

COOLSPRING TOWNSHIP PLANNING BOARD

2022 -John McCullough

2023 -Tom Sauer

2024 -William Oehlbeck

2025 -James Ellenberger

2026 -Dan Kloos

Advertised Meeting: Tuesday, March 29, 2022

On Tuesday, March 29, 2022, the Coolspring Township Planning Board met in the office building at 852 N. Perry Highway at 9:00AM.

Members present were: Tom Sauer, Bill Oehlbeck, James Ellenberger and Dan Kloos. Others present were, Terri Ligo, Walter Darraugh, Corwin Masson and Grif Jones from Clean Choice Energy.

This meeting was held to discuss the need for adding Solar Energy to the zoning ordinance. Grif Jones from Clean Choice Energy answered a wide range of questions about solar energy, from glare to decommissioning. Mr. Jones shared an ordinance from Montore County. Mr. Jones also mentioned that there is some form of regulations waiting to be passed on the Pennsylvania Government level.

The meeting ended with the hopes that there will be state regulations put in place to for solar energy.

Respectfully submitted,
Terri Ligo, Secretary

COOLSPRING TOWNSHIP PLANNING BOARD

2022 -John McCullough

2023 -Tom Sauer

2024 -William Oehlbeck

2025 -James Ellenberger

2026-Dan Kloos

Advertised Meeting: Tuesday, July 26, 2022

On Tuesday, July 26, 2022, the Coolspring Township Planning Board met in the office building at 852 N. Perry Highway at 9:00AM.

Members present were: John McCullough, Tom Sauer, Bill Oehlbeck, James Ellenberger and Dan Kloos. Others present were, Terri Ligo, Walter Darraugh, Dale Bestwick and Hans & Lauren Jorgenson.

This meeting was held to continue the process of adding Solar to the zoning ordinance. Hand outs included a copy of a Jefferson Township Ordinance and sample ordinances from PSATS for both small commercial solar energy and large-scale solar facilities. A copy of Hose Bill No. 2104 was mailed to the board members with a reminder letter for today's meeting.

Mr. & Mrs. Jorgenson expressed their concerns with solar fields mentioning raise in ground temperature, well water contamination, ability to recycle the panels and use of farm land. A lot of discussion on environmental impact and how there is so much unknown about the impact of solar fields. Some topics covered were soil and water testing, how often to test and minimum lot size.

Next meeting has been advertised for August 30, 2022.

Respectfully submitted,
Terri Ligo, Secretary

COOLSPRING TOWNSHIP PLANNING BOARD

2022 -John McCullough

2023 -Tom Sauer

2024- William Oehlbeck

~~2025- James Ellenberger~~

2026- Dan Kloos

On Tuesday, August 30, 2022, the Coolspring Township Planning Board met in the rental hall at 852 N. Perry Highway at 9:00AM.

Members present were: John McCullough, Tom Sauer, Bill Oehlbeck, and Dan Kloos. Others present were, Terri Ligo, Walter Darraugh, Cory Masson, Lisa Holm, Ryan Zarecky, Tim Sirofchuck and Hans & Lauren Jorgenson

The meeting was called to order with the Pledge of Allegiance.

This meeting was held to continue the process of adding Solar to the zoning ordinance.

Handouts included minutes from the March 29, 2022 and the July 26, 2022 meetings. A unanimous vote to accept the minutes as presented was passed. Also handed out were copies of zoning amendment ordinances for solar regulations from the following townships; Hempfield Township, Jackson Township, Jefferson Township and Pymatuning Township. Some of these were distributed at prior meetings but all were handed out together. Terri Ligo announced that Jim Ellenberger has submitted his letter of resignation to the Board of Supervisors.

Township Secretary, Terri Ligo introduced everyone in the room stating that Coolspring Township had officially reached out to Mercer County Regional Planning Commission for help with getting solar regulations added to the zoning ordinance and that Lisa Holm was present as the representing consultant from MCRPC. Lisa spoke about what she has learned about solar facilities and answered questions. Lisa offered to forward a list of what is wanted in a solar ordinance to Penn State.

The Planning Board members discussed the need to keep moving forward with getting an ordinance in place with solar regulations. John McCullough made a motion to send a letter to The Board of Supervisors to recommend they initiate a zoning ordinance amendment to provide for solar. Tom Sauer seconded; motion passed unanimously.

Bill Oehlbeck made a motion to adjourn.

Respectfully submitted,
Terri Ligo, Secretary

Next meeting has been advertised for September 27, 2022.

