

COOLSPRING TOWNSHIP REGULAR MONTHLY MEETING

MONDAY, DECEMBER 2, 2024

7:00 PM

Members Present: Corwin Masson, Dale Bestwick, Dan Kloos and Terri Ligo

Others in Attendance: 21 people signed in.

Meeting was called to order with the Pledge of Allegiance

Public Comment: None

Cory asked for a motion to accept the minutes from the November 4, 2024 Regular Monthly Meeting. Dan made the motion, seconded by Dale. Motion passed unanimously.

The Treasurer's Report was presented:

Balance	October 31, 2024	\$185,496.19
Deposits		53,914.32
Expenses		-52,614.98
Balance	November, 2024	\$186,795.53

Cory asked for a motion to accept the Treasurer's Report. Dale made the motion, seconded by Dan. Report passed unanimously.

Cory asked for a motion to pay the current bills. Dale made the motion, seconded by Dan. Motion passed unanimously.

Correspondence: 1 zoning/building permits: Home addition Latonka Dr.

Old Business: The 2025 General Fund Budget, 2025 Liquid Fuels Budget and 2025 Sewer Funds Budget were advertised and on display since November 7, 2024. Dale made a motion to adopt all three 2025 Budgets, seconded by Dan. Motion passed unanimously.

Amendment to zoning ordinance was sent to Lisa Holm of Mercer County Regional Planning Commission. At the time of this meeting, still waiting on recommendation letter from Mercer County Regional Planning Commission.

Dale made a motion to go back to the current zoning ordinance, the 500-foot setback is exclusionary. Dan seconded the motion.

Cory asked for everybody in favor; motion passed unanimously. Cory asked for discussion and those in attendance started to comment from their seats without coming forward and stating their name and several were talking at the same time. Dan Cameron – Both planning committees have ok'd the changes. What you 3 want is not the same as what everyone else wants. The solar company could have put that converter site anywhere. When the current ordinance was passed, we didn't know what we know now.

Seann Carfolo- You said that you would do what the planning board recommended. Dan Cameron- We want setbacks for the converter site. It is recommended not to build a home within 500 feet of powerlines. Miller School Road will generate enough electricity to power 600 houses for a year. And we're saying there is nothing to worry about? It's a safety issue. The solar people will move that wherever within the panels. If there are not any restrictions on where they can put a converter site, they will put it wherever it is cheapest for them. Dale Bestwick - 500 feet from every property line ties up 22.9 acres. Dan Cameron- There is a map from MCRPC that shows 80 places that the 500 foot setback works. Dale Bestwick- There are several parcels that it does not work also. Seann Carfolo- The one you are trying to protect. Dale Bestwick – I'm not trying to protect one. Seann Carfolo- \$@%# you Dale, hey you (pointed at Dale) and you (pointed at Dan) will not be there much longer anyways. (pointed at Cory) I suggest you start working with us because that's who you are going to be sitting next to there. Ed Kelly- Why are you guys so stubborn on this? Ed asked Cory directly, Why are you guys being so stubborn on this issue? The majority of the people of this township wants these setbacks. The county planning voted to recommend these setbacks. Dale started to answer but Ed Kelly pointed to Dale and said I'm not talking to you. Cory answered you're bullies. I had someone shove papers in my face, scream at me... Seann Carfolo interrupted saying they spent more time looking up information than the planning board did on the zoning ordinance and you never read them. Dale- opinions aren't facts. Dan Cameron – This is a prideful thing. You (Cory) feel like you have been attacked. But you guys are the ones that need to put those feelings aside because you have the final vote. The people in the township don't want what you are voting for. Cory – Which people? (Too many talking at once at this moment) Seann Carfolo- The seven people you see at the bar? Come on Dale. Dan Cameron – Dale, do you really think that people in this township would have a problem keeping the converter site away from their house? Dale – There is a pretty good list of people that don't want us restricting what they can do with their property. Kenny Struthers -What about the sawmill? That is restricting property owner's rights. Dale- let me explain the sawmill. Kenny Struthers -You don't have to explain the sawmill to me. His landowner rights, he should have been able to run his own business. Dale -If we do your 500 feet we will end up in court. Seann Carfolo – Then we would have Supervisors with some balls. Micah Wilpula – You need to stand up for your people, not against your people. Dan Cameron- Bubba, the 500 foot is not going to restrict putting on a solar field. How many acres would they have to have to put a solar field on? Dale- Generally 20 -30

...(interrupted) Ed Kelly- If the planning board recommended the 500 ft setbacks why would you be afraid to go to court for it? Dan Cameron – The MCRPC GPS map lady showed the map with 80 places solar is possible, that is not exclusionary. Micah Wilpula – The setbacks would be exclusionary if it were allowed in industrial zones. But it works for 80 parcels everywhere else. Dan Cameron – If the 500 foot doesn't work than they apply for a variance. Dale Bestwick – If they get the variance we will be right back here. Dan Cameron- So what if we can't have 80 solar fields in Coolspring Township. Anne Bayer -Maybe the farmer would appreciate the income from a solar field so they can pay their mortgage or afford health insurance. That is money to a farmer that doesn't have another outlet... interrupted by Shelly Carfolo- They should try farming. Dan Cameron – Are you saying this is not a prideful thing? You have not heard all they arguments. What I presented was 500 ft from the homes. If you can't make it from the property lines, make it from the houses so that they can live there and not have to worry about getting brain cancer because they are getting radiation from the converter site. Micah Wilpula- The only reason this is an issue is because it is allowed in residential zoning where peoples houses are. If it was in industrial or commercial where it is less populated, then the setbacks wouldn't be necessary. But you chose to put it in agricultural and residential so we are asking for setbacks. The real solution is taking solar out of residential. It makes zero sense to allow these types of industrial sites to be built on residential property. Dale – I don't know how

