

# APPENDIX J

Cherrytree Township  
Venango County, Pennsylvania  
1311 Cherrytree Road  
Titusville, PA 16354  
Phone: (814) 827-1078 Fax: (814) 827-3579  
Email: cherrytreetwp@zoominternet.net

## SOLAR ZONING PERMIT APPLICATION Commercial Solar Zone Overlay District (CSZ)

### PART I – PROPERTY LOCATION(S)

Address of Property \_\_\_\_\_

City \_\_\_\_\_

### PART II – INFORMATION

Description of Work (Please enclose a narrative of the scope of the project – use extra sheets as needed.)

\_\_\_\_\_

Name of Property Owner \_\_\_\_\_ Phone \_\_\_\_\_

Address of Owner \_\_\_\_\_

Email Address \_\_\_\_\_

Name of Contractor \_\_\_\_\_ Phone \_\_\_\_\_

Address of Contractor \_\_\_\_\_

Email Address \_\_\_\_\_

### PART III – SITE OR PLOT PLAN – Please provide or attach plot plan details. See attached.

Please refer to the current Cherrytree Township Fee Schedule.

CSZ District      \$ \_\_\_\_\_

**PART IV – SIGNATURE** Applicant certifies that all information given is correct and that all pertinent Township ordinances will be complied with in performing the work for which this permit is issued. The Township Zoning Officer must inspect all work.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Application Received By \_\_\_\_\_ Date \_\_\_\_\_

Check Number \_\_\_\_\_

## PERMIT PROCEDURES

A Commercial Solar Zone (CSZ) Overlay District Zoning Permit is required for all new projects, renovations, alterations or replacements. **Application will not be accepted unless each section has been initialed by the Applicant.**

### PERMIT APPLICATION FORM

<b>Location of Project</b>  <hr style="width: 80%; margin-left: 0;"/> Initials	<b><u>PART I – Location of Property</u></b> – Address, Zoning District Code (C/I or R/A) and Parcel Number must be provided on all applications.										
<b>Complete Every Section</b>  <hr style="width: 80%; margin-left: 0;"/> Initials	<b><u>PART II – Complete every section.</u></b>										
<b>Site Plan</b>  <hr style="width: 80%; margin-left: 0;"/> Initials	<b><u>PART III – Site Plan</u></b> – Solar Company must submit a completed architectural and engineer stamped site plan, not a “conceptual plan”, in order to receive the permit to construct. The actual, completed site plan must be presented with all details fully established and dimensionally accurate. Please use Ordinance #01-2021, dated as the main guideline for all requirements throughout application. In general, the site plan must include, but is not limited to: <table style="margin-left: 40px; width: 80%; border: none;"> <tr> <td style="width: 50%;"><input type="checkbox"/> All Setbacks for Boundaries</td> <td style="width: 50%;"><input type="checkbox"/> Electrical Diagrams and Specifications</td> </tr> <tr> <td><input type="checkbox"/> All Setbacks for Adjacent Properties</td> <td><input type="checkbox"/> Equipment for Use on Site</td> </tr> <tr> <td><input type="checkbox"/> Stormwater Management Protocols</td> <td><input type="checkbox"/> Property Maintenance Plan</td> </tr> <tr> <td><input type="checkbox"/> Access Roads</td> <td><input type="checkbox"/> Grading and Landscape Design</td> </tr> <tr> <td><input type="checkbox"/> Property Surveys</td> <td><input type="checkbox"/> Project Start and End Dates</td> </tr> </table>	<input type="checkbox"/> All Setbacks for Boundaries	<input type="checkbox"/> Electrical Diagrams and Specifications	<input type="checkbox"/> All Setbacks for Adjacent Properties	<input type="checkbox"/> Equipment for Use on Site	<input type="checkbox"/> Stormwater Management Protocols	<input type="checkbox"/> Property Maintenance Plan	<input type="checkbox"/> Access Roads	<input type="checkbox"/> Grading and Landscape Design	<input type="checkbox"/> Property Surveys	<input type="checkbox"/> Project Start and End Dates
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<input type="checkbox"/> Property Surveys	<input type="checkbox"/> Project Start and End Dates										
	<b><u>PART IV – Construction Specifics</u></b> (Summary of Details. Refer to Ordinance #01-2021 for specific requirements.)										
<b>Stormwater Management Program</b>  <hr style="width: 80%; margin-left: 0;"/> Initials	<b>Stormwater Management Program</b> * Design submitted with this Application for permit.										

