Crawford County Planning Commission October 2022

Administrative Updates

PLANNING OFFICE RELOCATION

Beginning September 26, 2022 through noon on October 10, 2022, the Crawford County Planning Office will be relocated to the 3rd Floor of the Donald E. Dillon Center located 18360 Technology Drive due to the closure of the County Courthouse. Due to relocation venue and sharing of office space with other departments, staff is encouraging clients to coordinate a visitation time by calling 814-333-7341 or emailing planning@co.crawford.pa.us to ensure staff can quickly provide services to visitors. Additionally, please be aware that not all information will be accessible to staff; therefore, we may need to address your request upon return to the courthouse.

Community Planning Updates

COUNTY COMPREHENSIVE PLAN UPDATE

Staff are working to prepare materials and collect data in an effort to start the comprehensive plan update in 2023. More discussion on this subject will occur during the Commission's work session.

Community Development Updates

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

Crawford County held two public hearings on September 20, 2022 for the FY 2022 CDBG program application. The meetings were located at the Vernon Township municipal building and Towne Square in Titusville. The public comment period will close on Friday September 30, 2022. Citizens can submit comments to the County by phone at (814) 333-7341 or email at planning@co.crawford.pa.us by the deadline. The application is due October 28, 2022.

Additionally, four construction projects were completed since the last planning commission meeting (Roche Park paving project and the Beaver, Richmond, and Steuben Township ADA projects). We've also had pre-construction meetings or start dates for three additional construction projects (phase 1 – Huidekoper Park improvements in Meadville, Rocky Glenn Road bridge replacement, and Diamond Street Park improvements in Titusville).

CRAWFORD COUNTY ACT 13 PROGRAM

Crawford County received notification from PennDOT that an error occurred when calculating the 2022 At-Risk Bridge allocation. The County will receive \$137,460.47 this year, which was a small decrease from the previous figure.

Legislative Updates

NO UPDATE AT THIS TIME

ORDINANCE NO. ____

**TOWNSHIP OF HAYFIELD
CRAWFORD COUNTY, PENNSYLVANIA**

**AN ORDINANCE TO AMEND THE TOWNSHIP OF HAYFIELD ZONING
ORDINANCE TO PROVIDE FOR THE REGULATION OF
SOLAR ENERGY SYSTEMS**

WHEREAS, the Board of Supervisors of Hayfield Township desires to amend the Hayfield Township Zoning Ordinance for the purpose of providing reasonable regulations for the business of solar energy generation and production within the Township to protect the safety and welfare of Township residents, to protect the character and integrity of agricultural, residential, rural, environmental, natural and historic resources in the Township while permitting the reasonable location and development of solar energy facilities within the Township, to minimize adverse visual impacts of solar energy facilities through careful siting and landscape screening, and to provide for the safe and proper removal of all solar energy facilities that are either abandoned or fail to meet the requirements set forth in these regulations.

NOW THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Supervisors of the Township of Hayfield, Crawford County, Pennsylvania, that the Hayfield Township Zoning Ordinance, adopted April of 2004, is amended as follows:

Section 1. Amendment to Article 7, entitled Definitions, of the Hayfield Township Zoning Ordinance. Article 7 of the Hayfield Township Zoning Ordinance adopted in April 2004, entitled Definitions, as amended, is hereby amended to add the following definitions:

ACCESSORY SOLAR ENERGY SYSTEM (ASES): A Solar Energy System used to capture solar energy for use by residential, commercial, institutional, industrial or other uses of land located on the same property on which the Solar Energy System is located. This may include incidental sale of excess energy to an electrical utility. For purposes of this ordinance, a Solar Energy System that has a power rating of more than 15kW shall not be considered an Accessory Solar Energy system.

PRINCIPAL SOLAR ENERGY SYSTEM (PSES): A large scale solar energy system used principally to capture solar energy and convert it to electrical energy or thermal power for the commercial sale or supply of such electrical or thermal power to electrical utilities or other wholesale electricity purchasers. Principal solar energy systems consist of one (1) or more free-standing ground, or roof mounted, solar

collector devices, energy storage devices, solar related equipment and other accessory structures and buildings including light reflectors, concentrators, and heat exchangers; substations; electrical infrastructure; transmission lines and other appurtenant structures.

SOLAR ENERGY: Radiant energy (direct, diffuse and/or reflective) received from the sun.

SOLAR PANEL: That part or portion of a solar energy system containing one or more receptive cells or modules, the purpose of which is to convert solar energy for use in space heating or cooling, for water heating and/or for electricity.

SOLAR RELATED EQUIPMENT: Items including a solar photovoltaic cell, module, panel, or array, or solar hot air or water collector device panels, lines, pumps, batteries, mounting brackets, framing and possibly foundations or other structures used for or intended to be used for collection of solar energy, and may include the following:

SOLAR ARRAY: A grouping of multiple solar modules with purpose of harvesting solar energy.

SOLAR CELL: The smallest basic solar electric device which generates electricity when exposed to light.

SOLAR MODULE: A grouping of solar cells with the purpose of harvesting solar energy.

Section 2. New Section 513 added to the Hayfield Township Zoning Ordinance.

There is hereby added a new Section 513 to Article 5 of the Hayfield Township Zoning Ordinance, entitled Supplementary Regulations, adopted in April 2004, as amended, which Section 513 shall be entitled "Accessory Solar Energy Systems", and which shall read as follows:

Section 513 Accessory Solar Energy Systems

Accessory Solar Energy production or generation facilities and systems shall be permitted in Hayfield Township in accord with regulations set forth in this Section.

Accessory Solar Energy Systems (also known as ASES) shall be permitted uses in all Zoning Districts in Hayfield Township subject to the following regulations.

- A. Accessory Solar Energy Systems are a Permitted Accessory Use in all Zoning Districts for all uses.

- B. Accessory Solar Energy Systems constructed prior to the effective date of this Ordinance shall not be required to meet the terms and conditions of this Ordinance. Any material expansion, alteration or physical modification to an existing ASES shall comply with applicable requirements set forth in this ordinance. Routine maintenance or like-kind replacements do not require a permit.
- C. All on-site utility and transmission lines, and plumbing shall be placed underground to the greatest extent possible.
- D. All ASES shall be situated to eliminate glare onto nearby structures and roadways.
- E. A Roof Mounted and Wall Mounted Accessory Solar Energy System may be located on a principal or accessory building, and shall comply with all maximum height regulations and building setback regulations specified for buildings within the zoning district.
- F. A Roof Mounted and Wall Mounted Accessory Solar Energy System shall comply with all applicable building code requirements, and any structure to which it is attached or by which it is supported shall be capable of holding the load of the ASES, and so certified by a qualified professional or contractor.
- G. A Ground Mounted Accessory Solar Energy System shall comply with the side and rear yard property setbacks for all buildings in the applicable zoning district, and shall not be located in the required front setback unless unique physical circumstances or conditions exist that preclude it from being located in a side or rear yard. Such physical conditions may include, but are not limited to, restricted solar access in other yards, or other resource constraints.
- H. Freestanding ground mounted ASES solar panels shall not exceed 15 feet in height above the ground elevation surrounding the system.
- I. A Ground Mounted Accessory Solar Energy System shall be screened from any adjacent property that is used for residential purposes. The screening shall consist of plant materials which provide a visual screen, or a decorative fence
- J. A Ground Mounted Accessory Solar Energy System shall not be placed within any legal easement or right-of-way location, or be placed within any storm water conveyance system, or in any other manner that would alter or impede storm water runoff from collecting in a construed storm water conveyance system.
- K. The layout, design, installation, and ongoing maintenance of all Accessory Solar Energy Systems shall conform to applicable industry and governmental standards and codes, and with all other applicable fire and life safety requirements, and shall be installed by a qualified contractor. The ASES shall be maintained in good working order in accordance with all applicable standards. Appropriate safety/warning signage concerning voltage shall be placed at ground mounted electrical devices, equipment, and structures. All electrical control devices associated with the ASES shall be locked to prevent unauthorized access or entry. Accessory Solar Energy Systems must be properly maintained and be kept free from all hazards, including but not limited to, faulty wiring, loose fastenings, or being in an unsafe condition or condition detrimental to public health, safety or general welfare.

- L. Zoning permit applications shall document compliance with this section and shall be accompanied by drawings showing the location of the ASES system on the building or property, including property lines.
- M. The components of an Accessory Solar Energy System shall be removed from the property if the use and operation of such facility shall cease for any reason, and shall be disposed of in accord with applicable regulations for such disposal.

Section 3. Amendment to Section 302, entitled RD-Rural Development District, of the Hayfield Township Zoning Ordinance. Section 302 entitled RD-Rural Development District, of Article 7 entitled District Descriptions of the Hayfield Township Zoning Ordinance adopted in April 2004, as amended, is hereby amended to add the following use as a Conditional Use in the RD-Rural Development District:

Principal Solar Energy Systems

Section 4. New Section 429 added to the Hayfield Township Zoning Ordinance. There is hereby added a new Section 429 to Article 4 of the Hayfield Township Zoning Ordinance, entitled Conditional Uses & Special Exceptions, adopted in April 2004, as amended, which Section 429 shall be entitled "Principal Solar Energy Systems", and which shall read as follows:

Section 429 Principal Solar Energy Systems

Principal Solar Energy Systems shall be permitted only by Conditional Use in the Rural Development Zoning District, subject to meeting the requirements for such uses as set forth in this ordinance and other applicable Conditional Use standards.

- A. The minimum size of a lot or parcel of land that can be used for the location and a Principal Solar Energy System shall be 5 acres.
- B. An application for a permit shall include mapping that identifies the lands proposed for the facility, the proposed layout for the facility and a sketch showing details about the location in reference to residences, streams, and other features of the land; and a Project narrative that shall include an overview of the project, project location, the approximate generating capacity, the number, representative types and heights of facilities to be constructed, including their generating capacity, dimensions, and description of any ancillary facilities to the solar-energy system. The Application shall include documentation of an agreement between the property owner(s) and the solar- energy facility owner or operator demonstrating permission to apply for necessary permits for construction and operation of a solar-energy facility.
- C. The layout, design, installation, and ongoing maintenance of all Principal Solar Energy Systems shall conform to all applicable industry and governmental standards and codes, and with all other applicable fire and life safety

requirements, and shall be installed by a qualified contractor. The Township shall be provided with information about the regulatory standards applicable to the construction and operation of the PSES. The PSES shall be maintained in good working order in accordance with all applicable standards. Appropriate safety/warning signage concerning voltage shall be placed at ground mounted electrical devices, equipment, and structures. All electrical control devices associated with the PSES shall be locked to prevent unauthorized access or entry. Principal Solar Energy Systems must be properly maintained and be kept free from all hazards, including but not limited to, faulty wiring, loose fastenings, or being in an unsafe condition or condition detrimental to public health, safety or general welfare. All on-site transmission and plumbing lines shall be placed underground to the extent feasible. The PSES owner and/or operator shall repair, maintain and replace the PSES and related solar equipment in a manner consistent with industry standards as needed to keep the PSES in good repair and operating condition.