COOLSPRING TOWNSHIP PLANNING BOARD

2022 -John McCullough

2023 -Tom Sauer

2024-William Oehlbeck

2025 -

2026-Dan Kloos -President

On Tuesday, September 27, 2022, the Coolspring Township Planning Board met in the Township Office at 852 N. Perry Highway at 9:00AM.

Members present were: John McCullough, Tom Sauer, Bill Oehlbeck, and Dan Kloos. Others present were, Terri Ligo, Walter Darraugh, Cory Masson, and Hans Jorgenson.

This meeting was held to continue the process of adding Solar to the zoning ordinance.

The meeting was called to order with the Pledge of Allegiance.

New Business: A president needed elected for this board. Tom Sauer nominated Dan Kloos. Nomination passed with a unanimous vote.

Old Business: Solar

Terri stated that the letter to the Coolspring Township Board of Supervisors to recommend they initiate a zoning ordinance amendment to provide for solar was read at their September 12, 2002 meeting.

Discussion on the solar amendment included; zoning districts, setbacks, height limitations, buffers/screening, decommissioning and bonding/escrow.

Bill Oehlbeck made a motion to adjourn.

Respectfully submitted,
Terri Ligo, Secretary

Next meeting has been advertised for October 25, 2022.

COOLSPRING TOWNSHIP PLANNING BOARD

2022 -John McCullough

2023 -Tom Sauer

2024 -William Oehlbeck

2025 -

2026-Dan Kloos -President

On Tuesday, October 25, 2022, the Coolspring Township Planning Board met in the Township Office at 852 N. Perry Highway at 9:00AM.

Members present were: John McCullough, Tom Sauer, Bill Oehlbeck, and Dan Kloos. Others present were, Lisa Holm -MCRPC, Terri Ligo, Walter Darraugh, Cory Masson, Dale Bestwick and Hans Jorgenson.

This meeting was held to continue the process of adding Solar to the zoning ordinance.

The meeting was called to order with the Pledge of Allegiance.

Old Business: Solar

Lisa Holm explained that 'Accessory Use' instead of 'Personal Use' is needed for continuity of the zoning ordinance.

Discussion on the solar amendment included; definitions, buffers/screening, decommissioning and bonding/escrow.

Bill Oehlbeck made a motion to adjourn.

Respectfully submitted,
Terri Ligo, Secretary

Next meeting has been advertised for November 29, 2022.

COOLSPRING TOWNSHIP PLANNING BOARD

2023 - Tom Sauer
2024 - William Oehlbeck
2025 - Hans Jorgensen
2026 - Dan Kloos -President
2027 - John McCullough

On Tuesday, February 28, 2023, the Coolspring Township Planning Board met in the Township Office at 852 N. Perry Highway at 9:00AM.

Members present were: Tom Sauer, Bill Oehlbeck, and Dan Kloos. Others present were, Terri Ligo, Cory Masson and Dale Bestwick.

This meeting was held to continue the process of adding Solar to the zoning ordinance.

The meeting was called to order with the Pledge of Allegiance.

New Business: Elect President. Bill Oehlbeck nominated Dan Kloos as President; Tom Sauer seconded the nomination. Passed unanimously to elect Dan Kloos president of the Coolspring Township Planning Board.

Zoning Map: Terri presented the current zoning map showing that a portion of a building at Avalon Spring's Nursing home is zoned R2 and part of this building is zoned Commercial. This is tax parcel 01 150 053 002. Discussion on also including the adjacent tax parcel 01 150 053 002 003 to commercial. Terri is requesting that the road names be made bigger as well. Terri will reach out to Merce County Regional Planning to get these changes to the zoning map started.

Old Business: Solar

Discussion on the solar amendment included; definitions, buffers/screening, decommissioning and bonding/escrow.

Bill Oehlbeck made a motion to adjourn.

Respectfully submitted,
Terri Ligo, Secretary

Next meeting has been advertised for March 28th, 2023 9:00AM.

COOLSPRING TOWNSHIP PLANNING BOARD

2023 - Tom Sauer
2024 - William Oehlbeck
2025 - Hans Jorgensen
2026 - Dan Kloos -President
2027 - John McCullough

On Tuesday, March 28, 2023, the Coolspring Township Planning Board met in the Township Office at 852 N. Perry Highway at 9:00AM.

Members present were: Tom Sauer, Bill Oehlbeck, Hans Jorgensen and Dan Kloos. Others present were, Lisa Holm of Mercer County Regional Planning, Terri Ligo, Cory Masson and Dale Bestwick.