<p><b>Baseline Soil Sampling</b></p> <hr/> <p>Initials</p>	<p><b>Baseline Soil Sampling</b> – Samples obtained prior to earth disturbance for post-project decommissioning</p> <p>Comparison and initial property qualification:</p> <ul style="list-style-type: none"> <li>* Parcel Numbers and Soil Sample Locations (marked on parcel map): _____</li> <li>_____</li> <li>_____</li> </ul> <ul style="list-style-type: none"> <li>* Soil Sample Reports – One (1) copy provided to each landowner and One (1) copy provided to Cherrytree Township before construction begins.</li> <li>* All costs associated with sampling and testing will be incurred by Solar Company.</li> </ul>
<p><b>Well Sampling</b></p> <hr/> <p>Initials</p>	<p><b>Well Sampling</b></p> <ul style="list-style-type: none"> <li>* Water samples to be taken from all adjacent occupied land and private water wells within 1500 feet before construction begins.</li> <li>* Water Sample Reports – One (1) copy provided to each Landowner and One (1) copy provided to Cherrytree Township before construction begins.</li> <li>* Yearly sampling of original sample sources will be taken and results compared with original tests.</li> </ul> <p>-- Any deviation of water source health from base-line samples will be cause for immediate cessation of solar production until remediation of the cause can be determined and completed.</p> <p>-- If the deviation is due to something other than the Solar Energy System or production of electricity, then the Solar Energy System may continue production practices with no cost to Landowner.</p> <ul style="list-style-type: none"> <li>* All costs associated with sampling and testing will be by Solar Company.</li> </ul>
<p><b>Origin of Product Certification</b></p> <hr/> <p>Initials</p>	<p><b>Origin of Product Certification</b></p> <ul style="list-style-type: none"> <li>* Solar Company must supply the origin of products used throughout the project, whether made in USA or sourced from a foreign nation.</li> <li>* Solar Panels must have components listed and SDS sheets available for review.</li> </ul>
<p><b>Bonding of Completed Project and Roadways in Township</b></p> <hr/> <p>Initials</p>	<p><b>Bonding of Completed Project and Roadways in Township</b></p> <ul style="list-style-type: none"> <li>* Provide the road bond before construction begins per standard current Cherrytree Township Weight Limit Ordinance.</li> <li>* Submit with this Application for permit.</li> <li>* Initial deposit of 1% of project cost to Cherrytree Township in escrow account for office/attorney fees.</li> </ul>
<p><b>Decommission Bond</b></p> <hr/> <p>Initials</p>	<p><b>Decommission Bond</b></p> <ul style="list-style-type: none"> <li>* 15% total cost of proposed project.</li> <li>* COLA (Cost of Living Adjustment) clause included and reviewed every 18 months.</li> <li>* Paid for by Solar Company and verified by the Township at time of Application approval.</li> </ul>

<p><b>Fencing Requirements</b></p> <hr/> <p>Initials</p>	<p><b>Fencing Requirements</b></p> <ul style="list-style-type: none"> <li>* Full details of type, scope, and style of fencing used in perimeter, as well as any internal fencing.</li> <li>* Setbacks must be delineated for fencing from boundaries (natural or manmade), adjacent properties, and stormwater management systems.</li> </ul>
<p><b>Emergency Access Requirements</b></p> <hr/> <p>Initials</p>	<p><b>Emergency Access Requirements</b></p> <ul style="list-style-type: none"> <li>* Perimeter roadway access, dimensions and construction grading details</li> <li>* Onsite training: startup and yearly for first responders.</li> <li>* Access keys, codes or other entry information must be provided and maintained at the Cherrytree Township VFD.</li> </ul>
<p><b>Notifications</b></p> <hr/> <p>Initials</p>	<p><b>Notifications</b> – The following agencies must be notified in writing and an acceptance letter or approval study must be received by the Township before permitting is accepted.</p> <ul style="list-style-type: none"> <li>* Federal Aviation Administration (FAA) <ul style="list-style-type: none"> <li>* Original letter to FAA to notify of intent to construct a solar farm/project in vicinity of Airport.</li> <li>* FAA written approval of acceptance.</li> <li>* Submit at time of application.</li> </ul> </li> <li>* PA Department of Environmental Protection (DEP)</li> <li>* PA Department of Environmental Resources (DER)</li> <li>* PA Department of Conservation &amp; Natural Resources (DCNR)</li> <li>* Pennsylvania Game Commission</li> <li>* Pennsylvania Fish and Wildlife</li> <li>* Impact Study: National Heritage Area (Federal)</li> <li>* Impact Study: Natural Heritage Inventory (State/County)</li> <li>* A letter of acceptance from the connecting Electrical company stating that they have the capacity to accept the newly generated electricity</li> <li>* 811 or reliable study showing current utilities/underground obstructions</li> <li>* Copy of the Leaseholder agreement without personal information</li> <li>* Wildlife surveys and impact (ex. Bald Eagle nesting in areas)</li> <li>* Venango County Planning Commission</li> <li>* Other notifications that may be deemed necessary per particular parcel/location at time of application</li> </ul>