- D. Principal Use Solar Energy Systems may be permitted in Floodplain Areas and in designated Agricultural Security Areas if permitted under applicable regulations. Documentation shall be presented to the Township to demonstrate such allowance and standards affecting such use.
- E. The owner of a PSES shall provide the township with written information about the public utility company to which the PSES intends to be connected and about the status of proceedings for connection.
- F. If a PSES is being used as an accessory use for commercial/industrial activity on another property, the Township shall be so informed.
- G. No portion of the PSES shall contain or be used to display advertising. However, signage shall be provided to warn of hazards and to identify contacts for system operation personnel to be contacted in case of emergencies. All signage shall comply with prevailing sign regulations.
- H. At all times, the PSES owner and/or operator shall keep the Township informed of persons to contact in the event of any hazard, danger, event that causes harm to the facility, or emergency. Such information shall include names, titles, addresses, phone numbers, and email information for the persons responsible for the public to contact with inquiries and complaints throughout the life of the project.
- I. All solar energy systems shall be designed and located to ensure solar access without reliance on and/or interference from or with adjacent properties unless access or reliance permissions are obtained from the owner of the adjacent property.
- J. All PSES shall procure and use module technology that has been treated with anti-reflective coating. All PSES shall be situated to minimize glare onto nearby structures and roadways as commercially reasonable.

- K. All on-site transmission and plumbing lines shall be placed underground to the extent feasible. Any transmission lines that cross a highway shall be overhead and meet all applicable regulatory and safety standards.
- L. All inverter and transformer equipment shall be located at minimum one-hundred and fifty feet (150') from property lines for purposes, among others, of minimizing the impact of noise. In the event it is determined that the noise level from this equipment regularly exceeds 45 dBA measured at the property line, the PSES owner shall take appropriate action to reduce the noise level to 45 dBA at the property line.
- M. Before construction may commence plans for the development meeting the requirements of the Township's Stormwater Management Ordinance, Subdivision and Land Development Ordinance, and Floodplain Management Ordinance, the Pennsylvania Uniform Construction Code, and all other applicable Township regulations must be submitted to the Township for review and approval, and all construction and development must comply with approved plans.
- N. All Principal Use Solar Energy Systems developments must comply with all applicable Federal, State and local regulations and have permits required by any governmental regulatory agency with jurisdiction over any aspect of the development. Such requirements shall include, but shall not be limited to, Soil Erosion and Sedimentation Plans, and NPDES Plans. No construction may commence without required permits and approvals and except in accord with all such permits and approvals. The Township shall be provided with copies of such permits.
- O. No Ground Mounted Principal Solar Energy System facilities shall be located within 50 feet of a property line or the right of way of a public roadway. This shall not preclude the location of driveways or fencing which shall be setback a minimum of 10 feet from property lines. This shall also not apply to the property line of an adjoining lot or lots that the Principal Solar Energy System is located.
- P. No Ground Mounted Principal Solar Energy System facilities shall be located within 100 feet of any residential building.
- Q. No Ground Mounted Principal Solar Energy System facilities shall exceed a height of 20 feet.
- R. Screening for Principal Solar Energy Systems shall be provided and maintained in the following manner.
 - 1. Ground mounted PSES shall be screened from public roadways. Unless screened by natural woodland area at least 25 feet in width, the screen shall be at least four feet (4') in height at time of planting and shall consist of plant materials which provide a visual screen to a height of at least six feet (6') within 5 years of planting, and which shall be planted within the first year of operation adjacent to or outside of the road right-of-way, between the road-right-of-way and the solar perimeter fence.

2. Screening shall also be required between Ground Mounted Principal Solar Energy System facilities and adjoining properties on which residential uses are located. Unless screened by natural woodland area at least 25 feet in width, this screening may consist of the following: (a) six feet high opaque decorative fencing, or (b) double staggered row of evergreen trees at least four feet high planted and spaced to create a continuous hedge at least six feet (6') in height within 5 years of planting.
 3. All trees and landscaping required as a condition of approval of any plan, application, or permit shall be maintained in good condition and replaced as needed to maintain the visual screen throughout the operational life of the PSES.
- S. Unless specific permission is obtained from the holder of an easement or right-of-way, ground mounted PSES shall not be placed within any legal easement or right-of-way location where solar would impede the operation of the facilities occupying the easement or right-of-way, or be placed within any storm water conveyance system, or in any other manner that would alter or impede storm water runoff from collecting in a constructed storm water conveyance system.
- T. Security. All ground mounted PSES shall be completely enclosed by fencing that consists of a minimum seven (7) foot high fence with a locking gate.
- U. Access. At a minimum, a 25 foot wide access road must be provided from a state or township roadway into the site. At a minimum, a 12 foot wide cartway shall be provided to an inverter or transformer location to allow reasonable access for emergency response vehicles including emergency medical service and fire fighting vehicles and apparatus as well as direct access to an inverter or transformer location.
- V. The ground mounted PSES shall not be artificially lighted except to the extent required for safety, or applicable federal, state, or local regulations.
- W. PSES owners are encouraged to use low maintenance and low growing vegetative surfaces under the system as a best management practice for storm water management.
- X. For roof and wall mounted PSES systems, the applicant shall provide evidence that the plans comply with the Uniform Construction Code and related codes and that the roof or wall is capable of holding the load imposed on the structure.
- Y. For roof and wall mounted PSES systems, such system shall be subject to the maximum height regulations of the underlying zoning district.
- Z. Provision for the decommissioning or removal of an abandoned Principal Solar Energy System shall be made in accordance with the following standards:
1. No construction of the PSES shall be undertaken until the owner shall have provided the Township with a Bond or other financial security in the form and amount acceptable to the Township, such as a surety bond issued by a company with an A or better rating, or letter of credit, to

secure the estimated expense of dismantling and removing said PSES, and restoration of the land for agricultural or other reasonable use, based on a consideration of the former use of the lands, and current estimated costs for removal and disposal net salvage value, and estimated useful life of the system, and an inflation factor. This security shall remain in effect, without interruption, for the so long as the solar energy system facilities shall remain on the premises where located, subject to renewals as needed. The amount of the financial security shall be in the amount of 110% of the estimated costs as so determined. During the operation of the facility, a new estimate of cost for decommissioning prepared by the PSES owner's Engineer shall be submitted every ten (10) years to the Township. Upon approval of the estimated costs by the Township, in consultation with its engineer, which shall not be unreasonably withheld, a revised surety shall be provided to the Township in the amount of one hundred percent (110%) of the new estimate.

2. No construction of the PSES shall be undertaken until an affidavit, or other acceptable evidence, signed by the property owner and the PSES facility owner, has been provided to the Township confirming that the lease agreement with the landowner(s) contains a decommissioning (or similar provision) that provides for the dismantling and removal of the PSES, including all solar related equipment or appurtenances related thereto, including but not limited to buildings, electrical components, and other associated facilities from the property upon termination of operation of the PSES, which shall be in effect for so long as the PSES shall remain on the property, and shall apply to Successors and Assigns.
3. The PSES owner is required to notify the Township immediately upon cessation or abandonment of the operation. The PSES shall be presumed to be discontinued or abandoned if no electricity is generated by such system for a period of twelve (12) consecutive months and the owner has not initiated remedial actions to return the PSES to a generating site. If the PSES owner fails to dismantle and/or remove the PSES within eighteen (18) months of cessation or abandonment, the Township may complete the decommissioning and recover the costs by use of the Bond or other security or by other legal remedies permitted by law.
4. If a ground mounted PSES is removed, any earth disturbance as a result of the removal of the ground mounted solar energy system must be returned to an environmentally stable condition.

SECTION 5. Construction and Severability.

The provisions of this Ordinance shall be construed to the maximum extent possible to further the purposes and policies set forth herein, as consistent with applicable state statutes and regulations. If the provisions of this section and state law are in conflict, then state law shall prevail.

It is the intention of the Township's governing body that the provisions of this Ordinance are severable and if any provisions of this Ordinance shall be declared unconstitutional or invalid by the judgment or decree of a court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining provisions of this Ordinance.

SECTION 6. Repealer. All prior ordinances that are inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 7 – Effective Date. This Ordinance shall become effective five (5) days after its enactment.

ORDAINED and ENACTED this ____ day of _____, 2022, by the Board of Supervisors of Hayfield Township, Crawford County, Pennsylvania,

ATTEST:

HAYFIELD TOWNSHIP

By: _____
Chairman

By: _____
Supervisor

By: _____
Supervisor



CRAWFORD COUNTY PLANNING OFFICE

Zachary Norwood, Planning Director
Courthouse – Meadville, PA 16335
Phone: 814-333-7341
Planning@co.crawford.pa.us

PENDING REVIEW BY THE CRAWFORD COUNTY PLANNING COMMISSION ON 9.26.2022

September 26, 2022

Board of Township Supervisors
Hayfield Township
17882 Townhouse Road
Saegertown, PA 16433

RE: Crawford County Planning Review of the Hayfield Township Proposed Zoning Ordinance to Provide for the Regulation of Solar Energy Systems

Dear Supervisors,

The Crawford County Planning Commission has received the proposed zoning ordinance amendment to provide for the regulation of solar energy systems at its regularly scheduled meeting on September 26, 2022, and offers the following recommendations. These recommendations are provided pursuant to Section 609(e) of the Pennsylvania Municipalities Planning Code (MPC) (53 P.S. 10609(e)). These recommendations are nonbinding and are intended to uncover potential errors, inconsistency with adopted comprehensive plans, matters of concern, and to provide suggestions for improvement.

Overall Concern:

One of the key purposes for this regulation cited in the proposed ordinance is:

*to protect the character and integrity of agricultural, residential, rural, **environmental, natural** and historic resources in the Township while permitting the reasonable location and development of solar energy facilities within the Township. [taken from the proposal's first page]*

While the Planning Commission recognizes appreciates the provisions within the proposed ordinance that protect the character and integrity of residential, rural, and historic resources, it does not adequately take care to protect the character and integrity of the environment and natural resources present within the township.

The Protection of Environmental and Natural Areas:

The proposed zoning amendment permits principal solar energy systems (PSEs) within the RD-Rural Development district. Exhibit 1 attached to this commentary shows that the RD-Rural Development zone overlaps substantially with recognized environmentally sensitive areas identified by the Western Pennsylvania Conservancy's 2008 Natural Heritage Inventory for Crawford County (see the Environmental Conflict Areas identified in red on the map). These environmentally valuable areas ought to be protected for the benefit of our wildlife and to protect the growing prospects for tourism and quality of life



improvements that can feed off a healthy, intact natural ecosystem. To remedy this insufficiency, the Planning Commission proposes several options:

1. That PSEs be permitted within a new RD-Rural Development Overlay zone comprising an area that includes the current RD-Rural Development district but subtracts the areas documented in the 2008 Natural Heritage Inventory for Crawford County known as “French Creek Landscape Conservation Area Supporting Landscape.” Applying this recommendation would also have the added benefit of mitigating conflicts between PSEs and known FEMA flood zones almost entirely. The areas displayed in yellow (PSES Permissions Recommended) on Exhibit 1 show the remaining portions of the RD-Rural Development district where the Planning Commission views that PSES development would not impose excessive environmental degradation so long as routine precautions are applied. This suggestion would remove approximately 3,163 acres of land within the RD-Rural Development district from eligibility for PSES development leaving an estimated 12,090 acres remaining to accommodate PSEs (a 20.75% reduction in the total permissible land allocation for PSEs). If the township wishes to consider this recommendation, then the Planning Commission can provide the data necessary to represent the recommended overlay district on your township’s zoning map.
2. Modify the provisions of the ordinance to not permit a PSES to locate within 100 meters (326 feet) of a known natural stream either intermitted or perennial (including Watson Run, Cussewago Creek, Kerns Run, Brookhouser Creek, Wolf Run, Pine Run, and others). Doing so would protect most of the environmentally sensitive and valuable areas outlined in the 2008 Natural Heritage Inventory for Crawford County while only reducing the amount of area available for permitting PSEs by 15% - still leaving nearly 13,000 acres of the township available for PSEs.
3. If no modifications are made to restrict the area within the RD-Rural Development district that is proposed to permit PSEs, then the Planning Commission strongly advises that the proposed amendment is revised to incorporate provisions to encourage developers and landowners to adhere to the recommended stewardship practices outlined in the 2008 Natural Heritage Inventory for Crawford County for the environmentally sensitive areas located within the RD-Rural Development district. Please see Exhibit 2 for a map of each identified environmentally sensitive area and its corresponding land stewardship recommendations.

