

MERCER COUNTY REGIONAL PLANNING COMMISSION
ZONING AND SUBDIVISION REVIEW COMMITTEE

TUESDAY, JANUARY 21, 2025 – 7:30 p.m.

MEETING IS IN-PERSON IN THE LARGE CONFERENCE ROOM
OR

YOU MAY PARTICIPATE ONLINE OR PHONE

If necessary, you may join the meeting from your computer, tablet or smartphone.

Direct link is available in the email or on MCRPC homepage.

<https://meet.goto.com/674536501>

You can also dial in using your phone.

United States: +1 (872) 240-3412

Access Code: 674-536-501

One-touch: <tel:+18722403412,674536501#>

Review documents are available on the website under Land Development –
Review Committee. <https://www.mcrpc.com/review-committee/>

A G E N D A

1. Roll Call
2. Reorganization of Committee
3. Approval of Minutes (November 19, 2024)

N E W B U S I N E S S

4. PRELIMINARY SOLAR SITE PLANS – PENN RENEWABLES SOLAR: 2
Proposed local-scale solar projects for preliminary consideration of location and
general layout
 - A. CAPTURA SAGE - MERCER CARLTON SOLAR PROJECTS – FRENCH
CREEK TOWNSHIP- A single project site including 5 separate systems with
internal fencing
 - B. CAPTURA SAGE - MERCER HALFWAY SOLAR PROJECTS – GREENE
TOWNSHIP- A single project site including 4 separate systems with internal
fencing

5. Preliminary Site Plan-Fairview Swiss Cheese Expansion-Fairview Township-
A proposed addition of the current site adding a warehouse, boiler, utility building, processing building and parking lot.
6. Schoolhouse Commons-Greenville Senior Housing Plaza, LP-Greenville Borough- Demolition and Construction of new Building on 1.43 Acre Lot on W Main Street and N. High Street
7. ORDINANCE No 2 of 2025-Energy Generation Facility and Systems Ordinance-Springfield Township- Amending portions of the Springfield Township Zoning Ordinance, by providing additional definitions in article VIII and amending article III for new uses by special exemption in the Industrial Zoning District

DISCUSSION - No Formal Actions

8. Ongoing Projects Updates-

- NCWJMA SR-19 Sewer Project- The project will result in the elimination of the Iron Bridge Inn Restaurant Sewage Treatment Plant and the installation of a sewage pump station to convey sewage north along State Route 19 to the NCWJMA existing sewer system. The force main will be installed by directional drill method.
- Meeting Time Discussion- Move meeting time from 7:30 pm to an alternative time

9. Ordinance information-

A. Countywide SALDO- Tentative Schedule:

- i. February- Breakfast meeting with Surveyors
- ii. March- Final draft and recommendations to Commissioners
- iii. April- Commissioner adopt

A D J O U R N

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MINUTES
ZONING & SUBDIVISION REVIEW COMMITTEE
ONLINE AND IN-PERSON MEETING
Tuesday, November 19, 2024 – 7:30 p.m.

MEMBERS PRESENT

Larry McAdams, Chairman
Elliot Lengel
Dave Beatty
Jay Russell
Paul Hamill, Ex-officio
Rich McCullough

Absent

William Anthony

MCRPC STAFF

Lisa Holm
Elizabeth Peluchette
Dan Gracenin
Doniele Russell

ONLINE or Call in

Kristina Thomas (City of Hermitage)
Kyle Spayd, MC Solar
Amanda Ngov, MC Solar
David Capparelli, Enel North America for MC Solar
C. Lobley, Enel North America for MC Solar

OTHERS PRESENT

Jeremy Coxe – Hermitage
Steven Preston- Solar
Dan Cameron- Solar
Amy Cameron- Solar

Kevin Cameron – Solar
Jon Lanich – Solar
Judy King- Land owner rights
Duane King-Land owner rights
Shelley Carfolo – Solar
Norma Struthers - Solar
Eric Lawrence – Solar
Brett Myers – Solar
Dan Redfoot- Solar
Micah Wilpula- Coolspring
Ryan Miller- Solar
Ed Kelly - Coolspring
Hans Jorgensen- Coolspring

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

APPROVAL OF MINUTES (September 17, 2024)

Larry McAdams noted that the Minutes of September 17, 2024, were emailed before this meeting. **A motion was made by Dave Beatty to approve the Minutes of the September 17, 2024 meeting with no additions, corrections, or deletions. Elliot Lengel seconded. The motion passed.**

NEW BUSINESS

1. **ZONING ORDINANCE MAP AMENDMENT – CITY OF HERMITAGE** – A zoning map amendment was requested by property owners to rezone 2 parcels near the southwest corner of the intersection of State Street and Buhl Farm Drive from R-2 to City Center. The parcels were split zoned mostly as City Central in the prior zoning ordinance allowing commercial uses as on surrounding properties. Jeremy Coxe discussed City of Hermitage’s previous zoning and the update, stating the Board of Commissioners will have a public hearing and final vote in December. MCRPC zoning amendment review criteria are met by this request.

