

**GRATZ BOROUGH COUNCIL  
N CENTER STREET  
PO BOX 305  
GRATZ, PA. 17030**

**September 10, 2025**

The Regular Meeting was held in the Gratz Boro Meeting Room at 7:00 P.M. with the following persons attending: President William Reed, Bruce Wolfe, Lynn Schadle, Lori Williard, Jem Jeffries and Mayor David Norris

JHA: Absent

Solicitor: Sean Logsdon, Esq

Lehigh Engineering: Absent

Attorney and Engineers regarding G Morris Solar Attorney Philip Petrina, Engineers Justin Kim, Andrew Urquhart, Eric Frankenfield

Citizens: Troy Schadle, Tim Leshner, Coy Rickert, Rusty Hubler, Brian Novinger

This meeting is being recorded.

Pledge to the Flag

Attorney Sean opened with the Public Meeting to consider adopting the following Ordinances: A burn ordinance that will prohibit open burning within the borough except in certain instances, permitting confined open burning subject to specific requirements and imposing fines and penalties for violations.

Sean reviewed the ordinance. Tim Leshner questioned about burning the brush pile from the community. Sean said there will be no exceptions. Troy Schadle said the Borough already has a burn ordinance, no need for a new one. Troy said there is Agricultural all around the Borough and they are going to burn. Bill said the Ordinance is on the Web site and will just have to continue sending Complaints to Ed if they do not abide by the Ordinance. After further discussion Lynn Schadle made a motion to pass the Ordinance there was not a second. At that time Bruce Wolfe made a motion to table the Ordinance until next month meeting William Reed second the motion. Lynn Schadle voted No. It was a 4 to 1 vote. The Burning Ordinance will be tabled until next month and Sean said with some minor changes it will need to be advertised.

Public Meeting was adjourned

G Morris Solar: Attorney Philip Petrina is representing the developer G Morris Solar along with the Engineers. Justin Kim is the Project Manager for G Morris Solar. Andrew Urquhart is a developer. Attorney Petrina gave a brief background of the Project. This project is for a major solar System. There are 7 parcels that are located northeast of Market Street. A total of 197 acres. Conditional use was approved after a long period of hearing, the date it was approved by the Commonwealth was March 14, 2025. A Land Development Application was then filed and on April 28, 2025, a Preliminary Land Development was

approved by the Boro. The Boro's Engineer reviewed the application and provided comments on it. I am attaching the Comment Letter with the Responses. Attorney Patrino said at that time they have learned some things and on June 17, 2025, G Morris Solar sent a revised Plan. On August 18, 2025, the Planning Commission had a meeting to discuss the G Morris Solar Plan. Attorney Patrino said everything will be addressed for final comment for the approval.

Attorney Patrino then turned it over to Justin Kim who reviewed the Battery Storage System as well as the Western Hartman Track to allow access to the Solar system. Andrew Urquhart said that the Battery Storage System has nothing to do with the G Morris solar system.

Attorney Patrino said that the Battery Storage System is no concern of the G Morris Solar System. G Morris Solar System will have underground wires, and it stands alone, no other wires will be connected to it.

Bruce Wolfe ask if they are going to be showing the Battery Storage on the Plan. Engineers and Attorney Patrino said yes. Bruce ask is Battery Storage going to review your plans for acceptance of the changes that are being made. Attorney Patrino said that the final submission will be in submission with the Battery Storage System.

Bruce Wolfe ask will the Battery Storage System reviews the plans of their requirements; there are many other things that they need to abide depending on what those solar panels might have on the plans. Justin said that G Morris Solar will have underground wires and cables that will bring power to the substation, and the Battery Storage System is a stand-alone system. Bruce feels that we need to see the plans and see what the Storage Battery Systems says. Bruce said that it may not impact them, but we should find out. Justin feels that it would have to go back to the lease agreements.

Lynn Schadle said that the property owner had 4 leases out. The lease agreement that G Morris Solar has is the same lease agreement that the Boro approved before, so the Council is very confused and concerned about which lease agreement is what. Attorney Patrino said we had interest in this since 2021, so we were the first. Attorney Patrino said that the plan has a small carved out section for the property owner to lease out.