Limiting Development in Floodplains:

Section 429 subpart D of the proposed amendment should be modified to not permit PSEs in known floodplains. As proposed, this provision only opens up about 900 additional acres at most for possible solar energy development (only expanding the current permissible area by 6% percent) and includes some fairly difficult to develop areas and therefore seems unnecessary.

Other Comments:

Numerous provisions outlined within the proposed amendment appear to place the issuance of a zoning permit contingent upon the receipt of other local, state, and federal level permits or approvals. These provisions include Section 513 – subparts F (first sentence), K (first sentence) and Section 429 – subparts C, M, and N. It is the opinion of the Planning Commission that zoning permits should be based only on meeting the requirements set forth within the zoning ordinance and in the case of conditional approvals other such reasonable requirements as may be deemed necessary by the Board of Supervisors in order to achieve the purposes of regulations stated within the zoning ordinance.

Requirements such as Section 429 subpart F concerning where the energy produced by a PSES will ultimately end up do not seem to reasonably advance the interest of the zoning ordinance and Crawford County Planning recommends that this provision and any similar requirements stated be dropped from this proposed amendment.

The proposed requirement under Section 429 subpart G may present the issue of differential treatment for signage between different types of land development within the RD – Rural Development district. If the concern is to avoid the possibility of PSESs hosting long chain link fences covered in banners and advertisements, then a possible solution could be to modify this proposal to include a provision prohibiting any signage from being attached to a PSES’s fencing. All signs could be required to stand on their own free-standing poles or other suitable arrangement. The Planning Commission warns against the potential this proposed amendment may present for allowing advertisements on certain land developments within the RD – Rural Development district but not on others.

Section 429 subpart W should encourage native wild flower plantings to promote ecological well-being.

Section 429 – subparts C and K both have clauses that concern the burial of transmission lines and plumbing. The Planning Commission recommends that these duplicative provisions be consolidated in order to produce a more user-friendly and streamlined regulation.

Please contact the Crawford County Planning Office if you have any questions.

Thank you,



Thomas Gilbertson
Assistant Planning Director for Community Planning

**TOWNSHIP OF WOODCOCK
CRAWFORD COUNTY, PENNSYLVANIA
ORDINANCE NO. ____**

**AN ORDINANCE TO AMEND THE WOODCOCK TOWNSHIP ZONING ORDINANCE
TO PROVIDE FOR THE REGULATION OF
SOLAR ENERGY SYSTEMS**

WHEREAS, the Board of Supervisors of Woodcock Township desires to amend the Woodcock Township Zoning Ordinance for the purpose of providing reasonable regulations for the business of solar energy generation and production within the Township for purposes of protecting the safety and welfare of Township residents; protecting the character and integrity of agricultural, residential, rural, environmental, natural and historic resources in the Township while permitting the reasonable location and development of solar energy facilities within the Township; minimizing adverse visual impacts of solar energy facilities through careful siting and landscape screening; and providing for the safe and proper removal of all solar energy facilities that are either abandoned or fail to meet the requirements set forth in these regulations.

NOW THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Supervisors of the Township of Woodcock, Crawford County, Pennsylvania, that the Woodcock Township Zoning Ordinance, adopted in 2011, as amended, is further amended as follows:

Section 1. Amendment to Article 3, entitled Definitions, of the Woodcock Township Zoning Ordinance. Article 3 of the Woodcock Township Zoning Ordinance adopted in 2011, entitled Definitions, as amended, is hereby amended to add the following definitions:

ACCESSORY SOLAR ENERGY SYSTEM (ASES): A Solar Energy System used to capture solar energy for use by residential, commercial, institutional, industrial or other uses of land located on the same property on which the Solar Energy System is located. This may include incidental sale of excess energy to an electrical utility. For purposes of this ordinance, a Solar Energy System that has a power rating of more than 15kW shall not be considered an Accessory Solar Energy system.

PRINCIPAL SOLAR ENERGY SYSTEM (PSES): A large scale solar energy system used principally to capture solar energy and convert it to electrical energy or thermal power for the commercial sale or supply of such electrical or thermal power to electrical utilities or other wholesale electricity purchasers. Principal solar energy systems consist of one (1) or more free-standing ground, or roof mounted, solar collector devices, energy storage devices, solar related equipment and other accessory structures and buildings including light reflectors, concentrators, and heat exchangers; substations; electrical infrastructure; transmission lines and other appurtenant structures.

SOLAR ENERGY: Radiant energy (direct, diffuse and/or reflective) received from the sun.

SOLAR FACILITIES shall include all Solar Related Equipment together with all structures used to support or enclose such equipment. It shall not include perimeter fencing or driveways for access.

SOLAR PANEL: That part or portion of a solar energy system containing one or more receptive cells or modules, the purpose of which is to convert solar energy for use in space heating or cooling, for water heating and/or for electricity.

SOLAR RELATED EQUIPMENT: Items including a solar photovoltaic cell, module, panel, or array, or solar hot air or water collector device panels, lines, pumps, batteries, mounting brackets, framing and possibly foundations or other structures used for or intended to be used for collection of solar energy, and may include the following:

SOLAR ARRAY: A grouping of multiple solar modules with purpose of harvesting solar energy.

SOLAR CELL: The smallest basic solar electric device which generates electricity when exposed to light.

SOLAR MODULE: A grouping of solar cells with the purpose of harvesting solar energy.

Section 2. New Section 1025 added to Article 10 of the Woodcock Township Zoning Ordinance. There is hereby added a new Section 1025 to Article 10 of the Woodcock Township Zoning Ordinance, entitled “Supplementary Regulations”, as amended, which Section 1025 shall be entitled “Accessory Solar Energy Systems”, and which shall read as follows:

Section 1025. Accessory Solar Energy Systems

Accessory Solar Energy production or generation facilities and systems shall be permitted in Woodcock Township in accord with regulations set forth in this Section.

Accessory Solar Energy Systems (also known as ASES) shall be permitted uses in all Zoning Districts in Woodcock Township subject to the following regulations.

- a. Accessory Solar Energy Systems are a Permitted Accessory Use in all Zoning Districts for all uses.
- b. Accessory Solar Energy Systems constructed prior to the effective date of this Ordinance shall not be required to meet the terms and conditions of this Ordinance. Any material expansion, alteration or physical modification to an existing ASES shall comply with applicable requirements set forth in this ordinance. Routine maintenance or like-kind replacements do not require a permit.
- c. All on-site utility and transmission lines, and plumbing shall be placed underground to the greatest extent possible.
- d. All ASES shall be situated to eliminate glare onto nearby structures and roadways.
- e. A Roof Mounted and Wall Mounted Accessory Solar Energy System may be located on a principal or accessory building, and shall comply with all maximum

height regulations and building setback regulations specified for buildings within the zoning district.

- f. A Roof Mounted and Wall Mounted Accessory Solar Energy System shall comply with all applicable building code requirements, and any structure to which it is attached or by which it is supported shall be capable of holding the load of the ASES, and so certified by a qualified professional or contractor.
- g. A Ground Mounted Accessory Solar Energy System shall comply with the side and rear yard property setbacks for all buildings in the applicable zoning district, and shall not be located in the required front setback unless unique physical circumstances or conditions exist that preclude it from being located in a side or rear yard. Such physical conditions may include, but are not limited to, restricted solar access in other yards, or other resource constraints.
- h. Freestanding ground mounted ASES solar panels shall not exceed 15 feet in height above the ground elevation surrounding the system.
- i. A Ground Mounted Accessory Solar Energy System shall be screened from any adjacent property that is used for residential purposes. The screening shall consist of plant materials which provide a visual screen, or a decorative fence
- j. A Ground Mounted Accessory Solar Energy System shall not be placed within any legal easement or right-of-way location, or be placed within any storm water conveyance system, or in any other manner that would alter or impede storm water runoff from collecting in a construed storm water conveyance system.
- k. The layout, design, installation, and ongoing maintenance of all Accessory Solar Energy Systems shall conform to applicable industry and governmental standards and codes, and with all other applicable fire and life safety requirements, and shall be installed by a qualified contractor. The ASES shall be maintained in good working order in accordance with all applicable standards. Appropriate safety/warning signage concerning voltage shall be placed at ground mounted electrical devices, equipment, and structures. All electrical control devices associated with the ASES shall be locked to prevent unauthorized access or entry. Accessory Solar Energy Systems must be properly maintained and be kept free from all hazards, including but not limited to, faulty wiring, loose fastenings, or being in an unsafe condition or condition detrimental to public health, safety or general welfare.
- l. Zoning permit applications shall document compliance with this section and shall be accompanied by drawings showing the location of the ASES system on the building or property, including property lines.
- m. The components of an Accessory Solar Energy System shall be removed from the property if the use and operation of such facility shall cease for any reason, and shall be disposed of in accord with applicable regulations for such disposal.

Section 3. Amendment to Table 903.1 of Section 903 entitled “Agricultural District A-1” To Add Principal Solar Energy System as a Conditional Use. Table 903.1 entitled “Table of Uses”, of Section 903, entitled “Agricultural District A-1” of Article 9 of the Woodcock Township Zoning Ordinance, as amended, is hereby amended to add the following use as a Conditional Use in the Agricultural District A-1:

Principal Solar Energy Systems

Section 4. Amendment to Table 904.1 of Section 904 entitled “Rural Residential District R-1” To Add Principal Solar Energy System as a Conditional Use. Table 904.1 entitled “Table of Uses”, of Section 904, entitled “Rural Residential District R-1” of Article 9 of the Woodcock Township Zoning Ordinance, as amended, is hereby amended to add the following use as a Conditional Use in the Rural Residential District R-1:

Principal Solar Energy Systems

Section 5. Amendment to Table 907.1 of Section 907 entitled “General Industrial District I-1” To Add Principal Solar Energy System as a Conditional Use. Table 907.1 entitled “Table of Uses”, of Section 907, entitled “General Industrial District I-1” of Article 9 of the Woodcock Township Zoning Ordinance, as amended, is hereby amended to add the following use as a Conditional Use in the General Industrial District I-1:

Principal Solar Energy Systems

Section 6. New Section 1026 added to Article 10 of the Woodcock Township Zoning Ordinance. There is hereby added a new Section 1026 to Article 10 of the Woodcock Township Zoning Ordinance, entitled “Supplementary Regulations”, as amended, which Section 1026 shall be entitled “Principal Solar Energy Systems”, and which shall read as follows:

Section 1026 Principal Solar Energy Systems

Principal Solar Energy Systems shall be permitted only by Conditional Use in the Agricultural A-1, Rural Residential R-1, and the General Industrial, I-1 Zoning Districts, subject to meeting the requirements for such uses as set forth in this section and other applicable Conditional Use standards.