<p><b>Demonstrate Compliance With General Standards</b></p>	<p><b><u>PART V – Demonstrate Compliance With General Standards</u></b></p> <ol style="list-style-type: none"> <li>1. All equipment for the Solar Energy System shall be located on the same lot as the principal use.</li> <li>2. All requirements set forth within the Pennsylvania Uniform Construction Code must be met.</li> <li>3. Solar Energy Equipment may not be artificially lighted.</li> <li>4. Solar Energy Equipment that uses reflective materials to generate heat or electricity shall not be permitted.</li> </ol>
<p>Initials</p>	<ol style="list-style-type: none"> <li>5. ASES Permits: Solar Energy Equipment shall be mounted on a roof, or as an integral part of a structure, such as roof shingles or windows, that also produce electricity. Ground-mounted Solar Energy Equipment shall only be permitted if all roof-mounted Solar Energy Equipment would be ineffective. It shall be the burden of the applicant to demonstrate that roof-mounted Solar Energy Equipment would be ineffective or impractical.</li> <li>6. The following rules shall apply to the installation of ASES Solar Panels: <ol style="list-style-type: none"> <li>a. Solar Energy Equipment, whether roof or ground-mounted, shall not be conspicuous from adjacent streets/roads. For example, Solar Panels directly facing adjacent streets/roads will be considered to be conspicuous. Solar Panels designed to look like roofing materials shall be considered, but not automatically accepted for all roof surfaces.</li> <li>b. Solar Energy Equipment, whether roof or ground-mounted shall be located in the least visibly obtrusive location where Solar Panels would be functional.</li> <li>c. Roof-mounted Solar Energy Equipment shall be located on a rear or side-facing roof, as seen from the fronting street/road unless the Solar Panel design is such as to look like other roofing materials.</li> <li>d. There shall be no Solar Energy Equipment placed on a front or street/road-facing roof unless the Applicant can demonstrate that no other such installation would be effective or is impossible. A side-facing roof that faces an adjacent street/road will be considered a front-facing roof for the purposes of this section with the same restrictions.</li> </ol> <p><b><u>IF OWNER CANNOT COMPLY WITH THIS SECTION A STATEMENT IS REQUIRED TO BE SUBMITTED STATING REASONS FOR NONCOMPLIANCE.</u></b></p> <ol style="list-style-type: none"> <li>e. Roof-mounted Solar Energy Equipment shall be installed in the plane of the roof (flush mounted) or made a part of the roof design (capping or framing is compatible with the color of the roof or structure).</li> <li>f. Roof-mounted Solar Energy Equipment shall not project vertically above the peak of the roof to which it is attached, or project vertically more than six (6) feet above a flat roof.</li> <li>g. If the ASES Solar Energy Equipment is mounted on the ground, the maximum height of the Solar Panels shall be no higher than ten (10) feet from the surface of the ground.</li> <li>h. Ground-mounted Solar Energy Equipment shall not be permitted in any front or street/road-facing yard.</li> <li>i. Ground-mounted Solar Energy Equipment shall be screened from view from neighboring residential properties with vegetation or fencing.</li> <li>j. All exterior electrical and/or plumbing lines must be painted in a color scheme that matches as closely as reasonably possible the color of the structure and the materials adjacent to the lines.</li> <li>k. Non-functioning Solar Energy Equipment shall be repaired or replaced within six (6) months of becoming nonfunctional.</li> </ol> </li> <li>7. Applicant must show all dimensions of entire property (length x width and square feet of entire lot). Identify streets/roads adjacent to property. Place all buildings, with size dimensions (length and width) indicated, within property lines and indicate whether existing or proposed. Indicate front yard, side yard, and rear yard setbacks by showing distances from the energy structure to the property lines on all sides. <b><u>The property owner is responsible for the accuracy of this plot plan. On-lot sewage disposal systems and/or any easements/deed restrictions must be indicated.</u></b></li> </ol>
<p><b>Sign and Date Application</b></p> <p>Initials</p>	<p><b><u>PART VI – Sign and Date Application</u></b> – If property resident is not the owner of the property, a notarized statement indicating the property owner’s approval of the proposed construction must be submitted with the Application. Provide phone numbers where property owner/resident and contractor may be reached. Contractors making Application must provide a Certificate of Insurance verifying coverage for Worker’s Compensation and their Federal or State Employer Identification Number (EIN).</p>

## **PLANS AND SPECIFICATIONS**

**Two (2) copies of all plans and specifications must be submitted with all applications. Cross-section drawings, giving structural details, must be included.**

**DIMENSIONS** – Show **all** dimensions of proposed work (width, length, and height).

**FEES** – Permit fees must be submitted with the permit Application.

**REVIEW** – The Application will be reviewed by the Cherrytree Township Planning Commission, the Cherrytree Township Board of Supervisors, and the Cherrytree Township Zoning Officer for compliance with all Township Ordinances.

**PERMIT GRANTED** – **If approved, the permit will be processed and issued to you within fifteen (15) business days.** **Work may not start until a permit has been approved and granted.** The permit must be displayed so as to be visible from the road.