

PLANNING COMMISSION
Regular Meeting Minutes
Tuesday, February 18, 2025

A regular meeting of the Towanda Borough Planning Commission was held on Tuesday, February 18, 2025, in the Council Room of the Towanda Municipal Building, 724 Main Street, Towanda, PA.

Present: Members: Shane Mize, Chair; Kevin Doupe, Vice-Chair; Mark Christini, Roger Hatch, William Kovalcin.

Others: Towanda Borough Solicitor Fred Smith; Towanda Borough Manager Stacy Schoonover; Towanda Borough Administrative Assistant Angie Oliver

Absent: Members Diane Siegmund, Scott Hauser, Erin Groves, Code Enforcement Officer Barry Thrush

The meeting was called to order by Planning Commission Chair, Shane Mize, at 7:01 pm.

Citizens to be Heard/Guests: Tom Bradford

Minutes:

The February 18, 2025, regular meeting minutes were reviewed by the board. A motion was made by M. Christini and seconded by W. Kovalcin to approve the minutes. The motion passed unanimously.

New Business:

◦ **Solar panels**

M. Christini had found a Penn State website with statistics showing out of the 2500 municipalities in PA, 71 of these had conditional use clauses in regards to solar installation. 63 of these were townships and only 8 were boroughs, which would indicate that boroughs aren't ready for solar energy. R. Hatch suggested that boroughs may be ready, but they are only prepared for roof top solar panels, not ground panels like the property in Towanda Borough. K. Doupe noted that industrial areas seem to be more popular with the boroughs that were listed. Christini noted that ordinances touching on accessory structures only being permitted in a side or rear yard which would cover Towanda's codes. He did note that if you do abandon them, you need to remove them within 6 months of discontinuation. If there is an accessory structure ordinance, the property cannot be more than 25% of accessory structures, meaning if you have a pool or sheds, those will be counted as the accessory structure percentage. Also, the solar panels cannot be street side and that is where municipalities run into problems with all the rules. W. Kovalcin made a motion to present the Dublin ordinance example to Council at the March 2025 meeting. S. Mize seconded the motion; the motion passed unanimously to present council with the example as a reference point at the next Borough Council meeting.

Old Business:

Solicitor Smith discussed the Non-conforming Use ordinance and how he will need to submit the updated ordinance to Bradford County Planning Committee. After they approve the plans, it will then be re-advertised for a public meeting. The meeting will be scheduled within one month of the public advertisement.

Future Business:**1. Update Regional Comprehensive Plan**

Borough Manager Stacy Schoonover is to reach out to N. Towanda and Towanda townships to see if they would like to work together to develop the Regional Comprehensive plan.

2. Third Ward Park

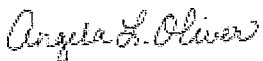
Discussion was made about how to move forward after receiving funding for the playground upgrades. It was also asked if the grant covers the design of the project. S. Schoonover will reach out to Stiffler McGraw about how to proceed about sending the project out for bid and to ask if the grant will cover design.

Adjournment:

M. Christini made a motion to adjourn at 8:01 pm. W. Kovalcin seconded the motion. The motion was unanimous.

The next meeting will be held on Tuesday, March 18, 2025 at 7:00 pm.

Respectfully Submitted,



Angela L. Oliver
Towanda Borough Administrative Assistant