- a. The minimum size of a parcel or parcels of land that can be used for the location of a Principal Solar Energy System shall be 50 contiguous acres. The minimum size of a lot of which all or a part of is combined with other contiguous lots or parcels for a Principal Solar Energy System shall be 10 acres.
- b. An application for a permit shall include mapping that identifies the lands proposed for the facility, the proposed layout for the facility and a sketch showing details about the location in reference to residences, streams, and other features of the land; and a Project narrative that shall include an overview of the project, project location, the approximate generating capacity, the number, representative types and heights of facilities to be constructed, including their generating capacity, dimensions, and description of any ancillary facilities to the solar-energy system. The Application shall include documentation of an agreement between the property owner(s) and the solar- energy facility owner or operator demonstrating permission to apply for necessary permits for construction and operation of a solar-energy facility.
- c. The layout, design, installation, and ongoing maintenance of all Principal Solar Energy Systems shall conform to all applicable industry and governmental standards and codes, and with all other applicable fire and life safety requirements, and shall be installed by a qualified contractor. The Township

shall be provided with information about the regulatory standards applicable to the construction and operation of the PSES. The PSES shall be maintained in good working order in accordance with all applicable standards. Appropriate safety/warning signage concerning voltage shall be placed at ground mounted electrical devices, equipment, and structures. All electrical control devices associated with the PSES shall be locked to prevent unauthorized access or entry. Principal Solar Energy Systems must be properly maintained and be kept free from all hazards, including but not limited to, faulty wiring, loose fastenings, or being in an unsafe condition or condition detrimental to public health, safety or general welfare. All on-site transmission and plumbing lines shall be placed underground to the extent feasible. The PSES owner and/or operator shall repair, maintain and replace the PSES and related solar equipment in a manner consistent with industry standards as needed to keep the PSES in good repair and operating condition.

- d. Principal Use Solar Energy Systems may be permitted in Floodplain Areas and in designated Agricultural Security Areas if permitted under applicable regulations. Documentation shall be presented to the Township to demonstrate such allowance and standards affecting such use.
- e. The owner of a PSES shall provide the township with written information about the public utility company to which the PSES intends to be connected and about the status of proceedings for connection.
- f. If a PSES is being used as an accessory use for commercial/industrial activity on another property, the Township shall be so informed.
- g. No portion of the PSES shall contain or be used to display advertising. However, signage shall be provided to warn of hazards and to identify contacts for system operation personnel to be contacted in case of emergencies. All signage shall comply with prevailing sign regulations.
- h. At all times, the PSES owner and/or operator shall keep the Township informed of persons to contact in the event of any hazard, danger, event that causes harm to the facility, or emergency. Such information shall include names, titles, addresses, phone numbers, and email information for the persons responsible for the public to contact with inquiries and complaints throughout the life of the project.
- i. All solar energy systems shall be designed and located to ensure solar access without reliance on and/or interference from or with adjacent properties unless access or reliance permissions are obtained from the owner of the adjacent property.
- j. All PSES shall utilize module technology that has been treated with anti-reflective coating, and all PSES solar panels shall be situated to minimize any impact on nearby structures and roadways.
- k. All on-site transmission and plumbing lines shall be placed underground to the extent feasible. Any transmission lines that cross a highway shall be overhead and meet all applicable regulatory and safety standards
- l. All inverter and transformer equipment shall be located at minimum one-hundred and fifty feet (150') from property lines for purposes, among others, of minimizing the impact of noise.
- m. Before construction may commence plans for the development meeting the requirements of the Township's Stormwater Management Ordinance, Subdivision and Land Development Ordinance, and Floodplain Management

Ordinance, the Pennsylvania Uniform Construction Code, and all other applicable Township regulations must be submitted to the Township for review and approval, and all construction and development must comply with approved plans.

- n. All Principal Use Solar Energy Systems developments must comply with all applicable Federal, State and local regulations and have permits required by any governmental regulatory agency with jurisdiction over any aspect of the development. Such requirements shall include, but shall not be limited to, Soil Erosion and Sedimentation Plans, and NPDES Plans. No construction may commence without required permits and approvals and except in accord with all such permits and approvals. The Township shall be provided with copies of such permits.
- o. No Ground Mounted Principal Solar Energy System facilities shall be located within 50 feet of a property line or the right of way of a public roadway. This shall not preclude the location of driveways or fencing which shall be setback a minimum of 10 feet from property lines. This shall also not apply to the property line of an adjoining lot or lots that the Principal Solar Energy System is located.
- p. No Ground Mounted Principal Solar Energy System facilities shall be located within 300 feet of any residential building.
- q. No Ground Mounted Principal Solar Energy System facilities shall exceed a height of 20 feet.
- r. Screening for Principal Solar Energy Systems shall be provided and maintained in the following manner.
 - 1. Ground mounted PSES shall be screened from public roadways. Unless screened by natural woodland area at least 25 feet in width, the screen shall consist of a double staggered row of evergreen trees at least four feet high planted and spaced to create a continuous hedge at least six feet (6') in height within 5 years of planting adjacent to or outside of the road right-of-way, between the road-right-of-way and the solar perimeter fence.
 - 2. Screening shall also be required between Ground Mounted Principal Solar Energy System facilities and adjoining properties on which residential uses are located. Unless screened by natural woodland area at least 25 feet in width, this screening may consist of the following: (a) six feet high opaque decorative fencing, or (b) double staggered row of evergreen trees at least four feet high planted and spaced to create a continuous hedge at least six feet (6') in height within 5 years of planting.
 - 3. All trees and landscaping required as a condition of approval of any plan, application, or permit shall be maintained in good condition and replaced as needed to maintain the visual screen throughout the operational life of the PSES.
- s. Unless specific permission is obtained from the holder of an easement or right-of-way, ground mounted PSES shall not be placed within any legal easement or right-of-way location where solar facilities would impede the operation of the facilities occupying the easement or right-of-way, or be placed within any storm water conveyance system, or in any other manner that would alter or impede storm water runoff from collecting in a constructed storm water conveyance system.

- t. Security. All ground mounted PSES shall be completely enclosed by fencing that consists of a minimum seven (7) foot high fence with a locking gate.
- u. Access. At a minimum, a 25 foot wide access road must be provided from a state or township roadway into the site. At a minimum, a 12 foot wide cartway shall be provided to allow reasonable access for emergency response vehicles including emergency medical service and fire fighting vehicles and apparatus as well as direct access to an inverter or transformer location.
- v. The ground mounted PSES shall not be artificially lighted except that low intensity lighting may be installed to provide security lighting around the perimeter of the site, which lighting shall be shielded from neighboring properties.
- w. PSES owners are encouraged to use low maintenance and low growing vegetative surfaces under the system as a best management practice for storm water management.
- x. For roof and wall mounted PSES systems, the applicant shall provide evidence that the plans comply with the Uniform Construction Code and related codes and that the roof or wall is capable of holding the load imposed on the structure.
- y. For roof and wall mounted PSES systems, such system shall be subject to the maximum height regulations of the underlying zoning district.
- z. Provision for the decommissioning or removal of an abandoned Principal Solar Energy System shall be made in accordance with the following standards:
 - 1. No construction of the PSES shall be undertaken until the owner shall have provided the Township with a Bond or other financial security in the form and amount acceptable to the Township, such as a surety bond issued by a company with an A or better rating, or letter of credit, to secure the estimated expense of dismantling and removing said PSES, and restoration of the land for agricultural or other reasonable use, based on a consideration of the former use of the lands, and current estimated costs for removal and disposal net salvage value, and estimated useful life of the system, and an inflation factor. This security shall remain in effect, without interruption, for the so long as the solar energy system facilities shall remain on the premises where located, subject to renewals as needed. The amount of the financial security shall be in the amount of 110% of the estimated costs as so determined. During the operation of the facility, a new estimate of cost for decommissioning prepared by the PSES owner's Engineer shall be submitted every ten (10) years to the Township. Upon approval of the estimated costs by the Township, in consultation with its engineer, which shall not be unreasonably withheld, a revised surety shall be provided to the Township in the amount of one hundred percent (110%) of the new estimate.
 - 2. No construction of the PSES shall be undertaken until an affidavit, or other acceptable evidence, signed by the property owner and the PSES facility owner, has been provided to the Township confirming that the lease agreement with the landowner(s) contains a decommissioning (or similar provision) that provides for the dismantling and removal of the PSES, including all solar related equipment or appurtenances related thereto, including but not limited to buildings, electrical components,

- and other associated facilities from the property upon termination of operation of the PSES, which shall be in effect for so long as the PSES shall remain on the property, and shall apply to Successors and Assigns.
3. The PSES owner is required to notify the Township immediately upon cessation or abandonment of the operation. The PSES shall be presumed to be discontinued or abandoned if no electricity is generated by such system for a period of twelve (12) consecutive months and the owner has not initiated remedial actions to return the PSES to a generating site. If the PSES owner fails to dismantle and/or remove the PSES within eighteen (18) months of cessation or abandonment, the Township may complete the decommissioning and recover the costs by use of the Bond or other security or by other legal remedies permitted by law.
 4. If a ground mounted PSES is removed, any earth disturbance as a result of the removal of the ground mounted solar energy system must be returned to an environmentally stable condition.

SECTION 5. Construction and Severability.

The provisions of this Ordinance shall be construed to the maximum extent possible to further the purposes and policies set forth herein, as consistent with applicable state statutes and regulations. If the provisions of this section and state law are in conflict, then state law shall prevail.

It is the intention of the Township’s governing body that the provisions of this Ordinance are severable and if any provisions of this Ordinance shall be declared unconstitutional or invalid by the judgment or decree of a court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining provisions of this Ordinance.

SECTION 6. Repealer. All prior ordinances that are inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 7 – Effective Date. This Ordinance shall become effective five (5) days after its enactment.

ORDAINED and ENACTED this ____ day of _____, 2022, by the Board of Supervisors of Woodcock Township, Crawford County, Pennsylvania,

ATTEST:

WOODCOCK TOWNSHIP

By: _____
Chairman

By: _____
Supervisor

By: _____
Supervisor



CRAWFORD COUNTY PLANNING OFFICE

Zachary Norwood, Planning Director
Courthouse – Meadville, PA 16335
Phone: 814-333-7341
Planning@co.crawford.pa.us

PENDING REVIEW BY THE CRAWFORD COUNTY PLANNING COMMISSION ON 9.26.2022

September 26, 2022

Board of Township Supervisors
Woodcock Township
16250 State Hwy. 86.
Saegertown, PA 16433

RE: Crawford County Planning Review of the Woodcock Township Proposed Zoning Ordinance to Provide for the Regulation of Solar Energy Systems

Dear Supervisors,

The Crawford County Planning Commission has received the proposed zoning ordinance amendment to provide for the regulation of solar energy systems at its regularly scheduled meeting on September 26, 2022, and offers the following recommendations. These recommendations are provided pursuant to Section 609(e) of the Pennsylvania Municipalities Planning Code (MPC) (53 P.S. 10609(e)). These recommendations are nonbinding and are intended to uncover potential errors, inconsistency with adopted comprehensive plans, matters of concern, and to provide suggestions for improvement.

Overall Concern:

One of the key purposes for this regulation cited in the proposed ordinance is:

*“...protecting the character and integrity of agricultural, residential, rural, **environmental, natural** and historic resources in the Township while permitting the reasonable location and development of solar energy facilities within the Township.” [taken from the proposal’s first page]*

While the Planning Office recognizes the appreciates provisions within the proposed ordinance that protect the character and integrity of residential, rural, and historic resources, it does not adequately take care to protect the character and integrity of the environment and natural resources present within the township.

