

**COOLSPRING TOWNSHIP ZONING HEARING BOARD
MERCER COUNTY, PENNSYLVANIA**

IN RE: APPLICATION OF :
SUNRISE ENERGY, LLC :
FOR SPECIAL EXCEPTION : Hearing Date: 10/20/2022
: :
: :

DECISION OF THE ZONING HEARING BOARD

The Zoning Hearing Board of Coolspring Township held a hearing on the application for a special exception filed by the applicant, Sunrise Energy, LLC, pursuant Section 503.01 of the Coolspring Township Zoning Ordinance and made the following Findings of Fact, Conclusions of Law and Decision:

FINDINGS OF FACT

1. The applicant is Sunrise Energy, LLC (the “*Applicant*”) having an address of 1110 Union Street, Canonsburg, Pennsylvania 15317.
2. On September 1, 2022, the *Applicant* filed an application for a special exception (the “*Application*”) pursuant to Subsection 503.01 of the Coolspring Township Zoning Ordinance wherein the *Applicant* seeks permission to use certain property to develop, construct and operate a solar power facility.
3. On October 20, 2022, the Coolspring Township Zoning Hearing Board (the “*ZHB*”) held a hearing at the Municipal Building located at 852 N. Perry Highway, Mercer, Pennsylvania to consider the *Application*.
4. Notice of the hearing was duly advertised in accordance with the provisions of the Pennsylvania Municipalities Planning Code, to-wit: (a) Notice was advertised in the Sharon Herald newspaper on September 21, 2022 and on September 28, 2022; (b) Notice was mailed to

the *Applicant*, the Coolspring Township Zoning Officer and the Coolspring Township Planning Commission; and (c) the Coolspring Township Zoning Officer, Terri Ligo, conspicuously posted the *Property*.

5. The *ZHB* is comprised of a three-member board consisting of the following individual members: (a) David Baver; (b) John McGhee; and (c) David McCullough.

6. All three members of the *ZHB* were present and assembled as was the *ZHB's* solicitor and hearing officer, Jason R. Dibble, Esquire.

7. The *Applicant* appeared at the hearing along with its legal counsel, Nathaniel Boring, Esquire.

8. Neighboring property owners and community members appeared at the hearing and were each given the opportunity to enter an appearance of record and to offer testimony and other evidence in support of, or in opposition to, the *Application*.

9. The following individuals entered their appearances and were recognized as parties to the proceeding: Steve Roberts of 81 Babcock Road, Mercer, PA 16137; Mark Skidmore of 744 Airport Road, Mercer, PA 16137; Glenn Graeves of 110 Sequoia Drive, Mercer, PA 16137 and having a mailing address of 422 Latonka Drive, Mercer, PA 16137; Christina Court of 376 Coolspring Church Road, Mercer, PA 16137; Tracy Lang of 49 Babcock Road, Mercer, PA 16137; and Amy Cameron of 81 Miller School Road, Mercer, PA 16137.

10. All parties, witnesses and community members providing testimony were properly sworn under oath by the stenographer and the hearing was stenographically recorded.

11. During the hearing, the *ZHB* made the findings of fact and conclusions of law set forth herein.

12. The *Applicant* is the holder an option to lease the property located at 76 Miller School Road, Mercer, Mercer County, Pennsylvania 16137, which has a tax parcel identification number of 01-125-053 (the “*Property*”).

13. The Applicant offered a lease option agreement into evidence and it was admitted as Exhibit A. Said Exhibit is attached hereto and is incorporated herein by reference.

14. Paragraph 16.2 of the lease option agreement expressly entitles the *Applicant* to apply for a zoning permit to allow it to use the *Property* for its intended purpose.

15. If the *Applicant* exercises its option to lease the *Property*, it intends to use the *Property* to develop, construct and operate a solar power facility.

16. The *Property* is located in an R-2 zoning district and the use of property as a solar power facility is not a use that is permitted in the zoning district either by right or as a conditional use.

17. Consequently, the *Applicant* is requesting a special exception under subsection 503.01 of the Coolspring Township Zoning Ordinance to use the *Property* as a solar power facility.

18. David Hommrich is the President of Sunrise Energy, LLC and he testified on its behalf.

19. Mr. Hommrich has a bachelor’s degree and has designed and built solar power facilities since 2009.

20. The *Property* is approximately 60-acres in area and the *Applicant* intends to use approximately 20-acres of the *Property* for its solar energy facility.

