**OCTOBER 2024 MINUTES**

**CALL TO ORDER:** The Muncy Township Supervisors met in the Muncy Township Fire Hall on October 9, 2024. Gary Harmon, Heath Ohnmeiss, Denise Artley, Gwen Pidcoe, and Scott Williams were present. The meeting was called to order by Gary Harmon at 7:30 p.m.

**PREVIOUS MINUTES:** Heath Ohnmeiss motioned to approve September Minutes. Denise Artley seconded the motion. Gary Harmon The motion carried.

**TREASURER’S REPORT** The treasurer’s report for September 2024 was motioned for approval by Gary Harmon. Denise Artley stated that she only reviewed up until River’s Edge she will do the rest later not voting. Heath Ohnmeiss agreed. The motion carried.

**PLANNING COMMISSION MINUTES:**

**Ordinance 2024-03 zoning map amendment to change zoning on the Phillips parcel on the corner of route 220 and village road all to SM instead of some SM and some RC.** Paula Miller stated they have no issues with this.

**Ordinance 2024-02 Solar Energy Systems**:

Larry Spatz stated that with this ordinance we came up with something to protect our town. With Zach’s help we came up with what is in front of you. The paragraph that reads that the proposed use needs to be with the character of the neighborhood in which it is seeking approval what is in the best interests of the neighborhood. We want to keep what we have.

Zach stated that solar energy is permitted to use in the CS district of the Township with special exception. Only zoning distinction is allowed. There is nothing in the zoning ordinance to have solar panels on there roofs or yards. As an accessary use. Typically, this is a. wed in all zoning districts.

Example you could set back from occupied residents to 50’ with a 30’ buffer. Also, you could put in if no energy is used in 6 months you have 6 months to decommission. Larry Proposed 12 months on this and that is fine as well. The supervisors could extend up to another 6 months for decommissioning if they deem it necessary.

Also, in the ordinance is proposed 60 decibel sound during the day and 50 at night. The final draft is not here yet I didn’t want to do this twice saving the township money.

Scott Williams asked if the supervisors were taking action on this tonight?

Gary Harmon stated that they were not.

Scott Williams stated that he would like to thank the planning commission for putting the work into updating this ordinance. You deserve a big thank you.

Gary Harmon stated thank you!

Denise Artley said thank you!

**PUBLIC COMMENT AGENDA ITEMS**:

Gary Jones – Does the solar ordinance have to be done at a hearing?

Scott Williams stated it will be advertised and that it will be on the agenda for approval at the next meeting.

Gary Jones so can the public request changes to the ordinance at the next meeting.

Scott Williams stated that if it is significant we will have to advertise all over again.

Gary Jones The wording in the solar ordinance about the character and the health and wellbeing of the residents can we do a blanket coverage.

Scott Williams stated that this is just for the Solar Ordinance.

Zach This it is in the ordinance that the most appropriate use of the land and the greater good of the community.

Gary Jones I wanted to put a clause for the good of the township.

Paula Miller stated that we could change the old ordinance because we can’t change to reflect the feelings of the people.

Tom Schaech They are wondering if we could do like the County and merge together to reflect the whole zoning ordinance.

Paula Miller You can’t just turn down just because you don’t like it.

Scott Williams you cannot turn something down if it is permitted use just because you don’t like whatever is being proposed.

Larry Spatz can we make an amendment to the overall zoning ordinance?

Scott Williams stated we could do it at the same time as long as it is advertised that way.

**PUBLIC COMMENT AGENDA ITEMS**:

**FIRE REPORT:** no report.

**POLICE DEPARTMENT REPORT:** Report on file.

**ROAD MASTERS REPORT**: no report

**OLD BUSINESS:**

**PERMIT OFFICER REPORT:**  3 permits for September.

**NEW BUSINESS:**

**SAFETY COMMITTEE**:

* **SAFETY MINUTES**: Gary Harmon motioned to approve minutes for September. Heath Ohnmeiss seconded the motion. Denise Artley agreed. Motion carried.

**REVIEW MONTHLY BILLS:** Heath Ohnmeiss motioned to pay the monthly bills. Gary Harmon seconded the motion. Denise Artley agreed. Motion carried.

**PUBLIC COMMENT:**

Terri Lauchle- Progress on the Lycoming Mall where are we? Did you receive a copy of the environmental study that was supposably done in 2 phases? The commissioners asked if phase one was done they said it was not phase two. Do you have a copy? Have you asked for a copy? We are asking for a copy we want to see what it says. Who is the contractor for this study do you know? What are the results do you know?

Scott Williams stated that the county may have a copy of the study, but he does not know.

Terri Lauchle – so I need to Right to Know the Commissioners?

Scott Williams well the supervisors do not have a copy.

Terri Lauchle has the mall owners been contacted by immigration Housing people. The Department of Homeland Security? The Department of Defense about putting Illegal immigrants at the mall?

Gary Harmon stated that the mall is not zoned for housing.

