

AN ORDINANCE OF THE TOWNSHIP OF MANOR, ARMSTRONG COUNTY,
PENNSYLVANIA REGULATING THE CONSTRUCTION,
OPERATION AND DECOMMISSIONING OF LARGE-SCALE
SOLAR ELECTRIC ENERGY FACILITIES

ORDINANCE NO. 2024-1

Section 1. Title:

This Chapter shall be known as the Large-Scale Solar Electric Facility Ordinance for the Township of Manor.

Section 2. Purpose:

The purpose of the Ordinance is to provide for the construction, installation, operation and decommissioning of Large-Scale Solar Electric Energy Facilities in the Township of Manor, subject to reasonable conditions that will protect the public health, safety and welfare.

Section 3. Definitions:

- A. “Applicant” is the Landowner or Developer and includes their heirs, successors and assigns, who has filed an application for development of a Solar Electric Energy Facility under this Ordinance.
- B. “Facility Owner” means the person or entity having an equity interest in the Solar Electric Energy Facility, including their heirs, successors and assigns.
- C. “Operator” means the entity responsible for the day-to-day operation and maintenance of the Solar Electric Energy Facility.
- D. “Solar Electric System” means the components and subsystems that, in combination, convert solar energy into electric energy suitable for use. The term includes but is not limited to photovoltaic and concentrated solar power systems.
- E. “Solar Electric Energy Facility” means a Large-Scale Solar Electric Energy Facility, whose main purpose is to generate and supply electricity and consists of one or more Solar Electric Systems and other accessory structures and buildings, including substations, electrical infrastructure, transmission lines and other appurtenant structures and facilities. These facilities shall not include Solar Electric Energy Systems meant for residential or commercial use.

Section 4. Applicability:

A. This Ordinance applies to any Solar Electric Energy Facility of 2 acres or more proposed to be constructed after the effective date of the Ordinance.

B. A Solar Electric Energy Facility constructed prior to the effective date of this Ordinance shall not be required to meet the requirements of this Ordinance; provided that any physical modification or alteration to an existing Solar Electric Energy Facility that materially alters the size, type or components of the Solar Electric System shall require a permit under this Ordinance. Routine operation and maintenance or like-kind replacements do not require a permit.

Section 5. Permit Requirements:

A. No Solar Electric Energy Facility, or addition of a Solar Electric System to an existing Solar Electric Energy Facility, shall be constructed or located within the Township of Manor unless a permit has been issued to the Facility Owner or Operator approving construction of the Solar Electric Energy Facility under this Ordinance.

B. The permit application or amended permit application shall be accompanied with a fee in the amount of \$3,000.00.

C. Any physical modification to an existing and permitted Solar Electric Energy Facility that materially alters the size, type and number of Solar Electric Systems or other equipment shall require a permit modification under this Ordinance. Like-kind replacements shall not require a permit modification.

D. Applicant shall be required to conduct a training program presented by a representative of applicant to local emergency responders in regard to the equipment in use and potential hazards in the event of an emergency.

Section 6. Permit Application:

A. The permit application shall demonstrate that the proposed Solar Electric Energy Facility will comply with this Ordinance.

B. Among other things, the application shall contain the following:

1. A narrative describing the proposed Solar Electric Energy Facility, including an overview of the project; the project location; the approximate generating capacity of the Solar Electric Energy Facility, the approximate number, representative types and height or range of heights of the panels or other Solar Electric System equipment to be

constructed, including their generating capacity, dimensions and respective manufacturers, and a description of all ancillary facilities.

2. An affidavit or similar evidence of agreement between the Landowner of the real property on which the Solar Electric Energy Facility is to be located and the Facility Owner, demonstrating that the Facility Owner has permission of the Landowner to apply for necessary permits or approvals for construction and operation of the Solar Electric Energy Facility ("Participating Landowner Agreement").

3. Identification of the properties or portions thereof on which the proposed Solar Electric Energy Facility will be located, and the properties adjacent to where the Solar Electric Energy Facility will be located.

4. A site plan showing the planned location of each Solar Electric Energy Facility property lines, setback lines, access roads and turnout locations, substation(s), electrical cabling from the Solar Electric System to the substation(s), ancillary equipment, buildings and structures, including associated distribution and/or transmission lines, and layout of all structures within the geographical boundaries of any applicable setback.

5. Documents related to decommissioning, including a schedule for decommissioning.

6. Other relevant studies, reports, certifications and approvals as may be provided by the Applicant or required by the Township of Manor to ensure compliance with this Ordinance.

C. Within thirty (30) days after receipt of a permit application, the Township of Manor will determine whether the application is complete and advise the applicant accordingly.