David Norris said when G Morris was first here, we brought up the Battery Storage System and the project Manager at that time told us that there would be no connection between the two. Now sitting here at this meeting, Attorney Patrino is telling us he just knew of this Battery Storage System. David said we are getting different stories, and it is very concerning. David said the panels are double the size of this town and there is no plan. The other Plan the two were connected. The Battery Storage System is to be connected to Solar Panels. Attorney Patrino said that the project is in no contingent to the Battery Storage System. David said so now we have another company involved, what happens when another company becomes involved. Again, David said we are talking about the lives of this town and people do not know what is going on because you are not from the area. So, we are getting mixed signals, and you are asking us to approve a plan. David looked at the Dauphin County map and that plan was recorded, and he said John Hartman would talk to the Boro about it, but no one heard from him. Attorney Patrino said as far as our plans go the technical aspects since hearing of that plan, we have taken the steps to ensure that this plan is in accordance with the conditional use approval. The interest we have is in this property only and our plans are if we are granted approval to move forward.

Lynn Schadle ask a question, if the Battery Storage System does not materialize, what is going to

happen, they were extending west Street all the way back to the cul-de-sac, paving it with Fire hydrants etc. Now if they do not do that there will be a dirt track back there. This is landlock property and our fire equipment can not get back if there is a problem. Lynn was just pointing this out. They already agreed to put the road in. Cutting off access to that road, people cannot get back to their fields. Attorney Patrino said they must rely on the information that they have now. Justin said that they are going to maintain a fence for security only that's within the plan. Attorney Patrino said that the fencing will ensure that they will have access to their property.

Bruce Wolfe question was what does the lease agreement say of how many parcels this plan is for. Attorney Patrino said that the lease agreement said it is for 7 parcels. These leases are from different landowners. The leases will be modified, will be between the owner and G Morris Solar. So, the lease can be changed between the 6 landowners and developers to be more confined to what the land is going to be used for. There will be no subdividing. Attorney Patrino said when we submit the final plans the access will be in there for the landowners. G Morris Solar will only be accessing it while construction is being done, and maintenance is being done, after that G Morris Solar will no longer be accessing the property. Attorney Patrino said a parcel is being surveyed to make sure that it is accurate. Bruce ask if they will go through all the procedures with the rest of the landowners. Justin talked about stormwater management. Bruce said the plan that he saw, there were trees and vegetation removed. Bruce is asking who the authority is for giving you permits and reviewing the plans. Justin said this will be reviewed by the Dauphin County Conservation District. Bruce ask if they had contacted the Susquehanna River basin to have this reviewed. Bruce thought the Susquehanna River basin had authority over the County. Attorney Patrino said he did not think that was correct. Attorney Patrino said when these plans are finally approved, it must be reviewed by the State. DEP is in the process of reviewing the Stormwater Management Plan. Attorney Sean said that Justin is correct that it would be the County, DEP, and Local Stormwater Management. Not doing anything with the water table.

Lynn Schadle said the Gratz Boro Planning Commission, Trudi Grattan, got a letter ask about the road coming in from Valley Road cutting 8 feet of dirt to get down to join Valley Road, it would be just a few feet for Kenneth and Gail Snyder pool. Also, about the fence and the vegetation, how close is it going to be to their pool. The Snyder's have not heard anything from her. Justin said based on our information, there will be no impact on the residence and there will be some landscaping done. Philip said it will comply with the stormwater ordinance. Lynn said he cannot see how it won't impact the stability of their pool.

Bruce ask to about Project Specific Milestones, this is about site permits etc. and is due in 2025. Will this be updated. Once it comes out of suspension, they will update everything. Bruce ask if there was agreement made with the insurance aspect of this project. Bruce is talking about the 20 mega watts the insurance is higher. Bruce said there are no specified amounts. They are only allowed to go the 20 mega watts if they want to go higher, they must re apply. Bruce ask if the Boro will be able to see the milestones when they are done.

Attorney Patrino said once the plans are updated, they will be sent to Emergency Plan coordinator. They will need to know who that person is. Sean said when Council votes tonight, what would be the next step. Attorney Patrino said there will be a six-month time frame time to address any outstanding comments. If there is approval tonight, they will make sure the survey is

done and accurate, as well as the access easement. Will get new plans send and app for final submission.