This meeting was held to continue the process of adding Solar to the zoning ordinance.

The meeting was called to order by President Dan Kloos with the Pledge of Allegiance.

Old Business: Zoning Map- Terri presented the zoning map from Mercer County Regional Planning Commission with enlarged road names and the correction of the commercial zone at Avalon Springs tax parcel 01 150 053 002 and including tax parcel # 01 150 053 002 003. The road names are a lot larger however, several names are missing. Lisa Holm requested a list of missing names be sent to her.

Solar: Discussion on the solar amendment included changes suggested by Solicitor Roger Shaffer. More discussion on having solar as a "Conditional Use" or "Special Exception". The general consensus being that this planning committee has done the research and had the discussions about solar than why give the decision to Zoning Hearing Board. Bill Oehlbeck pointed out that this is what the Zoning Hearing Board is for. Some discussion on the cost to the township for hearings.

Lisa Holm went through the current solar draft stating what language needed changed or added. Terri requested that Lisa do the changes.

Tom Sauer made a motion to adjourn.

Respectfully submitted,
Terri Ligo, Secretary

Next meeting has been advertised for April 25th, 2023 9:00AM.

COOLSPRING TOWNSHIP PLANNING BOARD

2023 - Tom Sauer
2024 - William Oehlbeck
2025 - Hans Jorgensen
2026 - Dan Kloos -President
2027 - John McCullough

On Tuesday, May 30, 2023, the Coolspring Township Planning Board met in the Township Office at 852 N. Perry Highway at 9:00AM.

Members present were: Tom Sauer, Bill Oehlbeck, Hans Jorgensen and Dan Kloos. Others present were, Lisa Holm and Steve Tingley of Mercer County Regional Planning, Terri Ligo, Cory Masson and Dale Bestwick.

This meeting was held to continue the process of adding Solar to the zoning ordinance and Zoning Map changes.

The meeting was called to order by President Dan Kloos with the Pledge of Allegiance.

Old Business: Zoning Map- Terri presented the most recent zoning map from Mercer County Regional Planning Commission with enlarged road names but not as large as the previous submission. All most all the names are now on the map. Some spelling corrections, Johnston, North Mill and adding East and West to Cornell. Discussion to continue R2 Zoning north to Lake Road.

Solar: Lisa Holm presented her most recent draft to amend the zoning ordinance to add solar. The entire draft was read through with some changes made. Discussion to use "Power Energy Generating Facility" instead of Solar to try to cover unforeseen systems.

Lisa is to clean up the zoning map and the amendment.

Bill Oehlbeck made the motion to adjourn.

Respectfully submitted,
Terri Ligo, Secretary

Next meeting has been advertised for June 27, 2023 9:00AM.

COOLSPRING TOWNSHIP PLANNING BOARD

2023 -Tom Sauer

2024 -William Oehlbeck

2025 - Hans Jorgensen

2026 - Dan Kloos -President

2027 - John McCullough

On Tuesday, June 27, 2023, the Coolspring Township Planning Board met in the Township Office at 852 N. Perry Highway at 9:00AM.

Members present were: Tom Sauer, Bill Oehlbeck, Hans Jorgensen and Dan Kloos. Others present were, Steve Tingley of Mercer County Regional Planning, Terri Ligo, Cory Masson, Dale Bestwick, Nel Walters, Aaron Gills, Lew McEwen, David Gills, Bill Doyle and Joe McEwen.

This meeting was held to continue the process of adding Solar to the zoning ordinance and Zoning Map changes.

The meeting was called to order by President Dan Kloos with the Pledge of Allegiance.

Old Business: Zoning Map- Terri presented the most recent zoning map from Mercer County Regional Planning Commission with lighter colors, and spelling corrections. There was issue with Plummer-McCullough Road not being on the map and Coolspring Church Road not clearly marked where Coolspring Church Road bends and where Plummer-McCullough Road is. Steve from Mercer County Regional Planning explained that the mapping program only allows one size of font and may not be capable of adding such a long name or making a road name bend.

Solar: Steve Tingley presented the most recent draft to amend the zoning ordinance to add Energy Generation. The entire draft was read through with the following changes made;

Voted on Zoning Districts allowed in: AG, R-1 and R-2 Bill, Dan and Tom -Yes, Hans -No. Decommissioning amount to be 110% of the amount of cost.

Steve is to make changes as discussed and get back to Terri so this draft can be sent to the Township Solicitor to review.