21. A site plan of the *Property* was included with the *Application* and the *Application* was offered and admitted into evidence as Exhibit B. Said Exhibit is attached hereto and is incorporated herein by reference.
22. The boxes shown on the site plan represent solar arrays.
23. The solar panels comprising the solar arrays are about two-thirds the size of a sheet of plywood and are three feet by six feet in size.
24. A post pounder is used to install the solar arrays and the solar panels measure six-feet in height at their highest point.
25. The solar panels are warranted for thirty years after which they should operate at 80% of their original capacity.
26. At the end of their useful life, the solar panels will be removed and the *Property* will be restored to its original condition.
27. During the first five years of operation, maintenance of the solar power facility will primarily involve cutting the grass and tightening wire connections.
28. A couple of gravel parking spaces will be created for the on-site workers and there will not be any traffic volume after the solar power facility is constructed.
29. Once constructed, the solar power facility will produce 3 megawatts of AC electricity which is enough to power approximately 500 to 600 homes.
30. The electricity will be introduced to the power grid and will be available for public consumption.
31. Light reflection will not be a problem because the *Applicant* uses anti-glare solar panels.

32. In the *Applicant's* opinion, a solar power facility is similar to a public utility facility or essential service, which are uses permitted by right in an R-2 zoning district.

33. In the *Applicant's* opinion, a solar power facility is similar to oil and gas extraction, which is permitted as a conditional use in a R-2 zoning district, inasmuch as they are both forms of energy extraction.

34. In the *Applicant's* opinion, a solar power facility is not more objectionable to the public's welfare than the other uses permitted in the zoning district and poses less risk of harm than other forms of energy production.

35. After the *Applicant* testified, the community members were given the opportunity to cross-examine the *Applicant* and to offer evidence in support of, or in opposition to, the Application.

36. Steve Roberts cross-examined the *Applicant* and also offered testimony in opposition to the *Application*.

37. Steve Roberts testified that he lives approximately one mile from the *Property*.

38. Mr. Roberts questioned the *Applicant* about the location of electrical lines and the duration of the construction phase as well as any increase in traffic.

39. The *Applicant* replied that the electrical lines will be located underground until they reach the transmission lines located along Airport Road.

40. The *Applicant* further replied that he hoped to begin construction in the spring of 2023 and once commenced, it would take six to eight months to complete. He explained that semi-trucks will drop off the equipment needed for construction and that increased traffic would only occur during those limited occasions. Other than that, the onsite-workers at the facility will merely occupy two gravel parking spaces.

41. Mr. Roberts testified that he is primarily concerned that additional solar energy projects will likely develop in the area if the *Applicant's* request for a permit is granted. He is concerned that the *Applicant's* solar power facility, alone and in combination with others, will decrease the market value of his home and other homes in the area.

42. Mark Skidmore cross-examined the *Applicant* and also offered testimony in opposition to the *Application*.

43. Mr. Skidmore testified that he lives approximately three-fourths of a mile from the *Property*.

44. Mr. Skidmore testified that is primarily concerned that the solar power facility will decrease the market value of his home and will attract additional solar projects to the area.

45. Glenn Graeves cross-examined the *Applicant* and also offered testimony in opposition to the *Application*.

46. Mr. Graevs testified that owns property near Lake Latonka and is able to see the *Property* from a common area.

47. Mr. Graves is concerned that the solar arrays will increase the temperature of stormwater runoff coning from the *Property* which will upset the ecosystem after it enters Lake Latonka and he questioned the *Applicant* about his concerns.

48. The *Applicant* replied that the he does not believe that the temperature of the stormwater will increase in any appreciable way because, although it may be heated upon contact with the solar panels, the temperature of the stormwater will dissipate once it contacts and traverses the land.

49. Mr. Graevs testified that is primarily concerned with the preservation of the Lake Latonka watershed. He testified that he is involved in a sixty-thousand-dollar study that is being

provided to FEMA and that the presence of the solar power facility could affect the watershed and change the study.

50. Mr. Graevs testified that he wants to protect the watershed and that the *Applicant* did not provide enough assurance that the watershed would not be affected. Mr. Graves is also opposed to use of herbicides on the *Property*.