Paul Hamill made the motion to approve the request. Dave Beatty seconded the motion. The motion passed.

2. FINAL LAND DEVELOPMENT PLANS for MC SOLAR - WEST SALEM TOWNSHIP – Ms.

Holm stated complete final plans were presented for the project and include the recently discussed Emergency Access Routes. The preliminary project was accepted in August 2023. This is the second large facility located in West Salem Township, and is located near the transmission lines that run north and south through the County and has been approved by PJM for connection. The facility is primarily located north of Kinsman Road on 291 acres over multiple properties. The total properties are 840 acres and this project covers approximately just under 35 percent of that acreage. Other required permits and approvals are noted on the Final plans for recording. Connection is approved by PJM.

Elliot Lengel made a motion to approve the final plan for MC Solar. Larry McAdams seconded. The motion passed.

Dan Redfoot inquired about stormwater management requirements in West Salem Township related to a different project. Dan Gracenin explained the townships are responsible for those approvals and offered to discuss other specific questions after the meeting or another day.

3. ZONING ORDINANCE TEXT AMENDMENT – COOLSPRING TOWNSHIP – Ms. Holm presented background based upon solar projects for this second proposed energy amendment to Coolspring Zoning. The proposed amendment would adjust energy facility setbacks to 200' from an existing home, add a definition of "inverter" and include a setback for any inverter within a facility to 500' from all property lines and change road setbacks to 100' from centerline for all public roads. Also, propose removing the minimum square footage for a dwelling that is currently 750 square feet.

Ms. Holm reviewed some of language changes that would line up better with the current zoning ordinance and prior amendment relating to 'energy generation' rather than specifically to 'solar' energy. Another suggestion is to identify the 200 foot setback from an "existing primary residential structure" rather than just any existing residential structure. Ms. Holm also pointed out a point to clarify measurement that was proposed in that it cannot be measured from both the lot line and the existing residential structure.

Ms. Holm presented that the Pennsylvania Municipality Planning Code does not allow excessive or exclusionary provisions and zoning must allow for all residential, commercial or industrial uses in some area of a municipality. Where the energy generation facilities are located is a township decision. We are here for the purpose of reviewing proposed amendments and make recommendations according to the Municipality Planning Code.

Public comments were made by numerous Coolspring Township Residents. Some would prefer to keep the solar fields in the industrial zoned areas but if that can't be done they are requesting 500 foot setbacks in agricultural areas. They made comments that if it was in industrial zoned areas those larger setbacks would not be required. Battery storage was also mentioned.

Mr. Gracenin explained some zoning restrictions and requirements as a local decision for the Township officials. Multi-municipal zoning was mentioned.

A motion was made to accept the 200-foot setbacks, as presented, was made by Paul Hamill and seconded by Jay Russell.

There was a discussion by the board on setbacks for property lines, permanent structures, and primary residences. Ms. Holm suggests making the language more specific. Such as changing it to “primary existing residence” instead of any existing residence.

The motion to adjust the energy facility setbacks to 200 feet from the existing primary residential structure passed.

Proposal to define inverter and add a setback for an inverter within a facility to 500 feet from all property lines. Ms. Holm stated the definition for inverter as “power inverter” and then also removing “produced from the sun's rays” to align better with the energy generation sections.

Paul Hamill made a motion to add “power inverter” and a setback for an inverter within an energy facility to 500 feet from all property lines and Jay Russell seconded. The motion passed.

Proposal to change road setbacks for this use to 100 feet from the center line of all public roads.

A motion to approve changing the setbacks to 100 feet from the center line of all public roads was made by Paul Hamill and seconded by Larry McAdams. The motion passed.

Proposal to remove the section that requires a minimum size of 750 square feet for a dwelling unit. Ms. Holm stated there are now standard building codes and size requirements including for apartments or single-family homes that will better apply to this.

Larry McAdams made a motion to approve the removal of the minimum square foot requirement from the zoning ordinance and refer to the building code. Dave Beatty seconded. The motion passed.

- ZONING ORDINANCE MAP AMENDMENT – NEW VERNON TOWNSHIP** – Ms Holm presented a zoning map amendment requested by a property owner to rezone 1 parcel from R- Rural Residential to B- Business. When this request came in as a variance, staff suggested there is no hardship and that they consider looking at existing commercial areas around this so that there was potential for more cohesive development with fewer single properties throughout the Township. The Township indicated last week that they are only considering this one property.

There is no public sewer or water on this site. The property is adjacent to I-79 although there is not direct access. New Vernon Township has not seen significant development, so

the current zoning ordinance from 1995 has worked with a few amendments and some parcels throughout the township, added to business travel districts. The Township also mentioned a 'stand-alone' solar ordinance and were told that would need to be part of the zoning ordinance to be effective.

Paul Hamill made a motion to not recommend rezoning a single property because of spot zoning and then also recommend they look at the overall ordinance update. Dave Beatty seconded and the motion passed.

ADJOURNMENT

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

Respectfully submitted,

Lisa Holm,
Senior Planner