

**PUBLIC NOTICE, TUNKHANNOCK TOWNSHIP, MONROE COUNTY**

**PUBLIC NOTICE PUBLIC HEARING AN ORDINANCE OF THE TOWNSHIP OF TUNKHANNOCK,  
MONROE COUNTY, PENNSYLVANIA, AMENDING THE TUNKHANNOCK TOWNSHIP ZONING  
ORDINANCE OF MAY 23, 2012.**

NOTICE IS HEREBY GIVEN that the Tunkhannock Township Board of Supervisors, Monroe County, Pennsylvania, will hold a public hearing on November 13, 2024 at 7 p.m. at the Tunkhannock Township Municipal Building, Long Pond Road, Long Pond, PA 18334, to receive public comment and to consider the adoption of an Amendment of the Zoning Ordinance of May 23, 2012, of which this Notice is a summary amending the Tunkhannock Township Zoning Ordinance (2024-03) Amending section 11 to eliminate the Conditional Use of solar power generation, commercial in zone OS-W Open Space-Wetland district.

The codifier of the Township's Municipal Code is hereby authorized to make such numerical and formatting changes as may be necessary to incorporate the provisions of this Ordinance within the Tunkhannock Township Zoning Ordinance.

A complete copy of the proposed Ordinance is available for public inspection during normal business hours at the Tunkhannock Township Municipal Building, 1557 Long Pond Road, Long Pond, PA 18334 and at [www.longpondpa.com](http://www.longpondpa.com) All interested parties are invited to attend this public meeting. TUNKHANNOCK TOWNSHIP BOARD OF SUPERVISORS BY: Tina Kernan,  
Township Manager



TUNKHANNOCK TOWNSHIP  
MONROE COUNTY, PENNSYLVANIA

ORDINANCE NO. 2024-03

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF  
TUNKHANNOCK TOWNSHIP, MONROE COUNTY, PENNSYLVANIA, AMENDING SECTION 11 OF THE  
TUNKHANNOCK TOWNSHIP ZONING ORDINANCE TO ELIMINATE THE CONDITIONAL USE OF SOLAR  
POWER GENERATION, COMMERCIAL IN ZONE OS-W OPEN SPACE-WETLAND DISTRICT

WHEREAS, the Township of Tunkhannock (the "Township") is a statutory municipality incorporated and organized pursuant to the laws of the Commonwealth of Pennsylvania; and

WHEREAS, the law in Pennsylvania grants municipalities the authority to plan for and regulate the planned and orderly use of land on the basis of the impact thereof on the community; and

WHEREAS, the Township is authorized to exercise its police powers to promote and protect the health, safety, and welfare of the community and its inhabitants; and

WHEREAS, in accordance with the authority upon municipal incorporation, the Township Board of Supervisors adopted the Tunkhannock Township Zoning Ordinance on May 23, 2012 by Ordinance No. 2012-127, the "Zoning Ordinance"; and

WHEREAS, the Zoning Ordinance designates zoning districts within the Township including the "OS-W Open Space Wetland District" which covers the existing area located within the Township; and

WHEREAS, the Township consistently strives to update and implement vision and goals for the community; and

WHEREAS, the Township encourages a mix of uses in the residential and commercial areas and pedestrian friendly uses to create a sense of community in the various areas of the Township; and

WHEREAS, one of the goals of the Township is to encourage traditional Solar to comfortably and safely exist in the appropriate zoning district; and

WHEREAS, certain permitted uses allowed in the area not compatible with the goals and objectives for the OS-W District area in terms of supporting pedestrian-friendly activity; and

WHEREAS, in furtherance of the comprehensive goals, the Township desires to eliminate the Conditional Use of Solar Power generation, commercial in the OS-W District; and

WHEREAS, the Township has provided notice to all known property owners owning property within the Township of the proposed text amendment to the Zoning Ordinance; and

WHEREAS, in accordance with the Zoning Ordinance, the proposed amendment to the Zoning Ordinance has been referred to the Planning Commission, which has submitted its recommendation to the Township Board of Supervisors; and

WHEREAS, in accordance with the Zoning Ordinance, notice of each public hearing before the Planning Commission and the Township Board of Supervisors to consider the proposed amendment to the Zoning Ordinance as described in this Ordinance was duly published at least twenty (20) days prior to each such hearing; and

WHEREAS, in furtherance of the best interests of the Township and the preservation and protection of the health, safety, prosperity, security, and general welfare of residents and landowners, the Board of Supervisors desires to amend the Zoning Ordinance as described herein.

NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors of Tunkhannock Township, Monroe County as follows:

Section 1. Incorporation of Recitals. The foregoing recitals are hereby affirmed and incorporated herein by this reference as findings of the Board of Supervisors.

Section 2. Section 405 Table of Permitted Uses by District. Section 405 of the Tunkhannock Township Zoning Ordinance is amended to delete "Solar Power Generation," as a Principal Permitted Use in the OS-W District.

Section 4. Severability. If any portion of this Ordinance is found to be void or ineffective, it shall be deemed severed from this Ordinance and the remaining provisions shall remain valid and in full force and effect.

Section 5. Codification Amendments. The codifier of the Township's Municipal Code is hereby authorized to make such numerical and formatting changes as may be necessary to incorporate the provisions of this Ordinance within the Tunkhannock Township Zoning Ordinance.

Section 6. Effective Date. This Ordinance shall take effect after publication and following final adoption.

INTRODUCED, READ, AND PASSED ON FIRST READING, AT A REGULAR MEETING OF THE TOWNSHIP BOARD OF SUPERVISORS OF TUNKHANNOCK TOWNSHIP, THE \_\_TH DAY OF \_\_\_\_\_ 2024.

"THIS ORDINANCE SHALL BECOME EFFECTIVE UPON SIGNING"

ORDAINED AND ENACTED into an ordinance at a regular meeting of the Board of Supervisors of Tunkhannock Township, Monroe County, Pennsylvania, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

ATTEST:

TUNKHANNOCK TOWNSHIP  
BOARD OF SUPERVISORS OF

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Martina Kernan, Secretary

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George Ewald, Chairman

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Kevin Wieand, Vice-Chairman

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Byron Witt, Supervisor