51. Christina Court cross-examined the *Applicant* and also offered testimony in opposition to the *Application*.

52. Mrs. Court testified that her home is located in near proximity to the *Property* and that the only visual buffer between her view and the *Property* is group of trees.

53. Mrs. Court expressed concerns about buffering, access to the solar arrays in the event of fire, and the solar facility's effect on hunting and questioned the *Applicant* about these matters.

54. The *Applicant* replied that the solar arrays are not flammable; that buffering will be provided; and that hunting will be permitted on the *Property* to the extent the owner allows, provided that it does not interfere with the operation of the solar power facility.

55. Mrs. Court further testified that she is concerned that the presence of a solar power facility will decrease the market value of homes in the area.

56. Tracy Lang cross-examined the *Applicant* and also offered testimony in opposition to the *Application*.

57. Mr. Lang testified that he lives approximately three-fourths of a mile from the *Property*.

58. Mr. Lang is primarily concerned about the aesthetics of the solar power facility and its potential to negatively impact home values.

59. Mr. Lang also wanted to know why the *Applicant* chose Mercer as opposed to a location with more sunlight.

60. The *Applicant* replied that it would use buffering and screening and would work with the area's residents to develop landscaping.

61. The *Applicant* further replied that Mercer is a desirable location because of it offers flat land that doesn't need to be timbered among approximately 20 other factors.

62. Mr. Lang testified that he purchased his property because of the agricultural nature of the area and because it was not zoned for industrial use. He further testified that the solar power facility would only benefit its owner and not the residents of Coolspring Township; that any fencing would be unsightly; that he wants to retain the agricultural nature of the area; and that he is concerned that the area will become saturated with solar energy facilities.

63. Amy Cameron cross-examined the *Applicant* and also offered testimony in opposition to the *Application*.

64. Mrs. Cameron testified that she lives across the street from the *Property*.

65. Mrs. Cameron testified that she is primarily concerned with the aesthetics of the solar power facility and encouraged the *ZHB* to deny the request for a permit.

66. The *ZHB* cross examined the *Applicant*.

67. *ZHB* member David Baver questioned the *Applicant* about buffering issues and decommissioning.

68. *ZHB* member David McCullough questioned the *Applicant* and in so doing, he disclosed that he owns property in the vicinity of the *Property*; that he executed a contract with a solar energy developer with respect to his property; that he is concerned that the presence of the

proposed solar power facility could thwart the development of his own property; and that he is uncertain if he could act without bias.

69. After hearing the disclosures made by *ZHB* member David McCullough, the Solicitor advised Mr. McCullough to voluntarily recuse himself.

70. Mr. McCullough refused to recuse himself and as a result, the Solicitor disqualified Mr. McCullough from having any further participation in the hearing.

71. Immediately after the conclusion of the hearing, the remaining members of the *ZHB*, David Baver and John McGhee, entered executive session to deliberate and to receive the advice of counsel. Mr. McCullough was not permitted to enter executive session; to deliberate; or to vote on the matter.

72. *ZHB* members David Baver and John McGhee reentered open session and announced their decision by roll-call vote.

73. *ZHB* members David Baver and John McGhee voted to approve the *Applicant's Application* subject to certain enumerated restrictions, which were read into the record.

CONCLUSIONS OF LAW

74. On May 6, 2019, Coolspring Township enacted a comprehensive land use plan through the adoption of the Coolspring Township Zoning Ordinance (the "Zoning Ordinance").

75. The Zoning Ordinance divides Coolspring Township into five (5) zoning districts and the *Property* is located in zoning district R-2.

76. The use of property as a solar power facility is not specifically allowed in an R-2 zoning district.

77. Section 503.01 of the Zoning Ordinance provides that a use which is not specifically allowed in a zoning district may be permitted as a special exception under Article 11 of the Zoning Ordinance.

78. Section 1102.02 of Article 11 of the Zoning Ordinance reads, in pertinent part, “A use which is not explicitly listed as a permitted principal use within the regulations of a zoning district may be permitted provided that the use is similar to and not more objectionable to the general welfare than the permitted uses listed in that zoning district.”

79. The list of permitted principal uses in a R-2 zoning district include, but are not limited to: oil and gas extraction, public utility facilities, and essential services.

