

ORDINANCE NO. 01.02.2024

**AN ORDINANCE REGULATING THE CONSTRUCTION, OPERATION AND  
DECOMMISSIONING OF LARGE-SCALE SOLAR ELECTRIC ENERGY FACILITIES**

**SECTION 1: TITLE**

This Ordinance shall be known as the Clinton Township's Large Scale Solar Electric Facility Ordinance.

**SECTION 2: PURPOSES**

The statutory intent of this Ordinance is to adopt reasonable building, operational, and decommissioning requirements of all large-scale solar electric facilities to be located within the Township, and to set forth safety standards, all of which are intended to protect the public health, safety and welfare of the residents of Clinton Township, as well as the owners of property within the Township.

**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 for sale into the electric grid. These facilities shall not include Solar Electric Energy Systems meant for residential or commercial on-site usage, even if excessive electricity is fed into the grid.

F. “Solar Farm”. The location of the solar electric energy facility is situated. The solar farm shall be located on a parcel or combined parcels of land with a minimum acreage of twenty (20) acres.

#### **SECTION 4. APPLICABILITY**

A. This Ordinance applies to any Solar Electric Energy Facility proposed to be constructed after the effective date of the Ordinance. Any pending application for a Solar Electric Energy Facility shall be subject to the requirements and conditions of this Ordinance under the Pending Ordinance Doctrine.

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 Clinton Township, Wayne County, Pennsylvania, 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 Five Hundred (\$500) Dollars.

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. No permit shall be issued for a Solar Electric Energy Facility unless the minimum lot size for a solar farm is depicted and thereafter verified on the permit application.

E. No permit shall be issued for a Solar Electric Energy Facility unless the Applicant has received stormwater disturbance approvals from all agencies, including the Township of Clinton, County of Wayne, and Commonwealth of Pennsylvania.

## **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”). As a conditional requirement, the Facility Owner must provide a copy of an interconnection agreement with PJM and/or PPL and/or such other utility entity.

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. Identification shall include the name of the current property owner of the property proposed for the contemplated facility as well as all other adjoining owners by name and tax parcel numbers. Identification shall also include any properties situated on any adjoining state or township roadway, for which the adjoining property owners share a common boundary line with the property upon which the facility is proposed.

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 relating to decommissioning, including a schedule for decommissioning. The projected cost of decommissioning must be set forth with supporting estimates by a qualified expert or company.

6. Such other relevant studies, reports, certifications and approvals as may be provided by the Applicant or required by the Clinton Township Board of Supervisors recommended by the Township Engineers to ensure compliance with this Ordinance.

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

D. Within sixty (60) days of a completeness determination, Clinton Township 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, Clinton Township will make a decision whether to issue or deny the permit application.

F. Throughout the permit process, the applicant shall promptly notify Clinton Township 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 (SRC), 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 related 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. Fencing and Warnings:

1. A Solar Electric Energy Facility shall be enclosed by a fence with a minimum height of seven (7') feet, barrier or other appropriate means to prevent or

restrict unauthorized persons or vehicles from entering the property. Welding wire fencing is preferred over chain link fencing.

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.

3. Additional Visual Appearance Requirements:

Where in the judgment of the Board of Supervisors, and concerns of neighboring property owners, natural vegetation may be required along the perimeter fencing. In the event that natural vegetation is dead, it shall be replaced within ninety (90) days of said event, or in the event of winter, by the first of May.

E. Entrance Road

The Applicant shall depict the location of any entrance to the proposed solar farm upon an accompanying map to the application. The entry road shall be a minimum of twenty-five (25') feet wide from the intersection with a public highway to the inverter/transformer. The entry road that maintained by the facility owner to provide access for any emergency vehicles.

F. The Facility Owner shall meet with emergency personnel for introduction to the facility and provide lockbox entry access in case of emergency. On a yearly basis, the facility owner will allow access for emergency training purposes.

## **SECTION 8. SETBACKS**

A. Property lines: All Solar Electric Energy Systems shall be located one hundred (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. NOISE**

All solar electric energy systems shall not emit a noise level of eighty-five (85) decibels or higher from any point outside of the survey line of the parcel of land upon which the solar farm is situated.

## **SECTION 10.**

Any change of ownership of the Facility Owner whether by deed and/or transfer of shares of a corporate entity and/or of a limited liability company, whether in whole or fractional part, shall require notification to the Township within thirty (30) days of said transfer occurrence.

## **SECTION 11. 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. The estimated cost of decommissioning shall be secured by a Bond or such other security to ensure the completed decommissioning of the Solar Electric Energy components.

E. The Township may obtain a decommissioning estimate from a third party to assure that the cost of decommissioning is secured by an amount of bond necessary to complete the costs of decommissioning.

F. The amount of the Bond shall be reviewed every third year to assure the bond amount is sufficient to cover the costs of decommissioning.

## **SECTION 12. 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, Clinton Township determines, in its discretion, that the parties have not resolved the alleged violation, Clinton Township may institute civil enforcement proceedings or any other remedy at law or in equity to ensure compliance.

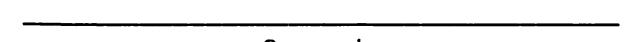
#### **SECTION 13. EFFECTIVE DATE**

This Ordinance shall take effect within five (5) days of enactment.

Attest:

  
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Jill T. Doppa  
Secretary

CLINTON TOWNSHIP BOARD  
OF SUPERVISORS:

  
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Supervisor  
  
  
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Supervisor  
  
  
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Supervisor