The Protection of Environmental and Natural Areas:

The proposed zoning amendment permits principal solar energy systems (PSESs) within the A-1 Agricultural, R-1 Rural Residential, and I-1 General Industrial districts. Exhibit 1 attached to this commentary shows that these zones overlap substantially with recognized environmentally sensitive areas identified by the Western Pennsylvania Conservancy’s 2008 Natural Heritage Inventory for Crawford County (see the Environmental Conflict Areas identified in red on the map). These environmentally valuable areas ought to be protected for the benefit of our wildlife and to protect the growing prospects for tourism and quality of life improvements that can feed off a healthy, intact natural ecosystem. To remedy this insufficiency, the Planning Commission proposes several options:



1. That PSESs be permitted within a new Solar Energy Overlay Zone comprising an area that includes the portions of the A-1 Agricultural and R-1 Rural Residential districts situated east of Highway 86 and shown on Exhibit 1-A as the PSES Suggested Overlay Zone. Using this overlay zone would effectively avoid the environmentally sensitive areas identified in the 2008 Natural Heritage Inventory for Crawford County. The intention of the suggested PSES overlay zone would be to easily avoid the most damaging environmental conflicts and reserve PSESs for the areas shown in yellow on Exhibit 1. Although this suggestion would reduce the current area permitting PSESs by almost forty-two percent (42%), a total of around 9,524 acres would remain to permit such developments. If the township wishes to consider this recommendation, then the Planning Commission can provide the data necessary to represent the recommended overlay district on your township's zoning map.

The suggested PSES overlay zone (Exhibit 1-A) removes all portions of the I-1 General Industrial zone from consideration for PSESs. Lands within the I-1 General Industrial zone not only host areas that are very important for rare or uncommon species, but also contains other tracts of land that may better serve the township in the form of a more concentrated industrial use. The areas around Saegertown have already proven themselves to be attractive for industrial expansion and Woodcock Township may want to reconsider allocating areas with otherwise high industrial potential for the purpose of PSES development. In other words, PSESs often take up considerable portions of land and occupy such lands of a long time, a circumstance that could lead to missed opportunities for industrial development.

2. Modify the provisions of the ordinance to not permit a PSES to locate within 100 meters (326 feet) of a known natural stream either intermitted or perennial. Doing so would protect the most fragile parts of the environmentally sensitive and valuable areas outlined in the 2008 Natural Heritage Inventory for Crawford County while only reducing the amount of area available for permitting PSESs by just under 20% - still leaving nearly 13,160 acres of the township available for PSESs.
3. If no modifications are made to the current proposal, then the Planning Commission strongly advises that the proposed amendment is revised to incorporate provisions to encourage developers and landowners to adhere to the recommended stewardship practices outlined in the 2008 Natural Heritage Inventory for Crawford County for the environmentally sensitive areas located within the A-1 Agricultural, R-1 Rural Residential, and I-1 General Industrial districts. Please see Exhibit 2 for a map of each identified environmentally sensitive areas and their corresponding land stewardship recommendations. Even if the recommended stewardship practices are not incorporated into the proposed zoning ordinance amendment, this Exhibit 2 could still be shared with PSES developers to encourage environmental sound practices in a voluntary manner.

Limiting Development in Floodplains:

Section 1026 subpart D of the proposed amendment should be modified to not permit PSESs in known floodplains. As proposed, this provision only opens up about 846 additional acres at most for possible solar energy development (only expanding the current permissible area by around 5.2% percent) and includes some fairly difficult to develop areas and therefore seems unnecessary.

Other Comments:

Numerous provisions outlined within the proposed amendment appear to place the issuance of a zoning permit contingent upon the receipt of other local, state, and federal level permits or approvals. These provisions include Section 1025 – subparts F (first sentence), K (first sentence) and Section 1026 – subparts C, M, and N. It is the opinion of the Planning Commission that zoning permits should be based only on meeting the requirements set forth within the zoning ordinance and in the case of conditional approvals other such reasonable requirements as may be deemed necessary by the Board of Supervisors in order to achieve the purposes of regulations stated within the zoning ordinance.

Requirements such as Section 1026 subpart F concerning where the energy produced by a PSES will ultimately end up do not seem to reasonably advance the interest of the zoning ordinance and Crawford County Planning recommends that this provision and any similar requirements stated be dropped from this proposed amendment.

The proposed requirement under Section 1026 subpart G may present the issue of differential treatment for signage between different types of land development within the A-1 Agricultural, R-1 Rural Residential, and I-1 General Industrial districts. The Planning Commission warns against the potential this proposed amendment may present for allowing advertisements on certain land developments within the A-1 Agricultural, R-1 Rural Residential, and I-1 General Industrial districts but not on others.

Section 1026 subpart W should encourage native wild flower plantings to promote ecological well-being.

Section 1026 – subparts C and K both have clauses that concern the burial of transmission lines and plumbing. The Planning Commission recommends that these duplicative provisions be consolidated in order to produce a more user-friendly and streamlined regulation.

Please contact the Crawford County Planning Office if you have any questions.

Thank you,



Thomas Gilbertson
Assistant Planning Director for Community Planning

**TOWNSHIP OF WOODCOCK
CRAWFORD COUNTY, PENNSYLVANIA**

ORDINANCE NO. ____

**AN ORDINANCE TO AMEND THE TOWNSHIP OF WOODCOCK ZONING
ORDINANCE TO PROVIDE FOR CLARIFICATION OF REGULATIONS
RELATING TO HOUSING IN VARIOUS ZONING DISTRICTS**

WHEREAS, the Board of Supervisors of Woodcock Township desires to make several amendments to the Woodcock Township Zoning Ordinance for the purpose of clarifying provisions relating to restrictions on dwellings and other uses within various zoning districts.

NOW THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Supervisors of the Township of Woodcock, Crawford County, Pennsylvania, that the Woodcock Township Zoning Ordinance, adopted March 8, 2011 as Ordinance No. 2011-3, is amended as follows:

Section 1. Amendment to Article 3, entitled “Definitions”, of the Woodcock Township Zoning Ordinance to add definitions. Article 3 of the Woodcock Township Zoning Ordinance, No. 2011-3, entitled “Definitions”, is hereby amended by adding or amending the following definitions.

PRINCIPAL USE AND/OR STRUCTURE — The main or dominant use and/or structure occurring on an individual lot.

RECREATIONAL VEHICLE — A vehicle primarily designed and utilized as temporary living quarters for recreational, camping, or travel use, whether self-propelled or mounted on or drawn by another vehicle, and including travel trailers, recreational trailers, camping trailers, truck campers, motor homes and similar types of vehicles. The term shall not mean or include a mobile home or seasonal dwelling.

DWELLING, SEASONAL — A dwelling intended for recreational or resort purposes and normally occupied on a seasonal or short-term basis. The term shall include Recreational Cabins, but shall not include Recreational Vehicles.

Section 2. Amendment to Article 9 of the Woodcock Township Zoning Ordinance to add “Seasonal Dwellings” as “Permitted Uses” in A-1, R-1 & R-2 Zoning Districts.

Article 9 of the Woodcock Township Zoning Ordinance, No. 2011-3, entitled “Establishment, Purposes and District Regulations”, is hereby amended by adding “Seasonal Dwellings” as (a) a “Permitted Use” in the Agricultural A-1 Zoning District under Section “903.1 Table of Uses”, (b) a “Permitted Use” in the Rural Residential R-1 Zoning District under Section “904.1 Table of Uses” and (c) a “Permitted Use” in the General Residential, R-2, Zoning District under “Section 905.1 Table of Uses”.

Section 3. Amendment to Article 9 of the Woodcock Township Zoning Ordinance to add an “Additional Dwelling For Family Member” as Special Exception in R-1, R-2, and B-1 Zoning Districts.

Article 9 of the Woodcock Township Zoning Ordinance, No. 2011-3, entitled “Establishment, Purposes and District Regulations”, is hereby amended by adding an “Additional Dwelling per Section 1005” as (a) a “Special Exception” in the Rural Residential, R-1 Zoning District under Section “904.1 Table of Uses”, (b) a “Special Exception” in the General Residential, R-2, Zoning District under “Section 905.1 Table of Uses”, and (c) a Special Exception in the General Business B-1 Zoning District, B-1 under Section “906.1 Table of Uses”.

Section 4. Amendment to Article 9 of the Woodcock Township Zoning Ordinance to add an “Additional Dwelling” as a Permitted Accessory Use in the Agricultural, A-1 Zoning District.

Article 9 of the Woodcock Township Zoning Ordinance, No. 2011-3, entitled “Establishment, Purposes and District Regulations”, is hereby amended by adding an “Additional Dwelling per Section 1005.1”, as a “Permitted Accessory Use” in Section “903.1 Table of Uses”.

Section 5. Amendment to Article 10, entitled “Supplementary Regulations”, of the Woodcock Township Zoning Ordinance to add certain restrictions for Dwellings and lot usage. Article 10 of the Woodcock Township Zoning Ordinance, No. 2011-3, entitled “Supplementary Regulations” is hereby amended by replacing Section 1001 with the following Sections which shall read as follows:

1001. Restriction on Number of Principal Uses per Lot. Unless otherwise permitted under this ordinance, there shall be no more than one principal use of any separate lot of record. Exceptions to this requirement exist for a land development, cluster development, mobile home park, recreational vehicle park, home occupation, and home lot occupation.

1001.1. No Accessory Uses without a Principal Use. No “Accessory Use” shall be permitted on a lot unless there is a “Principal Use” located on the Lot

1001.2 Minimum Floor Area For Dwelling Unit. No Dwelling Unit intended for permanent occupancy shall have a floor area of less than 720 square feet. Basements shall not be included in the calculation.

1001.3 Conversion of Dwelling to Add More Units. A residence shall not be converted to accommodate an increased number of dwelling units unless two family or multiple family dwellings are permitted in the zoning district where the conversion is proposed, and (a) the yard dimensions meet applicable yard dimensions in that zoning district, (b) the floor area per dwelling unit is not reduced to less than the minimum required in this Ordinance, (c) the requirements for on-lot sewage treatment, where utilized, are met, and (d) the conversion is in compliance with all other relevant provisions of this Ordinance and other Township codes and ordinances.

Section 6. Amendment to Article 10, entitled “Supplementary Regulations”, of the Woodcock Township Zoning Ordinance to add standards for “Additional Dwellings” where permitted. Article 10 of the Woodcock Township Zoning Ordinance, No. 2011-3, entitled “Supplementary Regulations” is hereby amended by replacing Section 1005 with the following Sections which shall read as follows:

1005 Additional Residence For Family Member on a Lot of Record

A mobile home, or manufactured home may be sited on a lot or parcel of record upon which already exists a single or two family dwelling providing the application for such is approved as a Special Exception. In addition to the standards and criteria for a Special Exception, such use must meet the following standards:

- a. The lot shall be in an R-1 or B-1 District and shall have a minimum area of 40,000 square feet; or the lot shall be in a R-2 District and it shall have a minimum area of 30,000 square feet.
- b. The additional residential unit shall meet all yard requirements and all other applicable governmental requirements including sewage facilities requirements.
- c. The residential structure shall be occupied by a person(s) related by blood, marriage or adoption to the family owning the lot and shall be required by reason of a family related hardship. When the conditions which created the hardship are at an end and the purpose for the additional residence no longer exists, this structure shall be removed.

1005.1 Additional Residence on a Lot of Record in the Agricultural (A-1) Zoning District.

One additional single family dwelling, whether newly constructed, converted from an existing structure, or a mobile or modular home, may be sited on a lot of record upon which already exists a single or two-family dwelling as the principal use, providing the following standards shall be met.

- a. The lot shall have a minimum acreage of 10 acres.
- b. All such residential structures shall comply with all applicable governmental regulations including the Pennsylvania Uniform Construction Code, Sewage Facilities laws. A Zoning Permit shall be obtained.

Section 7. Amendment to Article 10, entitled “Supplementary Regulations”, of the Woodcock Township Zoning Ordinance to revise standards for “Temporary Structures”. Article 10 of the Woodcock Township Zoning Ordinance, No. 2011-3, entitled “Supplementary Regulations” is hereby amended by replacing Section 1004 with the following:

1004 Temporary Structures

Temporary structures including construction trailers, and trailers as temporary sales offices for land developments may be permitted in any district during the period construction work is in progress providing the construction work is covered under a valid zoning permit issued by the Zoning Officer. Such temporary structures may be used as offices and construction headquarters but may not be used for living quarters. Temporary structures shall be removed upon completion of the construction work.