Terri Lauchle They asked the township to change the zoning setbacks. They basked in the county for money. You just give them what they want. You as supervisors need to be on this making sure what they are doing. I contacted Senator Yaw and Rep Hamm about this. This is an issue. These LCC try to fly under the radar. Before you know it we will be the next Springfield Ohio.

Gary Harmon stated that we will work with Scott and look into this. Housing is not allowed in this area.

Scott Williams asked Ms. Lauchle what her concern really was.

Terri Lauchle my concern is the Department of Defense and Home Land Security will just move people in and we will have no say. Mr. Mirabito asked them if they have been contacted by the government for illegal housing.

Scott Williams stated, “so your concern is about illegals moving into the mall property?

Larry Spatz she is concerned about illegals and the government.

Terri Lauchle Shapiro just signed an executive order overriding the township on this issue.

Gary Harmon stated that it has not passed through congress it has to be voted on. If the Governor overrides the Township ordinance there is not a lot we can do at the Township level.

Terri Lauchle oh yes we can. We will most defiantly do something. Have the supervisors even looked into this?

Gary Harmon you have asked this question multiple times and we have told you we will look into it.

Genie Wines Famvest already answered all these questions. They told you they are not putting in immigrant housing.

Tom Schaech questioned whether the township does its own zoning should we get the study if it was done.

Scott Williams stated that normally an environmental study is not performed unless you are getting Federal Grant money. They would be the ones that get the reports.

Tom Schaech is the Township required to get a copy of the study?

Scott Williams stated that if federal money is involved it would go to the federal government. It does not come to the township. Phase one study would then determine if a phase two is required. But that is up to the Federal Government.

Terri Lauchle stated that Ara stated that Phase 1 of the study was done. He was then asked if Phase 2 was done, and he said no. Then a question was asked if he was contacted by homeland security, and he said no.

Tom Schaech said not to beat this to death. The newspaper stated that the Township up kept up to date with what was happening at the mall property, Making the public feel like you are not being forthcoming when we ask questions. We can see nothing is happening over there, so I believe you are telling the truth when you say you have no new details of what is happening.

Gary Harmon stated that everything that we know you know. We are not hiding anything from you.

Terri Lauchle have you told them and asked what is going on? Are they letting you know what is going on? We as a public have a right to know what is happening.

Gwen Pidcoe stated that I have talked to Ara, and I have been told the same thing that has been said over and over they are still in negotiations with retailers. I will call again and ask for any new updates.

Denise Artley stated that she will call Ara and bring the information back next month to the meeting.

Terri Lauchle I think you are just sitting back many constituents that have called me want to know as well and seeing it in the news and not following through. Have the Supervisors put a Right to Know in with them to find out what is going on. We want ton to know, and we have the right to know what is going on in our township The secrecy does not look good to us. We want to see our supervisors step up and do the work they were elected to do.

Gary Harmon stated that we will call them and talk to them.

Terri Lauchle the constituents don’t want you to call them they want you to do a Right to Know.

Scott Williams the supervisors cannot do a right to know.

Terri Lauchle the constituent wants the RTK you work for us. We want answers. You work for us.

Scott Williams who are these so-called constituents they are not here. They need to be here to ask these questions. I am only aware of one person asking all these questions and that is you.

Terri Lauchle There is some kind of kickback going on. I don’t like being the spokesperson. The communities had enough. They don’t want to come to the meetings yet. But when push comes to shove the parking lot will be full.

Denise Artley I did reach out to Alex Roy, and he said he has nothing good to say about famvest. You cannot get anymore impervious that what it is already. I want to see plans.

Tom Schaech You make an effort with the principles of Famvest and see if they give you anything new. If they do not they are hiding something.

Paula Miller We all live here and care about the township. A defensive response doesn’t give us a good feeling.

Gary Harmon stated that he understands but when you are asked the same question 16 different ways it gets old. We have not learned anything new.

Paula Miller Terri Lauchle is a person that is concerned and trying to learn. Please keep laughter to yourself when she is talking.

Jim Smith you need to ask what is happening before things are signed.

Larry Spatz The clock is already ticking as soon as the agreement was signed.

Gary Harmon stated that yes as soon as it was signed.

Terri Lauchle You say clock is ticking. I took a trip to Patton Twp down in State College they asked Patton Twp for changes to their ordinance so they could do what they wanted in Patton Twp. On the ground that they asked for these changes all that is there is an Aldi’s that is it nothing else was done. I think the clock is ticking in State College. It is really commercial there. They have affordable housing that I believe Gen went to see did the supervisors go and see,

Denise Artley said I did.

Terri Lauchle some of them are 62 and older but some of them are not. They have property there that is not finished there either and now they are asking for changes here with our ordinances asked for money with Lerta. We will have the same thing unfinished. We want our supervisors to be on your game. We feel you are not aggressive enough to do what we want. Ara must be the leader because whenever he shows up he gets what he wants. Low income housing we don’t want it.

**Adjourn**. Heath Ohnmeiss asked for a motion to adjourn. Denise Artley seconded the motion to adjourn at 8:24 pm. Gary Harmon agreed. Motion carried.