

VENANGO TOWNSHIP

9141 TOWNHALL ROAD
WATTSBURG, PA 16442
TELEPHONE: (814) 739-2688
FAX: (814) 739-9443

To: Adjoining Property Owners
Owners Across a Public Right-of-Way

From: Venango Township Zoning Office

Date: August 16, 2023

RE: Conditional Use Request
Re-zoning Request
Wilson Solar LLC / Birch Creek Development LLC

The Venango Township Board of Supervisors will hold public hearing(s) on the below matter(s) on **Wednesday, September 20, 2023 at 6:00 p.m.** at the Venango Township Building, 9141 Townhall Road, Wattsburg, PA 16442:

Wilson Solar LLC / Birch Creek Development LLC requesting the following:

- 1- *Conditional Use* for the development & construction of a utility-scale solar facility. The project will occupy approximately 1,129 acres of land, consisting of fifteen (15) parcels, each owned by one of six total landowners.

<u>landowner</u>	<u>parcel ID</u>	<u>acres</u>	<u>zoning</u>
D&J Land, LLC	44010023001000	30	R-1
Mountain Air Motorsports Park, LP	44010023000900	270	A-1 & R-1
	44010024000200	23	A-1
	44010024000400	12	A-1
	44010024000401	38	A-1
	44010024000600	2	A-1
	44010024000701	3	A-1
Robert D. Klopfenstein (estate)	44016022002000	124	A-1
Rodger & Charlotte Niemeyer	44016022002300	50	A-1
	44016022002301	60	A-1
	44017022000400	71	A-1
	44017022001400	225	A-1
	44016024000701	106	I-1
Russell Niemeyer	44017022001200	46	A-1
Marvin Troyer	44016022001600	69	A-1

BOARD OF SUPERVISORS: DAVID AUSTIN JR. DEAN CURTIS MIKE VOGEL



2- *Re-zoning* of two (2) parcels of land:

<u>landowner</u>	<u>parcel ID</u>	<u>acres</u>	<u>re-zoning</u>
D&J Land, LLC	44010023001000	30	R-1 to A-1
Mountain Air Motorsports Park, LP	44010023000900	270	(portion) R-1 to A-1

As a property owner adjoining/across a public right-of-way to the request(s), you may attend the hearing(s) to voice your opinion regarding the request(s). Please submit any written comments to the Zoning Office prior to the hearing(s). Any testimony received after the hearing(s) will not be considered.

We have attached the first two (2) plan sheets to this correspondence in order to provide a project overview. **Please know that a full plan set is available for your review at the Venango Township Office.** The office is open Monday through Friday, 8:00 a.m. to 12:00 p.m. (noon).

Please contact the Zoning Office at 814-739-2688 with any questions.

Attachments -Cover Sheet & Index Map
-Project Narrative/Written Description