

August 10, 2020

As advertised in the Journal Herald newspaper, the Packer Township Supervisors held a public hearing on Monday, August 10, 2020. The purpose of the public hearing is to discuss, inform and receive public comments on the proposed Zoning Ordinance and Subdivision & Land Development Ordinance for Packer Township. All were present.

Cory Gerhard opened the meeting to public comment. Gerry Gerhard had submitted comments prior and wanted to know if any revisions were changed based on those, particularly in reference to the electric power plant locations. Were any changes made? It was currently, you guys had it as preliminary under Conservation District. My suggestion was remove it from Conservation and put it only under Industrial and/or Business District. Has that change been made from where it was? Bob Yurchak replied that comments were received and reviewed by the Board and myself and some adjustments were made, minor adjustments were made to the ordinance. I can go over them in detail if you like at another date. Mr. Grega responded that my question tonight is where is an electric power plant allowed, under what zone and under what circumstance, straight forward, conditional use or special exception? Bob Y. could not hear the question and Stephanie asked Gerry to repeat himself. Gerry said the simple question I would like to get answered tonight is, this is going to move to get approved sooner or later by the supervisors and I'd like to know as of tonight where did you put it, if you moved it, where did you move it and what is it under, special exception, conditional use or flat out, open availability to pass under whatever zoning you have it in. I know we can't go, we don't want to go through the whole detail of it but that's a simple thing that can be told, which zone you have it in and what circumstances it would be applied for under. At this time the speaker was moved closer to Bob Y. and the fan turned off and Mr. Grega was asked to repeat his question. Gerry responded, again, I'm just asking were the location for an electric power plant located out of a conservation district or not? Bob Y. answered-I don't recall specifically but I'll look it up and then get back to you on it. Gerry asked before approval? Bob Y.-It's scheduled for a special meeting tonight. Gerry-You're scheduled for a special meeting tonight to approve the Zoning and SALDO, is that what you're saying? Bob Y.-Yes. Gerry-Well then I'd like to know before you approve it, where it's at. We don't want to about these things after you approve them. This is a public hearing, I, we would like to know where they are now in advance of. Bob Y. The ordinance has been on display for the last couple of weeks. Everything's contained in the zoning ordinance. Gerry-But it's a simple solution, you can look through it and just say where they are located, I mean it's not, this is not rocket science. Bob Y.-No it isn't but it's not rocket science to look at the ordinance either. Gerry-I would expect better cooperation from our solicitor and our supervisors in a public hearing as such right now. To not give that information, I think is upsetting to the public that's interested in this. Bob Y.-Electric power plants were required as a special exemption in a C-1 Zone. That was a carry-over from the previous ordinance. That was not a change, there was no changes made in that from the first ordinance until now. Gerry-Then with this revision you would be able to make that change prior to you approving it and that was, if it was in the previous ordinance is not the case or not the issue, it's an issue of where does it go in the new ordinance when you re-establish it or you update it now. Now I'm saying the recommendation is to not allow it in a Conservation Zone. I don't see electric power plant being appropriate in any conservation zone. I think it's appropriate in industrial zone or business zone only. It's a commercial industry and that's my comment. Bob Y.-And you're being duly noted. Gerry-Will it be changed or will it be approved in a Conservation Zone tonight? Bob Y.-The way the ordinance is currently written is the way it is intended to be approved. Gerry-Then I would recommend you turn it down and revise that, that's my recommendation. Bob Y.-And I've already acknowledged that statement saying duly noted. Stephanie asked if there is anybody else. Are there any other comments? Gerry asked if he could just say one more thing. Again, I'm simply indicating that the location of the electric power plant should not be in a conservation zone and to leave it there is a mistake of our supervisors. That all I can say. I surely hope you would decide not to approve this as is and you'll make that revision prior to approving this updated zoning ordinance. I'll keep it short that's all I want to say. It's a mistake leaving that in a conservation zone and not putting it where it's appropriate. Thank you. Terry Davis thanks Gerry. Stephanie-If there are no other comments we can move on. Are there any other comments before we move on? I don't think

there are any more comments. Are there anymore comments? Nobody is speaking up so if you guys want to move on. Terry said to give it until 7:30 in case someone was trying to connect. Stephanie-Craig Reiner just logged on and he's, I think he's still connecting, but Lori Reiner is on. Terry there's still time to connect, give them till 7:30. Gerry Grega-Just a quick question, a quick question again Stephanie. When was the special meeting advertised, you're saying is tonight at 7:30? Stephanie-Same time. Gerry-It was all advertised together? Stephanie-Yes. Bob Y.-It was the same ad. Stephanie-Yes, same ad. Gerry-Alright, thanks. Stephanie-If you guys want to move on. Craig is gone but Lori's still there. I've asked several times if there are any other comments. I'm not seeing any other comments or anybody asking for comments so if you would like to move on I think we are ok. Terry-Being that it was advertised till 7:30 maybe we better keep it open until 7:30. Bob Y. -If you want. Terry-I'm just questioning...Bob Y.-You can keep it open until 7:30 if you like but the regular, special meeting is set for 7:30. The hearing was open until 7:30 to receive any additional comments from the public. Jim Dino asked is someone could summarize the changes in both ordinances. Bob Y. - We can't do that, it's taken two years to put together. Gerry Grega-I think that was a great suggestion actually. Bob Y. -That's going to be impossible. Gerry Grega-I just want to comment briefly. I'm looking at the original Packer Township Zoning Ordinance under Article 5 and I'm not seeing electric power plants listed there on the original ordinance. Stephanie was asked by the Supervisors if that's the final. She responded that she had printed it today from Joe's latest email. Bob S. According to this, this is the corrected version, there is no power plant. Bob Y.- I don't remember seeing anything that said power plants. Bob S.- No, there is no power plant. Gerry-I agree Bob. I don't see it. Bob Y.- I'm not trying to hide anything, I just don't remember seeing anything that says power plants. Gerry-Ok but the point is Conservation is inappropriate for electric power plant as a commercial industry, business and/or industrial are appropriate. Bob S.- Right now, it's not, I'm looking at on 5-9, it's not in the corrected version. Gerry-Corrected of the updated one or corrected of the original? We're getting confused on which we're talking about. Bob S.- This one was printed today, right Steph? Stephanie-Yes. The Board further discusses and reviews.

Cory Gerhard made a motion to adjourn the hearing. Robert Selert seconded the motion and Terry Davis agreed. Vote 3-0

The meeting was adjourned at 7:30 p.m. In attendance was one reporter. Attending via zoom were 6 residents and 2 other members of the public.

Respectfully submitted,  
Stephanie Stolpe  
Packer Township Secretary/Treasurer