80. According to the Pennsylvania Municipalities Planning Code, an application for a special exception must be approved when the applicant demonstrates compliance with the criteria set forth in the zoning ordinance, unless an objector presents sufficient evidence to prove uncommon and actual detriment or harm to the public health, safety, or general welfare.

81. An applicant for a special exception is not required to carry the burden of proof with regard to general criteria but must only carry the burden of proof with regard to specific criteria.

82. An opponent bears the burden of proving any general criteria and proving that the proposed use would be detrimental to public health, safety, or general welfare.

83. The mere possibility of an adverse impact or speculation or belief of harm is not enough. Rather, the objector must show that there is a high probability that the proposed use will generate a harm greater than normally generated by that type of use.

84. An opponent must prove harm through credible, particular, and often expert-based evidence.

85. In granting a special exception, the Pennsylvania Municipalities Planning Code authorizes a zoning hearing board to implement such additional or alterative conditions as it deems necessary to further the purposes of the ordinance and/or to protect the interests of the public.

86. Under Article 11 of the Zoning Ordinance, two criteria must be met in order to grant a special exception. First, the proposed use must be proven to be similar to a permitted principal use in the zoning district and second, the proposed use must not be more objectionable to the general welfare than the uses permitted in the zoning district.

87. The requirement that the proposed use be similar to a permitted principal use in the zoning district constitutes specific criterion, which the *Applicant* has the burden of proving.

88. The requirement that the proposed use not be more objectionable to the general welfare than the uses permitted in the zoning district constitutes general criterion, which the objectors have the burden of proving.

89. Oil and gas extraction is specifically listed as permitted principal use in a R-2 zoning district.

90. The use of property as a solar power facility is similar to the use of property for oil and gas extraction. Both uses are ordinarily conducted by private entities who lease land from the landowner, often times in excess of 30 years, for the purpose of deriving profit through the sale of energy which is obtained through the use of the land.

91. Essential Services is a use that is specifically listed as a permitted principal use in a R-2 zoning district.

92. The Zoning Ordinance defines “Essential Services” as, “the erection, construction, alteration or maintenance by public utilities or municipal departments or authorities

of underground or overhead gas, electrical, steam or water transmission or distribution systems, collection, communication, supply or disposal systems, including poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals, hydrants and other similar equipment and accessories in connection therewith reasonably necessary for the furnishing of adequate service by such public utilities or municipal or other governmental agencies or for the public health or safety or general welfare.

93. The use of property as a solar power facility is similar to the use of property for essential services. A solar power facility is the construction and operation of equipment and accessories for the transmission and distribution of electricity for public consumption. A solar power facility falls within the definition of “Essential Services” as the term is defined in the Zoning Ordinance, with the exception that the term applies to public utilities or municipal departments rather than to private entities. This distinction however, does not render the use dissimilar.

94. The use of property as a public utility facility is a use that is specifically listed as a permitted principal use in a R-2 zoning district.

95. The Zoning Ordinance defines a “public utility” as, “any agency which, under public franchise or ownership, or under certificate of convenience and necessity, provides the public with electricity, gas, heat, steam, communication, rail transportation, water, sewage collection, or other similar service.

96. A solar power facility is substantially similar to an electrical utility facility because both uses provide electricity for public use and consumption; the only difference being that a “public utility” facility is operated by a public entity rather than a private entity. Again, this distinction does not render the use dissimilar.

97. The *Applicant* has met its burden of production and of persuasion in proving that its proposed use of the *Property* as a solar power facility is similar to the use of property for oil and gas extraction, public utility facilities, and essential services; each of which is a permitted principal use in the zoning district.

98. The Objectors' contentions primarily relate to the concern that the presence of a solar power facility will decrease the market value of their homes; that a solar power facility will be unsightly and will detract from the agricultural aesthetics of the area; and that the grant of the *Application* will lead to the development of other solar facilities in the area.

99. The Objectors also expressed concern about the solar power facility's potential impact on the Lake Latonka watershed and access to the *Property* in the event of an emergency among other concerns.

100. All of the Objectors' contentions and concerns were genuinely considered by the *ZHB*.

101. Nevertheless, the Objectors' contentions and concerns are speculative and unsupported by sufficient evidence let alone anecdotal evidence.

