

VALLEY TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
Wednesday November 5, 2025

I. CALL TO ORDER

ATTENDING: Craig Welliver, Ernie Wright, Ralph Reedy, Mike Dwyer, Jon Wetzel, Dan McGann

ALSO ATTENDING: Chris Bower Twp Zoning Officer, Tyson Johnson Twp Engineer, Twp Supervisor Gary Derr

OTHER ATTENDEES: Dave Fox Twp Resident and Chandler Ort from ARM Group with New Energy to present

Meeting called to order at 7PM by Chairman Craig Welliver. Just prior to meeting the 3 signatures needed by Brad Ziegler from before were provided on the plan document.

II. APPROVAL OF MINUTES

Minutes were read by Craig Welliver; motion to approve the minutes as read was made by Mike Dwyer, seconded by Jon Wetzel; all were in favor; motion passed.

III. OLD BUSINESS

1. Cameltown Hill Rd Solar: Tyson reviewed and had several administrative items. Motion was made by Jon Wetzel to give conditional approval based on completing all the admin items shown in the 11/4/25 letter. Motion seconded by Ernie Wright and motion passed. 90 day extension motion made by Jon Wetzel, seconded by Ernie Wright and motion passed.

2. Hendrickson Road Solar: no updates and thus no action and the extension goes to 2/3/26. 90 Day extension motion made by Jon Wetzel, seconded by Ernie and motion passed.

3. Continental Blvd Solar: Finishing comments were made; seeking 90 day extension to 2/22/26 and motion made by Ernie Wright; seconded by Mike Dwyer, motion passed.

4. Columbia Hill Rd Solar: Appears to have been approved by Supervisors

IV. NEW BUSINESS: No new business

V. ADJOURNMENT: Jon Wetzel moved to adjourn; seconded by Mike Dwyer; motion passed and meeting adjourned at 7:20PM.

Respectfully submitted on behalf of Stephen Warriner,

Dan McGann