Tom Sauer made the motion to adjourn.

Respectfully submitted,
Terri Ligo, Secretary

COOLSPRING TOWNSHIP PLANNING BOARD

2023 -Tom Sauer

2024 -William Oehlbeck

2025 - Hans Jorgensen

2026 - Dan Kloos -President

2027 - John McCullough

On Tuesday, July 25, 2023, the Coolspring Township Planning Board met in the Township Office at 852 N. Perry Highway at 9:00AM.

Members present were: Tom Sauer, Bill Oehlbeck, Hans Jorgensen, Dan Kloos and John McCullough. Others present were, Steve Tingley of Mercer County Regional Planning, Terri Ligo, Cory Masson and Dale Bestwick.

This meeting was held to continue the process of adding energy generation to the zoning ordinance and Zoning Map changes.

The meeting was called to order by President Dan Kloos with the Pledge of Allegiance.

Dan Kloos made a motion to approve the minutes of the June 27, 2023 meeting. Tom Sauer seconded the motion. Motion carried.

Old Business: Zoning Map- The road name changes will remain the same as the map that was presented at the June 27, 2023. The mapping program at Mercer County Regional Planning Commission is not able to fit Plummer-McCullough Road on the map and keep the larger (readable) size font.

Solar: Steve Tingley presented the most recent draft to amend the zoning ordinance to add Energy Generation. The entire draft was read through with the following changes made; 613.11 Decommissioning. Section B: add statement that the Township may begin the decommissioning process. Section D: Add the word "Independent" professional engineer...

Discussion on the EGF Owner- is to continue on with any new owner.

Steve is to make changes as discussed and get back to Terri so this draft can be sent to the Township Solicitor to review.

Tom Sauer made the motion to adjourn.

Respectfully submitted,
Terri Ligo, Secretary

COOLSPRING TOWNSHIP PLANNING BOARD

2023 -Tom Sauer

2024 -William Oehlbeck

2025 - Hans Jorgensen

2026 - Dan Kloos -President

2027 - John McCullough

On Tuesday, August 29, 2023, the Coolspring Township Planning Board met in the Township Office at 852 N. Perry Highway at 9:00AM.

Members present were: Tom Sauer, Bill Oehlbeck, Hans Jorgensen and John McCullough. Others present were, Terri Ligo and Cory Masson.

This meeting was held to continue the process of adding energy generation to the zoning ordinance and Zoning Map changes.

The meeting was called to order with the Pledge of Allegiance.

Tom Sauer made a motion to approve the minutes of the July 25, 2023 meeting. John McCullough seconded the motion. Motion carried.

Old Business:

Zoning Map- Terri presented the ordinance to make changes to the Zoning Map including Exhibits A & B which show the proposed changes on Rt 58 and Old Fredonia Road. Tom Sauer made a motion to recommend the Zoning Map amendment to the Coolspring Township Board of Supervisors. Hans Jorgensen seconded the motion. Motion passed unanimously.

Zoning Ordinance Amendment – The Coolspring Township Planning Board had time to review the final draft of the Energy Generation amendment. To Sauer mad a motion to recommend the amendment to the Zoning Ordinance to add Energy Generation Facility or System as a permitted use and or conditional use with regulations and definitions to the Coolspring Township Board of Supervisors. Hans Jorgensen seconded the motion. Motion passed unanimously.

Having no new business, John McCullough made the motion to adjourn.

Respectfully submitted,
Terri Ligo, Secretary

COOLSPRING TOWNSHIP PLANNING BOARD

2024 - William Oehlbeck
2025 - Hans Jorgensen
2026 - Dan Kloos -President
2027 - John McCullough
2028 -Tom Sauer

On Tuesday, May 28, 2024 the Coolspring Township Planning Board met in the Township Rental Hall at 852 N. Perry Highway at 9:00AM.

Members present were: Bill Oehlbeck, Hans Jorgensen, Dan Kloos, John McCullough and Tom Sauer. Others present were, Secretary Terri Ligo, Supervisors Cory Masson and Dale Bestwick, Coolspring Township Solicitor Roger Shaffer, Mercer County Regional Planning Commission Lisa Holm, Applicant's Attorney Nate Boring, Dave Hommerich and Chris David of Sunrise Energy and 72 attendees signed in.

This meeting was held for two reasons. 1.) Conditional Use Application for Energy Generation Facility on Babcock Road. Legal Notice ran in The Record Argus May 18, 2024 2.) request from Board of Supervisors to consider changes to the Zoning Ordinance regarding a petition on setbacks and beautification of Energy Generation Facility.

