

## VALLEY TOWNSHIP SUPERVISORS' MINUTES

03.12.2025

### Attendance:

Chairman Gary Derr, Supervisor Larry Blosky, Fire Chief Matt Gum, Solicitor, Rob Davidson, and Secretary, Joan Styer. The public was represented by Benjamin Nason/New Leaf Energy, John Tripoli, William Straight/T-Ross Brothers, Anna Hamilton. Absent: Vice-Chairman Walt Rupert

### Call to Order:

Chairman Gary Derr called the meeting to order, @ 7:00pm with all in attendance reciting the Pledge of Allegiance.

### Approval of Minutes:

**Motion to approve the minutes of February 12, 2025, and February 24, 2025, made by Larry, 2<sup>nd</sup> by Gary, and motion carried unanimously.**

**Citizens' Comments:** Recycling flyer distributed to all supervisors for April 5<sup>th</sup> event at the Danville Soccer Complex and posted in outside glass enclosure at the municipal building. Anna Hamilton, homeowner at 62 Landau Road, Danville, and T-Ross contractor, William Straight spoke about concerns locating SEO documents dated in early 1991-1992. The SEO is requiring these documents for the Hamilton add on home addition OR have a new perc/probe test complete. The recommended options were to track water usage, or eliminate a bedroom. Public sewer was too far from their home to connect to.

### Reports:

- ❖ Fire Department-Per Matt Gum, Fire Chief, there were 13 incidents during the month of February 2025. 2 building fires, 1 Grass fire, 5 MVA w/injuries, 2 MVA w/o injuries, 1 incidents w/powerline down, 1 Gas Leak, 1 Authorized controlled burn. FD discussed with Danville Water about removing hydrant locks. They would like them removed as well. Will work out the details in the near future. The owner of the Cloverleaf is getting quotes for demo. Will be filing permits soon. Local FD can use for training beforehand. FD working on a few more quotes for re-chassis R97.
- ❖ Planning Commission-Meeting March 5<sup>th</sup>-Khan subdivision revised plans were submitted to township engineer 3/5/2025, awaiting engineer's review. Discussed need for easements from Richard Smith for driveways along Rock Ridge Trail. Danville Hospitality Group, Inc- Zoning change request. Accepted Zoning change request from John Tripoli. Columbia Hill Solar-Mary Hermann- PC recommends Supervisors grant conditional approval for the solar farm and recommends the Supervisors approve placement of solar panels on grades up to 20% to keep the array as compact as possible, with stipulations that steps are taken to address the potential for any additional storm water runoff.
- ❖ Solicitor-Present.
- ❖ Zoning Officer- No permits issued, a few in progress. Larry mentioned a complaint that was received regarding the removal of an old deck at the Hilltop Inn. Replacing with concrete slab, check with Zoning, only demolition, same footprint.
- ❖ Road Foreman/Equipment Report- Everything good. However, backhoe was presenting several codes, second sensor replaced, however under warranty, between 248 and 298 hrs. on machine.
- ❖ SEO- Report on file. Annual Mandatory DEP SEO training certificates on file for Robert Fugate.

### Old Business:

- Parez Khan subdivision -No representation. No action taken.
- Hendrickson Road Solar Land Development- Solicitor noted decommission plan needed to get final land development approval.
- Vacating Red Bud Lane. **A motion was made by Gary, 2<sup>nd</sup> by Larry to adopt the Ordinance to vacate Red Bud Lane and motion carried unanimously. #3 of 2025 Vacating Red Bud Lane Ordinance.**
- **A motion was made by Larry, 2<sup>nd</sup> by Gary to advertise the vacation of the remaining portion of Gotschal Road. Motion carried unanimously.**
- **A motion was made by Larry, 2<sup>nd</sup> by Gary to enter into a franchise agreement with Comcast Cable. Motion carried unanimously.**
- Bull Run Road Solar- Supervisors have approved conditional use application, next step-submitting land development plans, this can be removed from agenda at this time.
- CDR Engineering land development/subdivision fee letters and copies of invoices from 2024 have been sent out to nine applicants/engineers. To date, checks from four different applicants have been received. Detailed report on file. A letter will be sent to Mr. Parvez Khan requesting engineering fees be paid within 30 days. Plans cannot be signed until all fee's are paid.
- Columbia Hill Road Solar-Conditional Use hearing April 9<sup>th</sup>, 2025, at 5:30pm.

### New Business:

- Executive session was held February 24, 2025. A motion by Larry, 2<sup>nd</sup> by Gary, to document in monthly meeting minutes increasing zoning officer pay by \$100/per month. Motion carried unanimously.
- Expanding agriculture into R1. Approve farming. The starting point would be with Zoning and the Planning Commission.
- Public hearing will be publicly advertised and held, Friday, March 28<sup>th</sup>, at 3:00pm, to hear and take testimony on the proposed amendments to the Zoning Ordinance of Valley Township to establish definitions for, and to permit, Retirement Communities and Senior Independent Living Residences as Conditional Uses in the C1 and C2 Zoning Districts, renaming the use classifications of Elderly Housing Complexes and Nursing or Personal Care Homes, and permitting Nursing Homes as Conditional Uses in the C2 Zoning Districts. Mr. John Tripoli will pay for public advertising for this project.
- **A motion was made by Larry, 2<sup>nd</sup> by Gary, to amend the agenda to include the purchase of a wheel loader. Motion carried unanimously.**
- **A motion was made by Larry, 2<sup>nd</sup> by Gary to purchase a wheel loader if satisfactory upon inspection and purchase price is at or below \$20,000. Motion carried unanimously.**
- Ben Nason, New Leaf Energy, provided proposals/letter of intent to the Supervisors for the MW Manufacturing Superfund Site Solar Project, located at 93 Old Valley School Road, Danville.

**Approval of Bills: Motion made by Larry, 2<sup>nd</sup> by Gary to ratify the payment of bills and motion carried unanimously.**

**Adjournment: Motion made by Larry, 2<sup>nd</sup> by Gary to adjourn at 8:15pm and motion carried unanimously.**

Public Hearing-Retirement Communities, Friday, March 28, 2024, 3:00PM, meeting immediately following.

Public Hearing- Columbia Hill Solar/Mary Hermann, Wednesday, April 09, 2025, 5:30PM

Supervisors meeting: Wednesday, April 09, 2025 @7:00PM

Respectfully submitted,

Joan Styer, Valley Township Secretary