102. The Objectors' contentions and concerns are largely hypotheticals and mere possibilities.

103. The Objectors failed to meet their burden of production and their burden of persuasion in proving that the use of the *Property* as a solar power facility is more objectionable to the general welfare than the permitted uses listed in that zoning district.

104. The Objectors failed to meet their burden of production and their burden of persuasion in proving that the use of the *Property* as a solar power facility is likely to cause uncommon and actual detriment or harm to the public health, safety, or general welfare.

105. Any adverse impact to the general welfare of the public can be ameliorated through the imposition of conditions.

DECISION OF THE ZONING HEARING BOARD

Based on the foregoing Findings of Fact and Conclusions of Law, the Coolspring Township Zoning Hearing Board finds that the *Applicant's* request to use the *Property* as a Solar Power Facility ("SPF") is reasonable and appropriate and therefore, the *Application* is granted subject to the following conditions:

1. **Development Area.** All SPF principal and accessory structures, including, without limitation, solar panel arrays (including the spaces between the rows of arrays), distribution wires, batteries, storage cells and all other mechanical equipment using solar radiation to generate, store, and distribute energy as well as any substations, inverters, access driveways providing access to a public road, buffers, utilities and stormwater management facilities shall be known as the Development Area.

2. **Fenced Area.** All of the solar panel arrays (including the spaces between the rows of arrays), distribution wires, batteries, storage cells and all other mechanical equipment using solar radiation to generate, store, and distribute energy contained within the Development Area shall be enclosed with a security fence measuring at least six-feet (6') in height. This area shall be referred to as the Fenced Area. The Fenced Area may exclude any wetlands or environmentally sensitive areas as well as any access driveways providing access to a public road, buffers, utilities and stormwater management facilities.

3. **Setbacks.** The Development Area shall comply with all minimum yard setback requirements for principal structures established in the applicable zoning district except that the Development Area shall be located a minimum distance of 50 feet from all exterior lot lines.

Access driveways, utilities and stormwater management facilities that are not enclosed within the Fenced Area shall be permitted to be located within the required yard setbacks where buffer and screening is provided as required in Paragraph 4 below.

4. **Buffer Area and Screening.** The buffer and screening required hereafter shall be located outside of the Fenced Area. Within the minimum yard setbacks as required, a minimum 25-foot-wide buffer area consisting of natural and undisturbed vegetation shall be preserved or provided around the perimeter of the Fenced Area. Except in connection with the installation and operation of the SPF, access driveways, utilities and stormwater management facilities, existing onsite vegetation shall be preserved to the maximum extent practical. Access driveways, utilities and stormwater management facilities that are not enclosed within the Fenced Area, may be located within the required buffer area where screening is provided as required. Where the Development Area, not including any access driveways providing access to a public road, is located within 100 feet of (i) an existing residential dwelling located on an adjoining lot or (ii) a boundary of the residential district, the buffer area shall be suitably planted and screened as may be required by the Township or the Planning Commission. The buffer area may include a combination of preserved existing mature vegetation and/or newly installed vegetation, walls or fences, or topography, or other screening treatment, so as achieve a minimum of 50% opacity throughout the year, at a minimum height of six-feet (6'), within five (5) years of the SPF commencing operation.

5. **Site Disturbance.** Site disturbance, including but not limited to, grading, soil removal, excavation, soil compaction and tree removal in connection with the installation of the SPF site, access driveways, utilities and stormwater management facilities shall be minimized to the extent practical. An erosion and sedimentation control plan shall be required in accordance

with the requirements of the Pennsylvania Department of Environmental Protection and Mercer County Conservation District to control erosion and sedimentation at their perimeter of disturbance during the construction of the SPF.

6. **Maximum Lot Coverage.** The Fenced Area, which contains all of the principal and accessory structures of the SPF shall not cover more than forty percent (40%) of the collective area of the or lot on which the Development Area is located.

7. **Access.** A minimum 10-foot (10') wide gravel access driveway shall be provided within a minimum 20-foot (20') wide access easement connecting the Development Area to a public or private road, to assure adequate emergency and service access is provided. Access driveways and aisles provided and installed for onsite circulation and maintenance between the rows of solar panel arrays within the Fenced Area may be grass covered provided sufficient gravel or stable access driveways are available for emergency access.

