

MINUTES
ZONING & SUBDIVISION REVIEW COMMITTEE
VIRTUAL ONLINE AND IN-PERSON MEETING
Tuesday, July 16, 2024 – 7:30 p.m.

MEMBERS PRESENT

Larry McAdams, Chairman
Dave Beatty
Rich McCullough
Paul Hamill, Ex-officio

STAFF

Lisa Holm, MCRPC

ONLINE or Call in

Jay Russell

OTHERS PRESENT

Elliot Lengel, Vice Chair [on phone
& arrived later]

ABSENT

Bill Anthony

Mr. McAdams, Chairman, called the meeting to order at 7:30 p.m. **The meeting was recorded and a quorum was present.**

APPROVAL OF MINUTES (June 18, 2024)

Mr. McAdams noted that the Minutes of June 18, 2024, were emailed before this meeting. **A motion was made by Mr. Richard McCullough to approve the Minutes of the June 18, 2024 meeting with no additions, corrections, or deletions. Mr. Paul Hamill seconded. The motion passed.**

NEW BUSINESS

1. **ZONING TEXT AMENDMENT – LIBERTY TOWNSHIP** – Liberty Township proposed adding solar energy facilities as special exceptions as described to be located in their designated Industrial- special district. Liberty Township’s public hearing on the proposed solar ordinance is August 8th.
2. **ZONING TEXT AMENDMENT – SPRINGFIELD TOWNSHIP** – Springfield Township has also proposed adding solar energy facilities as special exceptions as described to be located in their designated Industrial- special district. Springfield Township’s public hearing is August 21st.

The proposed amendments were the same so Committee discussed them simultaneously. There was discussion about technical information recently used in other zoning ordinances and text amendments for ‘energy generation facilities’ because solar may not be the only type of energy that we see in the very near future. Also discussed clarifying terms such as “small” and “large” solar farms; and changing the categories to accessory use for energy used on-site by residential, agriculture or business uses provided the square footage of panels equals or is less than the buildings on the site. This separates off-site energy use as a commercial or primary use.

3. The proposed amendment mentions ‘viewshed impact analysis by a certified engineer consisting proposed foundational design and analysis of soil conditions.’ Than is a lot of terms that are not

normally used together so it is unclear what is needed or who would review the information. There are also buffers and screening listed but the requirement to state specifically any existing used must be on the site being developed. We have also clarified the emergency access routes needed by Mercer County Emergency services. It would also refer to the countywide Hazard Mitigation Plan so those requirements could be updated by that document rather than zoning ordinances.

Maintenance of the site, bonding roads and other on-going action type items cannot be in zoning but could be in separate stand-alone documents or lease items directly. That would include building codes and electrical codes. The State may also add regulations that we can refer to 'as amended' so as rules change in other documents it will apply here.

A recommendation for Springfield Township to clarify what zoning district they are considering and confirm the area if would not be considered too restrictive or exclusionary.

Mr. McCullough made a motion to approve both text amendment with recommendations of the changes discussed and Mr. Dave Beatty seconded the motion.

DISCUSSION - No Formal Actions

OTHER DISCUSSION – Other solar facilities and Dollar General store updates were discussed. Ms. Holm mentioned that Talbot's restaurant is doing a significant expansion. Mr. Russell said Alistair's deli and a Valvoline quick change are being constructed across from Hermitage Walmart.

ADJOURNMENT

With no further business, a motion was made by Mr. McCullough to adjourn the meeting at 8:39 p.m. and Mr. Hamill seconded.

Respectfully submitted,

Lisa Holm,
Senior Planner