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the rest of your township people would feel about that. Ed Kelly -Please consider the recommendation. Dale -How did we come up with 500 feet from every property line? Dan Cameron – I asked for 500 ft from the house. (Too many talking at once). Seann Carfolo- Your planning board voted for the changes twice. Kenny Struthers- Jefferson and other townships only allow this in industrial and they aren't having meetings like this. This is an industrial facility that belongs in industrial. Ed Kelly-Are you guys willing to repeat the same situation that is on Miller School Road? How many other neighbors are going to have to deal with this? Micah Wilpula- Without changes this is going to keep happening. Shelly Carfolo- I know you are mad at us and think we are the bad guys but we are really trying to help everybody. (several talking) Norma Struthers- When we were ready to vote on you guys I didn't know who you were Dale and my men said we need someone like Dale because we need someone with common sense on the board. And I have to say, we were all excited. And now I have to say we are so disappointed and heartbroken that we are here in this situation and we were really banking on you to support our township. I think all 3 of you know in your hearts what is right but you won't change your minds. Shelly Carfolo- Zoning is to plan for the future. Phileea Cameron- Would you feel differently if we took a survey of the township? Because a lot of them could not be here this evening. Let's just see what they all think. Cory read the changes that have been recommended from the planning board. While talking about changing 500 ft setback from property line to residence was interrupted by Micah Wilpula- What is your justification for changing both votes. If you don't care, why change the recommendation? Shelly Carfolo- How many properties are excluded from having a sawmill? How many properties are excluded from adult entertainment? Read part of the zoning ordinance. Dale- Do you want to do away with zoning? Ed Kelly- Why was this allowed in residential zoning to begin with. Dan Cameron- Don't throw all the changes out. Vote on them individually. I'm asking you to look at this from a safety issue. If you can't vote 500 feet from property lines then vote 500 feet from existing home. Keep it 500 feet from the power lines. Dale- I don't want it 500 feet from a property line. Cory- I'd say 500' from residence, 200' from the fencing, and 100 feet from the centerline. Norma Struthers- I don't understand why you are saying "I" don't want it. You are to represent the people of Coolspring Township. Seann Carfolo- He won't be for long. (several talking at once) Micah Wilpula- You brought a map to the meeting that showed this one specific site. You have been wasting our time for the past year because it doesn't matter what anybody's recommendations are because you don't like it. Why is it your decision? Ed Kelly- (unable to hear beginning of sentence) if you can't do that resign or we are going to vote you out. Don't tell me to shut up anymore I'm tired of listening to you. Seann Carfolo- Cory, you will have two years with a couple of us. Micah Wilpula asked Terri, Did you bring a map to the planning board? Terri Ligo- I made that map after Lisa Holm said not to make a setback from a home more than 100'. I made a map with 200' from an existing house (twice what was suggested). I did the map to have a setback from a home considered. A setback larger than 100'. Micah Wilpula (interrupting) said but why that site? Terri- it is the site everyone is talking about. Seann Carfolo- Lisa Holm did say 100' max from existing home. But at the MCRPC meeting they presented a map showing it is not exclusionary.

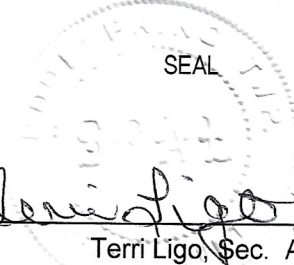
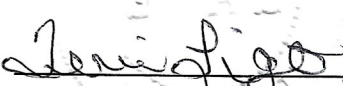
Corwin Masson made a motion to recommend the changes that were sent to Mercer County Regional Planning: Add 500 foot setback from property line for the inverter site, add 200 foot setback from existing home to the nearest extension of the required fencing of the facility, all road setbacks for EGF 100' from centerline. Dan seconded. Motion carried with two votes, Cory and Dan. Dale did NOT vote yes.

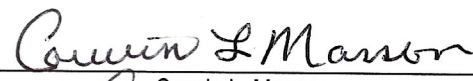
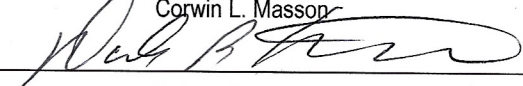

Enforcement Notices were sent via certified mail from Solicitor Roger Shaffer on October 15, 2024. Ed Kelly asked about scrap on N. Mills Road property and stated that they are often parked in the middle of the road when hauling junk in and out.

New Business: Cory asked for a motion to accept the 2025 meeting dates for Board of Supervisors and Coolspring Planning Board, Dan made a motion, seconded by Dale, motion carried unanimously.

Having nothing further to discuss, Cory asked for a motion to adjourn. Dale made the motion. Meeting adjourned.

Minutes Approved by Supervisors:


SEAL

Terri Ligo, Sec. Attest Signatures


Corwin L. Masson

Dale A. Bestwick

Daniel C. Kloos