Recreational vehicles may be permitted as living quarters on residential construction sites for the period of time construction is in process providing this arrangement is approved by the Zoning Officer and providing the mobile home is not positioned on the site more than one year.

Section 8. Amendment to Article 10, entitled “Supplementary Regulations”, of the Woodcock Township Zoning Ordinance to establish standards for use of “Recreational Vehicles” and similar items. Article 10 of the Woodcock Township Zoning Ordinance, No. 2011-3, entitled “Supplementary Regulations” is hereby amended by replacing Section 1006 entitled Storage of vehicles” with the following:

1006 Storage and Use of Recreational Vehicles and Storage Units.

- a. No recreational vehicle which is not registered, licensed and inspected in accordance with the requirements of the laws of Pennsylvania or in accordance with the requirements of the laws of the state of residence of the owner, shall be stored or maintained outside of an enclosed structure on any premises except for purposes of sale or repairs and shall not exceed 90 days.
- b. No more than one currently licensed recreational vehicle or travel trailer and one currently licensed boat and/or trailer may be stored on the property without being completely enclosed by a building; providing however, that more may be permitted if approved by the Zoning Hearing Board as a special exception. The outdoor storage of recreational vehicles, travel trailers and boats and/or trailers in residential districts shall occur only in the side or rear yard areas.
- c. No recreational vehicle which is not registered, licensed and inspected, in accordance with the requirements of the laws of Pennsylvania or in accordance with the requirements of the laws of the state of residence of the owner, shall be used or occupied for living quarters or residential purposes, whether temporary or permanent.
- d. No recreational vehicle shall be used for residential use or for living quarters, whether permanent or temporary, except under the following circumstances:

In an approved and properly permitted recreational vehicle park.

Where permitted as an accessory use and located adjacent to a dwelling which provides occupants of the recreational vehicle with sewage, water, and utility services, provided that they are used as temporary living quarters for periods of time not exceeding 15 consecutive days and 30 cumulative days in any calendar year.

Where otherwise permitted and not located adjacent to an existing dwelling on the same lot, for temporary living quarters for a period of time not exceeding 30 consecutive days and 180 cumulative days in any calendar year, providing

the recreational vehicle is connected to a sewage system as required by and in accordance with the applicable regulations of the Township and the Department of Environmental Protection pursuant to a properly issued permit, providing the sewage disposal system shall be maintained in accordance with applicable regulations, and providing there is adequate provision for a potable water supply on the property.

- e. No structural additions shall be constructed onto or attached to a recreational vehicle and no recreational vehicle shall be physically attached to or become a part of any other building.
- f. Shipping containers, trailers, storage units, and similar vehicles and structures shall not be parked or located on a lot in any Zoning District for more than 90 days in a calendar year, unless they are converted into a fixed structure that resembles the principal structure on the property in appearance. A zoning permit is required in both cases.
- g. Dumpsters may be placed in the side or rear yard.

Section 9. Amendment to Article 4 of the Woodcock Township Zoning Ordinance to amend Section 401 to clarify when Zoning permits are not required. Article 4 of the Woodcock Township Zoning Ordinance, No. 2011-3, entitled “Administration and Enforcement”, is hereby amended by amending Section 401 entitled “Zoning permits Required” to read as follows:

401 Zoning Permits Required.

No building or structure, as defined in Article 3 of this Ordinance, shall be constructed, erected, moved, added to, or altered; nor shall any building, structure, or land be used or changed in use, except that a zoning permit is lawfully obtained in full compliance with the provisions of this Ordinance; except that zoning permits shall not be required for: (1) fences incidental to agricultural operations (2) structures such as sidewalks, steps, terraces, patios, flagpoles, doghouses, and lawn furniture such as benches, birdbaths and sundials and (3) alterations to building interiors not affecting the external form and size of a building.

Section 10. Amendment to Article 9 of the Woodcock Township Zoning Ordinance to add a new section 905.2 to the General Residential District, R-2 Regulations.

Article 9 of the Woodcock Township Zoning Ordinance, No. 2011-3, entitled “Establishment, Purposes and District Regulations”, is hereby amended by adding a new section 905.2 which shall read as follows:

905.2 Additional Regulations for Agriculture in the R-2 District

- a. Buildings and pens for livestock and poultry, exclusive of grazing areas, shall be a minimum of 150 feet from the nearest neighboring residence or business and 150 feet from the boundaries of a residential subdivision or a business zoning district,
- b. Pig pens and sheds shall be a minimum of 300 feet from the nearest neighboring residence, business, residential subdivision and/or business zone boundary.

Section 11. Amendment to Article 9 of the Woodcock Township Zoning Ordinance to delete Section 902.5. Article 9 of the Woodcock Township Zoning Ordinance, No. 2011-3, entitled "Establishment, Purposes and District Regulations", is hereby amended by deleting Section 902.5 entitled "Computation of Permitted Dwelling Units" in its entirety.

Section 10. Construction and Severability.

The provisions of this Ordinance shall be construed to the maximum extent possible to further the purposes and policies set forth herein, as consistent with applicable state statutes and regulations. If the provisions of this section and state law are in conflict, then state law shall prevail.

It is the intention of the Township's governing body that the provisions of this Ordinance are severable and if any provisions of this Ordinance shall be declared unconstitutional or invalid by the judgment or decree of a court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining provisions of this Ordinance.

Section 11. Repealer. All prior ordinances that are inconsistent herewith are hereby repealed to the extent of such inconsistency.

Section 12. – Effective Date. This Ordinance shall become effective five (5) days after its enactment.

ORDAINED and ENACTED this ____ day of _____, 2022, by the Board of Supervisors of Woodcock Township, Crawford County, Pennsylvania,

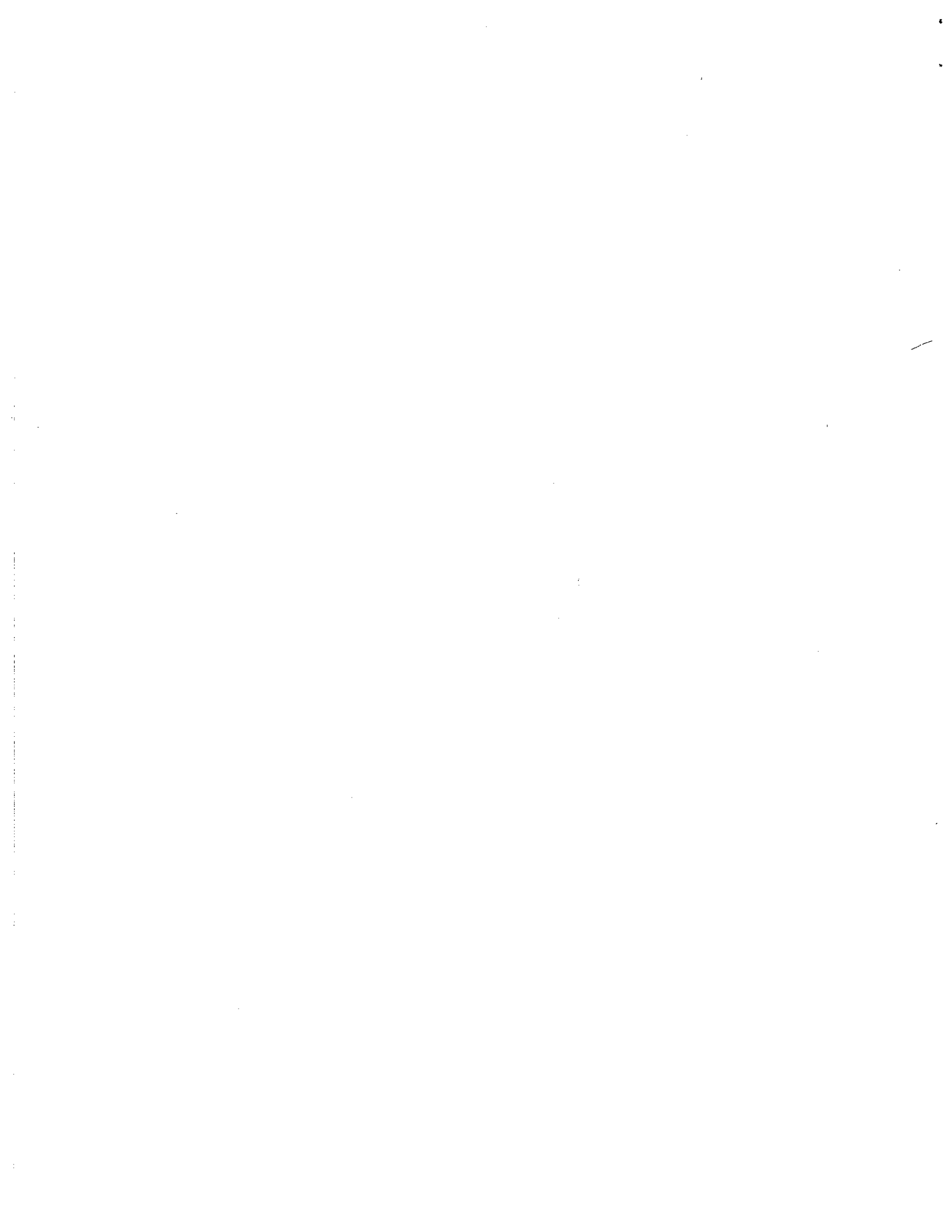
ATTEST:

WOODCOCK TOWNSHIP

By: _____
Chairman

By: _____
Supervisor

By: _____
Supervisor





CRAWFORD COUNTY PLANNING OFFICE

Zachary Norwood, Planning Director
Courthouse – Meadville, PA 16335
Phone: 814-333-7341
Planning@co.crawford.pa.us

PENDING REVIEW BY THE CRAWFORD COUNTY PLANNING COMMISSION ON 9.26.2022

September 26, 2022

Board of Township Supervisors
Woodcock Township
16250 State Hwy. 86.
Saegertown, PA 16433

**RE: Crawford County Planning Review of the Woodcock Township Proposed Zoning Ordinance
Amendment to Clarify Housing Regulations in Various Zoning Districts**

Dear Supervisors,

The Crawford County Planning Commission has received the proposed zoning ordinance amendment to clarify regulations on residential uses in various zoning districts at its regularly scheduled meeting on September 26, 2022, and offers the following recommendations. These recommendations are provided pursuant to Section 609(e) of the Pennsylvania Municipalities Planning Code (MPC) (53 P.S. 10609(e)). These recommendations are nonbinding and are intended to uncover potential errors, inconsistency with adopted comprehensive plans, matters of concern, and to provide suggestions for improvement.

Overall Concerns:

Some of the provisions of the proposed zoning amendment are complicated in either their structure or presentation and it is possible that portions of this proposal could be reformatted into a table. For example, a table format might be more user-friendly to distinguish the conditions for when recreational vehicles are permitted and when they are not permitted as proposed under Section 1006.

Select provisions of this proposed amendment may be exceedingly difficult for the Township to uniformly administer and enforce. For example, the subsections under 1006 (d) appear to require extensive documentation and monitoring. County Planning respectfully encourages the Township to consider the feasibility of administering and enforcing this proposal as it is possible that the inability to do so uniformly could present liability.

Other Comments:

The intention of the proposed section 1001.3 concerning the Conversion of Dwelling to Add More Units may be hindered by the regulation setting a minimum floor area for dwelling units under section 1001.2. It may be reasonable to provide a one-bedroom or studio apartment within an existing residence that is less than 720 in total floor area given that all other criteria stated within this proposal are met. As an opportunity to supply more workforce or “missing middle” housing, County Planning advises that the



Township might want to consider separate minimum floor area standards for detached dwelling units and those comprising multi-unit structures.

