

Minutes of the  
Paint Township Planning Commission Meeting  
7:00 pm Wednesday February 14, 2024  
Paint Township Municipal Building  
1741 Basin Drive Windber, PA 15963

Commission Members Present:

Bob Feather	Chairman
John Venzon	Vice Chairman
Patrick Greer	Secretary

Others Present:

Tim Manges	Public Participant
Brian Weaver	Paint Township SEO
Tim Barkar	Energix Renewables
Priya Tiwari	Energix Renewables
Donovan Varney	Energix Renewables
Keith Burkey	Public Participant
Randy Cortese	Cortese Associates
Jason Mash	Mash Engineering and surveying
Ben Faas	EADS Group
Levi Thomas	EADS Group
Tammy Rae Barr	Kleinfelder Engineering
Ray Haupt	Berwind Corporation

Order of Business:

Procedural Business:

1. Bob Feather called the meeting to order at 7:02 pm, and the Pledge of Allegiance to the Flag was conducted.
2. The minutes from the January 10, 2024 meeting were reviewed. A motion to accept the minutes as written was made by John Venzon and seconded by Bob Feather. The motion was unanimously approved.

Old Business

1. It was presented to the planning commission that the Leonard Facciani and Michele McClelland Plan from the January 10, 2024 meeting has been approved by the township supervisors and recorded at the County.

## New Business:

1. Mark & Jill Sotosky – Keith & Jessica Burkey – Property Lot Line Change plan: Jason Mash presented a plan for a lot line change between the Sotosky's and the Burkey's. A motion to accept the plan as submitted was made by Patrick Greer and seconded by John Venzon. The motion was unanimously approved.
2. Mark & Bonnie Shaffer – Property Subdivision plan: Randy Cortese presented a plan for a minor subdivision. A motion to accept the plan as submitted was made by Bob Feather and seconded by John Venzon. The motion was unanimously approved.
3. Energix Renewables - Stony Creek Solar LLC- Preliminary Plan: Tammy Rae Barr from Kleinfelder Engineering presented the commission with the preliminary plan for Stony Creek Solar LLC. Ms. Barr was requesting a variance from Article V, Section 502 b (developing slopes greater than 15%) of the Paint Township Subdivision and Land Development Regulations. She was also requesting an exemption to forgo supplying a Sewage Facilities Planning Module (Article III, Section 304.3). Bob Feather made a motion to send the preliminary plan to the EADS group for review to specifically look at the request for a variance (Article V, Section 502 b) and the sewage facilities planning module waiver (Article III, Section 304.3). This motion does not provide for full acceptance of the preliminary plan or for full review by the EADS group. The motion was seconded by John Venzon. The motion was unanimously approved.
4. Ramblin Hills Phase III – Ben Faas from the EADS group presented the commission with a plan to divide Ramblin Hills Phase III into five (5) separate building phases (3A, 3B, 3C, 3D, 3E). Patrick Greer made a motion to have the EADS group submit an agreement to the Township Solicitor for the approval of the plan with the following contingencies. (1) That a bond for a Cul de sac be held for each separate phase, (2) Update the bond for each separate phase prior to the start of the next phase to account for unforeseen price changes. John Venzon seconded the motion. The motion was unanimously approved.

## Open Forum

## Correspondence

2. Bob Feather set the date for the next meeting for March 13, 2024 at 7:00 pm.
3. A motion to adjourn was made by Patrick Greer and seconded by John Venzon. The motion was unanimously approved.

Minutes submitted March 13, 2024

Patrick Greer, Secretary

