

September 22, 2025

Public Hearing

The public hearing for the conditional use application for a principal solar energy system at 111/123 Springer Road was held Monday, September 22, 2025 at 7:00 p.m. in the Municipal Building and called to order by Chairman Erik Ross. The hearing was presided over by Solicitor Daniel Hudock, Esquire.

Members Present: Erik Ross, Dan Resenic, Stephanie Verna, John Beaufort, and John Fraser.

Others Present: Township Manager Michael Strelic, Solicitor Dan Hudock, Zoning/Code Enforcement Officer Rick Krouse.

Solicitor Hudock presented that the purpose of the hearing was to hear an application for a conditional use for the Becer family and Sunvest Solar regarding their property along Springer Road. Solicitor Hudock further presented the timeline of application and notifications.

Bill French presented the proposed solar project on behalf of Sunvest Solar.

Supervisor Fraser questioned Mr. French regarding how a decommissioning bonding would cover a possible future sale. Supervisor Fraser questioned Mr. French regarding possible glare affecting a resident adjoining this property. Mr. French responded that Sunvest engaged experts to conduct the glare study. Supervisor Fraser questioned whether Sunvest experienced any prairie fires during dry weather. Mr. French responded that he was not aware of any fires at any locations, other than a single time regarding a car crash unrelated to the operation of the panels.

Supervisor Beaufort questioned the construction traffic, in regards to possible conflicts with the school along Springer Road. Supervisor Beaufort further questioned Sunvest Solar's emergency management plan, both during construction and post-construction. Mr. French offered to provide as much training as fire companies and emergency management want.

Supervisor Beaufort questioned additional infrastructure. Mr. French reported Sunvest would tie into the existing electrical lines on the property.

Supervisor Resenic asked a question regarding electrocution hazards. Mr. French reported that there will be no exposed wiring. Supervisor Resenic questioned the recyclable rates in the decommissioning study. Mr. French responded that decommissioning would be revisited every 5 years and adjusted accordingly.

Supervisor Verna questioned whether Sunvest Solar would ever consider replacing panels if there is new or better solar panel technology. Mr. French responded that Sunvest does not plan on changing panels, and if they did they would need to seek new permissions from the electric company and the Township.

Thomas A. Becer spoke in opposition. Mr. Becer commented on his relationship with the applicants; his opinion of the applicants financial situation; how he believes the solar farm would affect his property; the viability of solar in Pennsylvania and the Ligonier Valley; local labor and locally sourced materials to be used in construction; and the existence of high tension power lines, high pressure gas lines, and cellphone towers on adjacent parcels.

There was no further comment. Solicitor Hudock clarified that any further action on this conditional use will be taken by the board at a regular board meeting, and that it is on tomorrow's agenda. A written decision is due within 45 days of this meeting.

Executive session

The board will go into executive session after the adjournment of this meeting for the purposes of quasi-judicial deliberations.

MOTION TO ADJOURN

A motion was made by Supervisor John Fraser and seconded by Supervisor Dan Resenic to adjourn. The motion passed unanimously. The meeting was adjourned at 8:13 p.m.

Respectfully Submitted,

Michael Strelic
Township Manager