The second provision under the proposed section 1004 concerning Temporary Structures may better serve the intention of the Township if it were structured such that recreational vehicles may be permitted as a living quarters on residential construction sites during either the time that construction is taking place or a period of one year whichever is less. County Planning recommends that the current language be revised for clarity.

County Planning acknowledges the Township’s effort to create a more streamlined and flexible zoning ordinance in part through the elimination of Section 902.5 and supports this provision.

Please contact the Crawford County Planning Office if you have any questions.

Thank you,



Thomas Gilbertson
Assistant Planning Director for Community Planning

SEPTEMBER 2022 ADMINISTRATIVE REVIEWS

<u>Name</u>	<u>Municipality</u>	<u>New Lots</u>	<u>Intake</u>	<u>Comments:</u>
Lot Consolidation Replot for Michael C. Powell	South Shenango Township	- 1	Ann Knott	The consolidation of lots 74 and 75 within the Greene Acres Allotment off Mary Lane due immediately south of Border Street. The resulting lot is roughly square (190' x 204') and contains under an acre of land (38,760 sq. ft.).
Lot Consolidation Replot for Mark John Sauter	South Shenango Township	- 1	Ann Knott	The consolidation of lots 25 and 26 within the Daryman Plan of Lots off Daryman Drive due immediately south of the T-intersection formed by Daryman Avenue and Davis Drive. The resulting lot is roughly rectangular and contains just over half an acre of land (24,000 sq. ft.).
Lot Consolidation Replot for Todd C. & Rosanne Caddy	South Shenango Township	- 11	Ann Knott	The consolidation of twelve (12) lots into a single 2.15 acre through lot. The new lot fronts the improved Cherokee Road to the north, Seminole Road (T-395) to the south, and E. Elm Street (T-391) to the west.
Walter S & Carol L Wickline Lots 41, 42, & 43 Grand View Allotments	South Shenango Township	-2	Ann Knott	The consolidation of three lots to create a single .56 acre lot immediately off Snodgrass Road just north of Billy Q Drive in South Shenango Township. This consolidation place a home and its accessory structures on the same lot.
Charles G. & Gloria S. Shellenberger Subdivision	Cussewago Township	1	Ann Knott	The creation of a single, 8.09 acre, agricultural parcel accessing a proposed 50 foot wide perpetual and nonexclusive right-of-way that joins with Fry Road in Cussewago Township.
Boundary Line Survey for Mary E. Kurtz	Pine Township	- 1	Ann Knott	The consolidation of two parcels being 3901-003-243 and 3901-003-250 for the purpose of locating a manufactured or mobile home on the resulting through lot accessing Eveningside Drive (west) and Evergreen Drive (east) in Pine Township.
Lots 1 and 2 Dawn M. Eaton Property East Lake Road T.M. 4707 Parcels 40 & 40-1	South Shenango Township	1	Ann Knott	The subdivision of a single lot containing two one-story homes into two lots each containing one of the single-story homes. Two lots are less than one-acre each and located immediately southwest of the T-Intersection formed by East State Road and East Lake Road in South Shenango Township.
Lot 1 James S. Jr. & Rose Marie Hurlbert Property T.M. 4704 Parcel 65	South Shenango Township	0	Ann Knott	The intermediate creation of a landlocked 5,731 square foot lot (Lot 1) for the purpose of being consolidated with a residential property (T.M. 4704 P.5) accessing Hurlbert Road (T-378) in South Shenango Township. Lot 1 contains a shed that appears to serve as an accessory structure to a two-story home.
Final Plan Lot 1 James & Leland Sayles Subdivision Parcel No. 2603-008	West Fallowfield Township	1	Ann Knott	The creation of a large rural-residential style lot from an existing property that was over 100 acres. The resulting 2.80 acre lot will include a two-story home, pole barn, shed, and pond located immediately off Liberty Street (U.S. Highway 322) in Hartstown (West Fallowfield).
Lot Consolidation Replot David R. & Alison C. Francis Lots 7 & 8 Lakeview Knolls Allotment	South Shenango Township	- 2	Ann Knott	Lot line adjustment (consolidation) and replot for a property containing a 1 1/2 story frame house and garage located immediately off Glenn Drive (T-441) in South Shenango Township.



Crawford
County
Planning

ANNUAL REPORT

2022





Chair's MESSAGE

Conneaut Valley Borough's Multi-municipal Comprehensive Plan Outreach Event

Cultivating a Future Together

I am pleased to submit, on behalf of Crawford County Planning, the 2021-2022 annual report. This report summarizes our agency's ability to implement *Cultivating Crawford - Growing a Community*, the 2014 comprehensive plan for the county. We've witnessed changes across our county. Some of it we've cultivated through hard work while other changes were not in our plans. Regardless, one thing is for sure, change is inevitable. We can plan for the future of our communities or just live in the places that happen around us. As chair of the Crawford County Planning Commission, I find it important that we take an active role in planning for our future. I invite you to read about the progress we've made in 2022 regarding our seven focus areas.

Housing: In the realm of housing, we prepared and submitted an Affordable Housing Proposal to the County Commissioners in August 2022. The proposal outlines the steps needed to address blight prevention, blight remediation, and the historic conservation of our housing stock. To implement the County Housing Plan, the proposal identifies 13 actions the County should undertake to improve housing throughout the county.

Planning & Government Services:

Over the past year the planning office began a realignment of staffing capacity and revising the organizational structure of operations. These efforts are intended to align work with organizational roles to ensure that the priorities of the comprehensive plan are addressed. Additionally, the Commission began to evaluate its committee structure and roles. This work will likely continue through the upcoming comprehensive plan update.

Commerce and Economic Development:

Many of the community development projects completed over the past year lead to improvements in our commerce and economic development. However, one of the more significant ones was the deployment of broadband fiberoptics to the Keystone Industrial Park in Greenwood Township. Our efforts to partner with the private sector, the Commonwealth of Pennsylvania, and the Economic Progress Alliance of Crawford County to establish this critical infrastructure will lay the groundwork for future investments for years to come.

Another partnership initiative was the development and kickoff of a county-wide branding campaign to attract tourists and visitors. The Convention and Visitor's Bureau worked in partnership with the County to establish the "There's a Story Here" campaign, which will highlight all of the wonderful attractions and amenities Crawford County has to offer. A key part of this was the design and deployment of a mobile application available at <https://visitcrawford.org/mobile-app/>.

Agriculture: Since agriculture is a major part of our citizen’s livelihood and the culture of the county, we worked to lay some of the groundwork for investing in agricultural operations and prime farmland.

An impactful initiative was the development of soil data in the our geographic information system (GIS). Doing so enables the Crawford County Conservation District to expedite and enhance their permitting and grant work across the county.

We continued our tradition of holding an annual clean-up day and education session at the Crawford County Forest. Students from Titusville High School, along with members of the Planning Commission, staff, Commissioners, and general public helped to remove trash while enjoying presentations from the PA Game Commission, Crawford County Conservation District, and forestry experts from the Department of Conservation and Natural Resources.

Recreation: This year proved to be a successful one for recreation planning and implementation across Crawford County. Through partnerships and coordination, Crawford County Planning leveraged funding from the Northwest Commission (our Regional Planning Organization (RPO)) to conduct two trail feasibility studies, Ernst Trail Connection & Linesville to Conneaut Lake Connection Study and the Erie to PA Trail Gap Feasibility Study, along with one trail intersection safety study, the Mount Pleasant Road and Ernst Trail Safety Study. These reports will help to further the development of the Erie to Pittsburgh trail and the Ernst trail, which are priority trails for the County. Additionally through administration of a local community’s CDBG funds, we made the first of a multitude of investments to Roche Park in Vernon Township.

I am excited with our success in implementing *Cultivating Crawford*. However, I am also equally as excited to embark on a process to work with our residents, businesses, and communities to revisit our vision for Crawford County. The upcoming comprehensive planning process will be data driven, outreach oriented, leverage expert recommendations, and most importantly reflecting the desires of our citizens for their future. Our work program for the remainder of 2022 and 2023 will encompass the preparation and creation of the county’s new comprehensive plan.

Transportation: To ensure the movement of goods and people within the county, we undertook initiatives aimed at increasing mobility, accessibility, maintenance, and options in our transportation system.

- We partnered with the Pennsylvania Department of Transportation (PennDOT) District 1 to repurpose the historic Messerall Bridge for use as part of the Pymatuning State Park Spillway Trail.
- Another historic bridge, South Perry Street, was removed and demolished after a six year effort to address the structurally deficient infrastructure. PennDOT District 1 managed the project on behalf of the County.
- Over \$200,000 of federal funding was leveraged to improve roadways with paving in the City of Meadville as well as removal of architectural barriers at four local municipal buildings (Veron Township, Beaver Township, Stueben Township, and Richmond Township).

Land Use: To help local elected officials and planning commissions manage land use and development pressure in alignment with *Cultivating Crawford*, we provided technical support for current planning by reviewing development proposals and ordinance amendments. In support of long-range planning, the Conneaut Valley Borough’s Multi-Municipal Plan was packaged and sent to the three communities of Conneautville, Linesville and Springboro for formal action. Staff played a critical role in collecting data, facilitating the process, synthesizing information, and preparing the plan for these communities. I wish to acknowledge the local steering committee who made the planning process a success. To learn more about project and the proposed plan, visit <https://conneaut-valley-plan-crawfordcountypa.hub.arcgis.com/>.

Comprehensive Plan Report Card

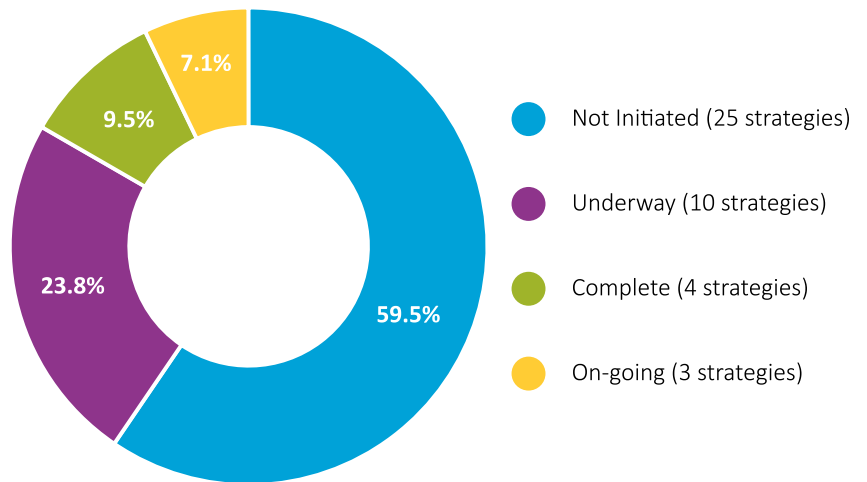
Agricultural Security Area in South Shenango

Implementing the Plan

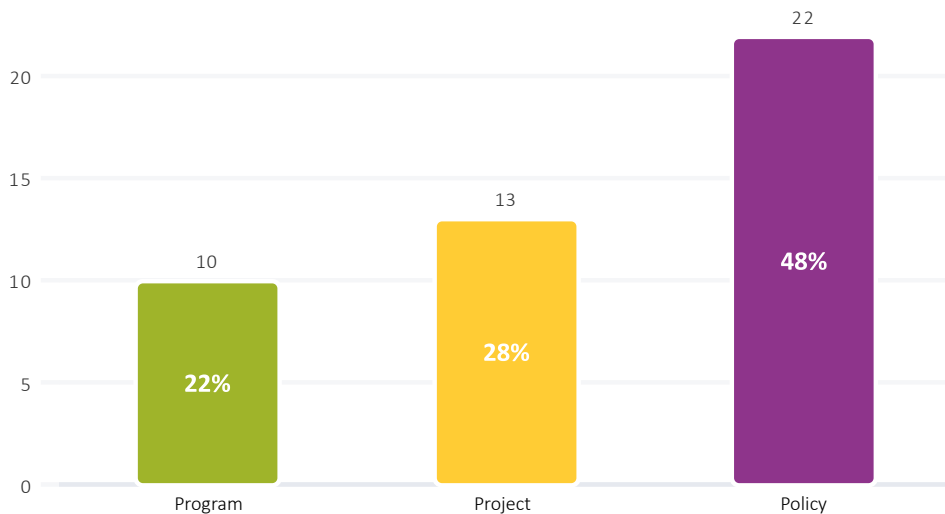
Crawford County Planning's work program is directed and guided by *Cultivating Crawford*. The plan sets the policy objectives and action strategies used to achieve the vision for the future of the county. This is organized into seven categories: Housing, Commerce & Economic Development, Agriculture, Transportation, Recreation, Land Use, along with Planning and Government Services.