Council is asking if we could get electronic plans sent to them with one hard copy for Boro.

When the project is finished, what is going to be done. There is a decommission plan, it is with the Application Package.

Bruce ask about the financial aspect of this project, is there assured funding to carry out the project. It will be addressed at final approval.

Developer will have 6 months to have the final plan. No Construction can start.

After further discussion, a motion was made by Lynn Schadle and second by William Reed for a Conditional Preliminary approval based on the conditions to be addressed as follows:

1. Compliance with the engineer's technical comment letters submitted to the developers in May and August of this year
2. The approval of an adequate emergency management plan for the project
3. Applicant addressing any easement agreements or Operation and Maintenance agreements related to the subdivided parcel (Sungrow).
4. Applicant addressing easements and/or access with landowners located to the north of the project
5. Compliance with any applicable review by the Susquehanna River Basin Authority
6. Applicant addressing the proximity and any possible impacts on the Ken and Gail Snyder property on Valley Road
7. Obtaining all other applicable outside agency permits and approvals being sought or required to be sought.

Motion Carried.

**Minutes:** On a motion made by Lynn Schadle and seconded by Bruce Wolfe to approve the minutes as read. Motion Carried.

**Report on Engineer:** No Report

**Citizens to be Heard:** No Citizens to be Heard

**Community Center:** Cindy ask about Renting the Community center during the renovation. Tim said that the door would be locked, and they would be able to use the other bathrooms. Bruce ask when the work is going to start. Tim said as soon as they get the agreement from the County.

**Code Enforcer and Zoning/Bldg. Permits:** Report was given to Council Members

**Sewer Authority:** Brian needed a contract signed (Water & Waste Grant Agreement) to pay the amount of \$6,250.00 to USDA.

**Planning Commission:** Report was attached to the minutes.

**Mayor's Report:** David reported, and Tim was included there needs to be a sign regarding dogs going in the grass at the Community Center. Tim will talk to Kurk regarding his dog at the Community Center.

## COMMITTEE REPORT

**Recreation:** Cindy got an email from Kylie; there was no expenses this month. \$150.00 donation (Rental) deposit, balance is \$1332.61.

**Cogs:** No Report

**Highway:** PLGIT account will be getting audit, Tuesday September 16<sup>th</sup>. N

**Information Committee:** No Report

**Ag Security:** No Report

**Budget and Finance Committee:** No Report

**Insurance:** No Report

**Strategic planning:** No Report

**Solicitors' Report:** Sean would like a brief executive meeting.

Sean reported that the Statewide grant will be open September 1<sup>st</sup> it goes to October 31<sup>st</sup>. Local grants close September 30<sup>th</sup>. Lynn said we are in for all the local grants.

Sean gave Council the Data Center Ordinance See Attached. Sean reviewed this ordinance.

On a motion made by Lynn Schadle and second by Bill Reed to advertise the Data center Ordinance. Motion Carried.

Sean sent out information on the Master Service Agreement to be reviewed. Sean said look at it. Will be discussed at next month meeting.

**Any other Business:** Nick Krakowski address 602 W Market Street said there was a streetlight out and the stop sign was getting hit. He said the lights stay on for about 20 minutes then go out.

Jem reported that the Parks and Recreation would like to have Trick or Treat night on Thursday, October 30<sup>th</sup>. On a motion made by Jem Jeffries and seconded by Lynn Schadle to have Trick or Treat night October 30<sup>th</sup>. Motion Carried.

**Treasurer's Report:** The Treasury Report was read, and a motion was made by Lori Williard and second by Jem Jeffries to pay the bills.

**Expenses to be Approved:** The Expenses for the month were read. On a motion made by Bruce Wolfe and second by Lynn Schadle to pay the bills. Motion Carried

**Adjournment:** No further business and the meeting was adjourned at 8:55 P.M. on a motion made by Lynn Schadle and second by Bruce Wolfe. Motion Carried

Council went into Executive Session.

Respectfully Submitted:



Cindy L Shade  
Borough Secretary

These notes are intended as an overview of the meetings discussions and not intended as an exact word account of what was said. So, if there are any comments or concerns or objections to what is written within this report. Please forward those comments and we will gladly make any adjustments after the approval of the Gratz Borough Council Meeting.