

October 7, 2025, 6:34 P.M., Greenfield Township Municipal Building, an advertised Public Hearing for Ordinance 2025-4, the Solar Regulations amendment to the Greenfield Township Zoning Ordinance.

Present: Kevin Bartlett, Brian Brown, Travis Clabatz, Renee Wagner, Joe Heslop, Attorney Kurt Sundberg, Sue Murawski and Lavern Skarzenski.

Kevin Bartlett stated that Public Comment would be taken as permitted in the Public Comment Resolution - All residents and taxpayers of Greenfield Township in attendance at the meeting shall have a reasonable opportunity to comment on matters on the agenda for the meeting and/or matters of concern, official action and/or deliberation which are or may be before the Board of Supervisors prior to the Board of Supervisors taking official action.

Attorney Kurt Sundberg stated that the Public Hearing was advertised on September 18, 2025 and September 25, 2025 in the Erie Times-News.

Attorney Kurt Sundberg reviewed the Ordinance, going over each section.

Lavern Skarzenski stated that his property is 198' wide and nearly a mile deep. Attorney Sundberg stated that he could have a solar system for personal use. If he wanted a solar farm, he would have to subdivide the house off and request a variance. He questioned the requirement to follow the angle of the roof line, and what if that wasn't the most efficient angle. A request for a variance could be filed.

Renee Wagner stated that solar farms would be a conditional use, approved by the Board of Supervisors. Attorney Sundberg stated that if there were a number of variances requested and granted, the Board could make changes to the Ordinance.

Kevin Bartlett stated that the buffering requirement would help to avoid glare issues. He reviewed an example of how the neighbors of a solar array in New York are affected by the glare from the panels.

Sue Murawski questioned the requirement for professional certification of the system.

Renee Wagner stated that this is standard in the industry, and installation is covered under the Uniform Construction Code (UCC). Proposed installations are referred to Fritz Shunk, Greenfield Township's UCC inspector.

The Public Hearing was closed at 7:07 p.m..

The Special Meeting/Budget Workshop was opened.

Kevin Bartlett made a motion to adopt Resolution 2025-14, approving the Cole Subdivision on New Road. Travis Clabatz seconded. No public comment was made. Motion carried unanimously.

Kevin Bartlett made a motion to adopt Resolution 2025-15, approving the Parmenter/North East Hunting & Fishing Club Subdivision on Townline Road. Brian Brown seconded. No public comment was made. Motion carried unanimously.

Brian Brown made a motion to adopt Resolution 2025-13, approving the Mount/Haynes Subdivision on Station Road. Travis Clabatz seconded. No public comment was made. Motion carried unanimously.

The Budget Notes were reviewed and discussed.

The Capital Improvement Plan was reviewed and discussed.

The Employee Compensation and Benefits Resolution 2025-3 was reviewed and discussed, along with the Health Insurance Waiver. Evaluations will be prepared and reviewed. The employees requested an additional holiday around Easter.

Income and Expense worksheets, and proposed road projects were reviewed and discussed.

The amount left over will be added into the Road Maintenance line item. Seal Coat projects will be decided in the spring of 2026.

Kevin Bartlett made a motion to adjourn. Travis Clabatz seconded. No public comment was made. Motion carried unanimously.

Meeting ended at 8:40 p.m.

Respectfully Submitted,

Renee M. Wagner
Secretary