D. Within sixty (60) days of a completeness determination, the Township of Manor will schedule a public hearing. The applicant shall participate in the hearing and be afforded an opportunity to present the project to the public and municipal officials, and answer questions about the project. The public shall be afforded an opportunity to ask questions and provide comment on the proposed project.

E. Within one hundred and twenty (120) days of a completeness determination, or within forty-five (45) days after the close of any hearing, whichever is later, the Township of Manor will make a decision whether to issue or deny the permit application.

F. Throughout the permit process, the applicant shall promptly notify the Township of Manor of any changes to the information contained in the permit application.

G. Changes to the pending application that do not materially alter the initial site plan may be adopted without a renewed public hearing.

Section 7. Design and Construction:

A. Design Safety Certification: The design of the Solar Electric Energy System shall conform to applicable industry standards, including those of the American National Standards Institute. The Applicant shall submit certificates of design compliance obtained by the equipment manufacturers from Underwriters Laboratories (UL), IEEE, Solar Rating and Certification Corporation (SRCC), ETL, Florida Solar Energy Center (FSEC) or other similar certifying organizations.

B. Uniform Construction Code: The Solar Electric Energy Facility and the Solar Electric System shall be constructed to and comply with the Pennsylvania Uniform Construction Code, Act 45 of 1999, as amended, and any regulations adopted by the Pennsylvania Department of Labor and Industry as they relate to the UCC, except where an applicable industry standard has been approved by the Department of Labor and Industry under its regulatory authority.

C. Visual Appearance: Power Lines:

1. Solar Electric Energy Facilities shall not be artificially lighted, except to the extent required by safety or by any applicable federal, state or local authority.

2. Solar Electric Energy Facilities shall not display advertising, except for reasonable identification of the panel, inverter or other equipment manufacturer, and the Facility Owner.

3. On-site transmission and power lines shall, to the maximum extent practicable, be placed underground.

D. Warnings:

1. A Solar Electric Energy Facility shall be enclosed by a fence, barrier or other appropriate means to prevent or restrict unauthorized persons or vehicles from entering the property.

2. Clearly visible warning signs shall be placed on the fence, barrier or Solar Electric Energy Facility perimeter to inform individuals of potential voltage hazards.

Section 8. Setbacks:

A. Property lines: All Solar Electric Energy Systems shall be located a minimum of 100 feet from all property lines where the System is located. These distances shall be measured from the closest edge of the Solar Electric Energy System to the property line.

B. A Solar Electric Energy Facility shall be sited in such a way that it presents no threat to traffic or to public health and safety.

Section 9. Decommissioning:

A. The Facility Owner and Operator shall, at their expense, complete decommissioning of the Solar Electric Energy Facility or individual Solar Electric System within twelve (12) months after the end of the useful life of such Facility or System. A Solar Electric Energy Facility or System will be presumed to be at the end of its useful life if no electricity is generated for a continuous period of twelve (12) months.

B. Decommissioning shall include removal of all Solar Electric Energy Systems, buildings, cabling, electrical components, roads, foundations and any other associated facilities.

C. Disturbed earth shall be graded and re-seeded, unless the landowner requests in writing that the access roads or other land surface areas not be restored.

D. Applicant shall be required to post an initial decommissioning bond in the amount of \$10,000.00 per acre with said amount thereafter increasing yearly based upon inflation.

Section 10. Remedies:

A. It shall be unlawful for any person, firm or corporation to violate or fail to comply with or take any action that is contrary to the terms of this Ordinance or a permit issued under this ordinance or cause another to violate or fail to comply, or take any action which is contrary to the terms of this Ordinance or a permit issued under this Ordinance.

B. If, after thirty (30) days from the date of the notice of violation, the Township of Manor determines, in its discretion, that the parties have not resolved the alleged violation, the Township of Manor may institute civil enforcement proceedings or any other remedy at law or in equity to ensure compliance.

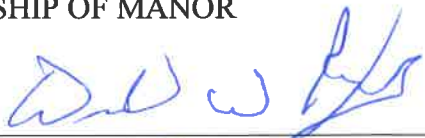
Section 11. Effective Date:

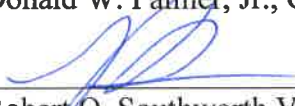
This ordinance shall take effect on March 6, 2024.

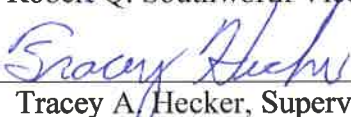
ATTEST:

Jill A. Davis

TOWNSHIP OF MANOR

By: 
Donald W. Palmer, Jr., Chairman

By: 
Robert Q. Southworth Vice-Chairman

By: 
Tracey A. Hecker, Supervisor