8. **Height Regulations.** Solar panel arrays must be ground mounted and shall not exceed 20-feet (20') in height when oriented at maximum tilt. Buildings shall not exceed the maximum building height for the application zoning district.

9. **Glare.** Solar panel arrays shall incorporate anti-reflective surfaces or be placed and arranged such that reflected solar radiation or glare shall not be directed onto adjoining properties or roads.

10. **Noise.** In addition to the yard setback requirements above, substations and inverters shall be set back a minimum distance so that noise levels from such substation or inverter shall not exceed 40 dBA when measured at the exterior lot line. Additional buffer measures may be required where the noise limitation cannot otherwise be met.

11. **Signs.** Warning/safety signs indicating voltage shall be placed on solar equipment to the extent appropriate. Solar equipment shall not be used for displaying any advertising. All signs, flags, streamers or similar items, both temporary and permanent, are prohibited on solar equipment except: (i) Manufacturer's, installer's or operator's identification; (ii) Appropriate warning signs and placards; (iii) Signs that may be required by a federal or state government agency; (iv) and signs that provide 24-hour emergency contact information including address, telephone number.

12. **Abandonment.** Upon commencing commercial operation, if the SPF does not generate electricity for a period of 12 consecutive months, it shall be deemed to be abandoned and shall be decommissioned within 12 months from the date it is so deemed.

13. **Nuisance Abatement.** The SPF shall use shielding, cancellation, filtering, suppression and other commercially reasonable measures to minimize electrical interference, electrical noise emission, glare, glint, and the generation of radio-frequency interference and electromagnetic interference. Lighting shall be limited to that minimally required for safety and operational purposes and shall be reasonably shielded and downcast from abutting properties.

14. **Property Restoration.** Within twelve (12) months after the expiration, surrender, termination or abandonment of SPF activities: (i) the SPF shall be decommissioned and all solar modules, inverters, transformers and all other solar facilities and equipment owned or installed on the property shall be removed and (ii) the property shall be restored to a condition reasonably similar to its condition as of the commencement of the SPF activities, including, without limitation, exercising commercially reasonable efforts to de-compact any substantially compacted soil and, if applicable, reseed disturbed soil with seed consistent with grass types in the vicinity of the property.

15. **Security for Decommissioning and Restoration of Property.** Within a reasonable period of time after construction of the SPF, the SPF owner shall engage a professional engineer licensed in the Commonwealth of Pennsylvania to conduct an appraisal to determine the approximate cost of decommissioning and dismantling the fully constructed solar energy facilities and removing the above-ground and the below-ground (to a depth of not less than three (3) feet below-ground but in all cases at least to the depth of plow line) components of the solar energy facilities from the property (the “Decommissioning Costs”) and to determine the cost of restoring and reclaiming the property under the assumption that the above-ground components of the solar energy facilities have been removed from the property (“Restoration Costs”). The SPF owner shall be responsible for all costs and expenses of the appraisal and the decision of such engineer shall be binding and conclusive. Within one year of the date of said appraisal, the SPF owner shall obtain and deliver to Coolspring Township an irrevocable letter of credit, surety or performance bond issued by a financial institution of recognized financial standing (the “Security”), that is sufficient to cover an amount equal to not less than one hundred percent (100%) of the amount that the Decommissioning Costs and the Restoration Costs exceed the projected salvage value of the solar energy facilities at the end of the operations date (as estimated by the engineer).

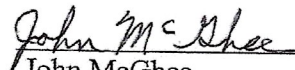
Coolspring Township shall be named as the sole payee, obligee, or beneficiary under the Security. Once the Security has been issued and delivered to Coolspring Township, the Security shall not lapse until the restoration activities are completed. Not less than thirty (30) days prior to any expiration of the Security, evidence of the renewal of such Security shall be provided to Coolspring Township. The SPF owner shall provide evidence of such Security, and the Security shall contain an agreement by the institutional provider that the Security will not be cancelled, or

the Security changed, without at least thirty (30) days' prior written notice to Coolspring Township. In no event shall the Security be cancelled or changed by the SPF owner without the written consent of Coolspring Township. The amount of the Security shall be updated every five (5) years after the initial estimate based on a new estimate by a professional engineer, licensed in the Commonwealth of Pennsylvania.

Approved by the Coolspring Township Zoning Hearing Board on this 20th day of October 2022.



David Baver



John McGhee

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