

**West Sadsbury Township  
Planning Commission Meeting  
August 23, 2022**

Planning Commission members in attendance were Ed Haas, Chuck Eggen, Ken Umble, Benuel Stoltzfus, Deidre Hosier & Art Wright. Casey Kerschner from Becker Engineering was also present.

Also in attendance were Trudy Haas, John Noiman, Brian Jackins, Nancy Pelet, Robert Tompkins & Shawn Brande of New Leaf Energy and Dan Long of ARM Group LLC

The meeting was called to order at 7:30 PM. Ed Haas. A Motion to waive the reading of the July minutes was made by Ken Umble. Seconded by Art Wright. The Motion passed 6-0.

**Regional Planning Commission Report**

None

**OLD BUSINESS**

None

**NEW BUSINESS**

- Discussion of Potential Newleaf Energy (formerly Borreto Solar) Project at 350 Zion Hill Road
  - The Planning Commission and Newleaf Energy discussed the township's ordinances pertaining to the applicability of solar as a primary/accessory use on an approximately 38.7 acre property owned by Nancy Pelet.
  - The property is located in West Sadsbury Township with the access drive situated in the Borough of Atglen.
  - Discussion included the definition of primary and accessory use for the solar and implications of both definitions in terms of the zoning ordinance.
  - Newleaf stated they may inquire about a zoning amendment to allow the use in the district as a primary use.
  - The discussion did not determine a course of action and was provided as an informational session for both the township Planning Commission and Newleaf Energy regarding the ordinance for a solar use.

**ZONING HEARING BOARD UPDATES**

- None

**MISCELLANEOUS**

- None

A Motion to adjourn the meeting was made by Haas and seconded by Benuel Stoltzfus. The Motion passed and the meeting adjourned at 8:35 p.m. The next meeting is slated for Tuesday, September 27, 2022, at 7:30 PM.

Respectfully submitted,

*Ed Haas*

Chairman, West Sadsbury Township Planning Commission