To track our Plan implementation, a report card was developed in 2017 and is updated annually. The 2022 comprehensive plan report card includes new analysis of the action strategies including a breakdown by strategy type, by category, and completion status.

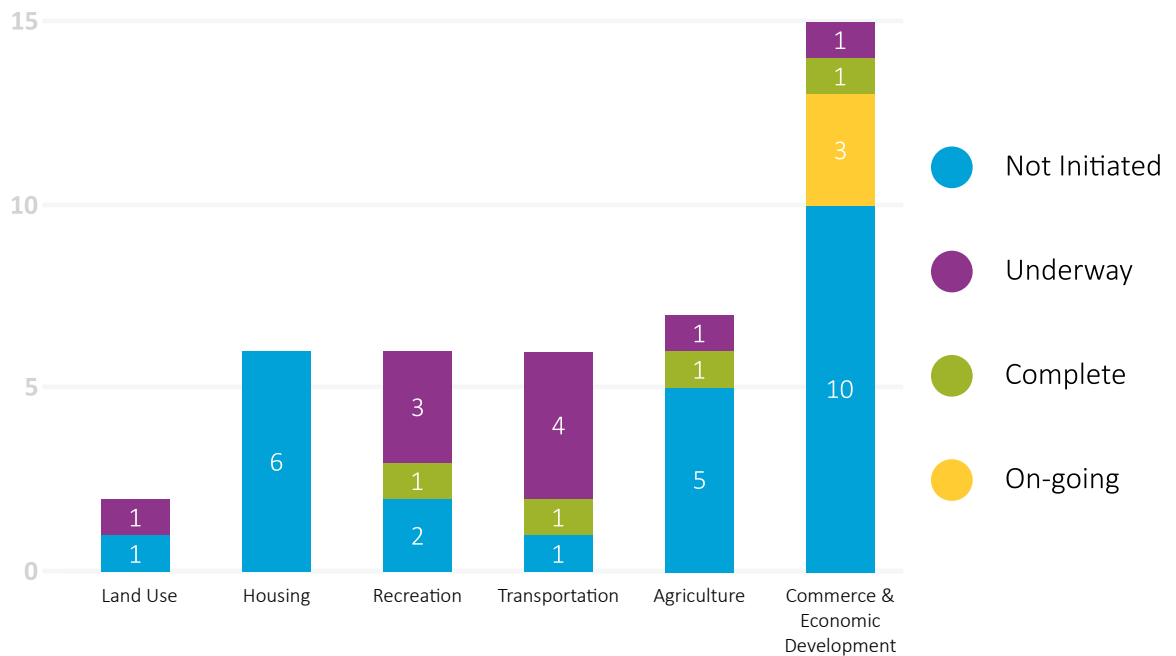
Strategies by status



Strategies by type



Strategies by category & status



Developing Consistency with the Plan

The concept of undertaking projects and enacting policies that are “consistent” with the comprehensive plan is commonly misunderstood by officials, administrators, and even planners. What good is it to engage the public for the purpose of forming a desired vision for the future if it is difficult or even impossible to determine if the subsequent acts of state, county, and local governments are consistent with the plan? Over the past year, Crawford County Planning has been working to make the concept of “consistency with comprehensive plans” easier for everyone to understand and determine. Part of this effort has been to set new internal policies such that the County’s review of proposed zoning and subdivision and land development ordinance amendments are looked at within the context of the county’s comprehensive plan. That is to say that the planning agency will review the proposed policies and actions of the state, county, and local government in the context of whether such items advance the goals and objectives of the plan or otherwise detract from it. Such reviews will focus on citing the facts of any given proposal and examining their relationship to plan objectives. As a part of our county comprehensive plan update, Crawford County Planning will work with local officials and citizens to establish a clear framework of planning practices and policies that work toward creating the type of place we can agree we want to achieve.

“Over 90% of development pressure occurred in western and central Crawford County.”

Over the past year, Crawford County Planning reviewed 18 proposed zoning ordinance amendments and one (1) subdivision and land development ordinance proposal. These proposals included regulations for solar developments, short-term rentals, zoning map revisions, and more. Furthermore, staff provided reports on 164 development reviews until our August 1, 2022 policy change that temporarily ceases such reviews (SALDO applications must still be filed with Crawford County Planning prior to local approval). Over the past year, 90% of development activities observed by Crawford County Planning have taken place within the central and western portions of Crawford County while activities within the eastern section have declined from prior years. Beyond local development activities and proposed municipal amendments to land use regulations, Crawford County Planning has responded to comprehensive plan consistency requests by state and federal agencies to inform those entities of how their programs impact the county.

Partnering with Municipalities

To ensure the county’s vision and strategies are implemented, Crawford County Planning works at the local level with partners from the public and private sector. The map below illustrates our efforts to implement the plan through technical assistance, which can vary from a phone call or email to preparing reports. Additionally, Crawford County Planning provided direct assistance to communities undertaking community development and long-range planning initiatives. Within the last year, Crawford County provided at least 65 hours of in-person, phone, or email communication with citizens and municipal officials.



Beaver, Richmond, and Steuben’s removal of architectural barriers at voting precincts and one municipal building increases the accessibility of essential government facilities for senior citizens and individuals with disabilities.



Blue Municipalities who completed a project with Crawford County Planning aid.

Gray Municipalities who received technical assistance or support for planning and development efforts.



Union’s feasibility study at Mout Pleseant Road and Ernst Trail provides five design alternatives which the Township can seek funding to improve safety and mobility for non-vehicular users.



*The Conneaut Valley Borough’s Multi-municipal Comprehensive Plan is a long-range vision that is strongly advocated for in **Cultivating Crawford**.*



Summit’s zoning amendment for solar development leveraged a map overlay to protect prime farmland and ecologically sensitive areas identified in the 2008 Natural Heritage Inventory for Crawford County.

Director's MESSAGE



Building a Culture of Planning

Those who are familiar with the Crawford County Planning Commission and Planning Office have likely noticed numerous changes over the past few years. Many of these changes aim to streamline and simplify our operations. However others are focused on helping communities “fish for themselves” instead of “fishing for them”. Regardless, we are working toward building a culture of planning in Crawford County. So what do we mean by “culture of planning”?

Many folks likely are not familiar with the community planning. Due to its broad nature it is difficult to pin down a single definition; however, one of the most common ways to describe what planners do is in comparison to architects. Planning focuses on communities like architects focus on a buildings, making it more attractive and prosperous for the people who use it. Additionally, planning at its core is forward thinking, meaning it attempts to address the future. Therefore, we refer to the concept of building a culture of planning as working to establish a mindset among our citizens and leaders that focuses on addressing the needs of our communities, in a logical and coordinated manner, to make them more attractive and prosperous in the future.

Over the last year our planning staff have worked diligently to build the culture of planning and address the needs of our citizens. From managing million dollar grants and construction projects to helping prepare a vision for the Conneaut Valley Boroughs, we’ve been working in and with our community champions every step of the way. As we continue through the next year, I believe our partnerships with community stakeholders and elected officials will grow and prosper. Specifically as we aim to review and establish a shared vision for the future of Crawford County. In an effort to engage our citizenry, community groups, business leaders, and elected officials, we have an opportunity to define a shared vision that will shape the future of this county for years to come with our comprehensive plan. As we begin to roll up our selves, we’re excited to announce the creation of a Community Revitalization Program (CRP), which will support the development and redevelopment of our communities through focused financial aid. We aim to kickoff this program in early 2023.

I believe if we build a culture of planning we will establish the roadmap needed to acheive the future we all want here in Crawford County.

Zachary Norwood
Planning Director

Major Initiatives Anticipated in 2022

- Comprehensive plan update
- Significant trail construction & design
- Model subdivision and land development ordinance creation
- Community revitalization program launch
- Broadband internet deployment initiatives
- Planning educational trainings & publications

Budget

Expenditures	2020	2021	2022*
Personnel Services	\$300,071.41	\$316,196.14	\$185,471.26
Operations	\$33,474.51	\$55,855.67	\$69,636.56
Miscellaneous	\$1,201.59	\$824.80	\$6,312.18
Total	\$334,747.51	\$372,876.61	\$261,420.00

Revenues	2020	2021	2022*
Federal	\$37,939.93	\$ 65,212.70	\$ 55,021.41
State	\$-	\$-	\$-
Local	\$5,537.77	\$20,901.97	\$4,720.44
Review Fees	\$11,725.00	\$12,953.18	\$6,850.00
Miscellaneous	\$1,014.96	\$2,020.23	\$919.41
Total	\$56,217.66	\$101,088.08	\$67,511.26

* Figures as of 8/30/2022.

Crawford County Planning

Our Mission:

We are committed to providing solution oriented services through community development and planning to facilitate the growth of the local economy, enhance the quality of life, and preserve the natural environment for current and future generations.

Crawford County Planning
903 Diamond Park
Meadville, PA 16335
814-333-7341

Email
Planning@co.crawford.pa.us

Web
www.crawfordcountypa.net
www.crawfordcountypa.net/planning

Are you social? We are! Follow us

Facebook

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Our Core Values:

We work to achieve our mission through our five core values.

Communication: We strive to reach as many people as possible by utilizing every possible media available to us to connect with residents, elected officials, appointed boards, and community groups.

Community: We promote places that have an identity and inspire a sense of belonging, which often stems from the physical character of a place as well as the people who live there.

Engagement: We aim to include everyone in the planning process since multiple perspectives lead to a more diverse conversation and successful result.

Integrity + Ethics: We are driven to conduct our business with the highest standards of professional behavior, which include transparency, honesty, and respect in all our interactions.

Sustainability: We encourage and support projects that maintain or improve the economy, environment, and equity of Crawford County.

Board of Commissioners:

Eric Henry, Chair
Francis Weidersphan Jr., Vice Chair
John Christopher Soff, Secretary

Crawford County Planning Commission:

Maria Dreese, Chair
Katie Wickert, Vice Chair
Ron Mattocks, Secretary
John Lawrence, Treasurer
John Frye
Jessica Hilburn
Austin Rock
Scott Sjolander
Travis Palmer
Dick Astor*

Crawford County Planning Office:

Zachary Norwood, Planning Director
Thomas Gilbertson, Assistant Director for Community Planning
Jenny Tompkins, Assistant Director for Community Development*
Peter Grella, Land Use Planner*
Samantha Travis, Community Development Specialist
Debra Frawley, ARPA Program Manager
Ann Knott, Office Manager

* Former