The meeting was called to order with the Pledge of Allegiance. Nate Boring, attorney with Sunrise Energy introduced himself along with Dave Hommerich and Chris David from Sunrise Energy. Applicant: Sunrise Babcock Road LLC. Nate Boring stated that the setbacks are not only compliant with the current ordinance but they are more than 350 feet off of Airport Road and 500 feet off of Babcock Road. Dave Hommerich held up the plan for the proposed energy generation facility and offered to answer questions on what Sunrise Energy does. Mr. Hommerich answered questions for approximately 30 minutes. Public Comments were taken on the Sunrise Babcock Application: -Judy King- this project exceeds the setbacks of the current zoning ordinance and what the community is asking for. The closest resident to this project purchased land between them and this project with knowledge of this project. Trees surrounding offer buffer and screening. This project will help them afford drainage to make more of their property tillable land. - Micah Wilpula- asked if this application have to be approved today. Wants additional conditions added to the planning board recognition. Wants consideration of residents where structures are put. -Steve Preston- asked if this application got in under the wire for amendments to the zoning ordinance. -Shelley Carfolo- asking for additions of condition to be added to the Babcock project of 500 ft from any existing home and consider where the converters are installed in reference to homes, how far apart from other solar facilities and preservation of farmland. -Steve Roberts- Wants to slow this down asked for pending ordinance doctrine. Doesn't feel that they should be fighting the township to stop this from coming in. (Township Solicitor Roger Shaffer explained that Pennsylvania Municipal Planning Code requires the hearing to commence within 60 days) -Kristne Hughes- read section 101.7 of the zoning ordinance. Asked what the setback is on the application. Stated that arborvitae plants are toxic to cattle.

Planning Board President Dan Kloos asked for a motion to recommend approval of Sunrise Babcock Road LLC Conditional Use Application for Energy Generation Facility. Tom Sauer made motion, seconded by John McCullough. Discussion: Tom Sauer said there is no need to argue additional setbacks because the setbacks on this application meet or are over what is being asked to be added. Hans Jorgensen asked if Penn Power approval and the conditions of buffer have to be complete before planning board's recommendation. John McCullough feels that 500-foot setback is anti-solar. Tom Sauer stated that even though he is not for solar this application meets all the requirements of the current zoning ordinance. Roll call vote: Dan Kloos- abstained from voting because he is a Township Supervisor. John McCullough – Yes, Bill Oehlbeck – Yes, Tom Sauer – Yes, Hans Jorgensen – No. Motion passed 3 yes to 1 no.

Petition for changes to the current zoning ordinance for Energy Generation Facility setbacks and beautification.

Public Comment: -Steve Roberts- Not thinking of the township and why people come here. Solar generation does not belong in residential or agricultural. -Todd Steele- Anyone can build a house 50 feet from my property line and then have 500 feet setback into my property. Start controlling your neighbors where do you stop. This might be getting someone out of a jam. You don't pay your neighbor for the view. -Nadine Skidmore- good old boys club, 1 vote versus all of us is wrong. -Dale Bestwick- Planning

COOLSPRING TOWNSHIP PLANNING BOARD

board did a lot of work and a fantastic job on the current ordinance -Tom Sauer- 500 feet is too much. Where is the growth going to be if you put it only in industrial. -Shelley Carfolo- future growth would include residential, why does zoning exist, why hasn't county taken on responsibility, want to be responsible with our resources, why are we neutral instead of responsible. -Lisa Holm MCRPC- we assist with local zoning, 500 feet is exclusionary, other townships have more industrial. -Walt Darraugh- People are unaware of how much work and time it took from the planning board to amend the current zoning ordinance to add Energy Generation, concerned about the excessive requested setbacks, not against farming but very little growth can happen in Coolspring Township because of the ag preservation. No one complained that no growth can happen on Rt 62 to Jackson Township because of these farm agreements with the state, can't even build a house where these farms are in agreements, also it is not fair that some people are upset that someone might make a dollar and the other won't. -Micah Wilpula – the existing ordinance was made before the Miller School Road Project was started, this is all new, the planning board did the best that you could with what information you had at the time, why was this allowed as a conditional use in residential and agricultural zoned districts and not a conditional use in industrial or commercial, disagrees with allowing solar facility to be put in the more densely populated areas and surrounded by homes. Just because the Miller School Road project came into R2 zoned property by special exception doesn't mean that the current ordinance should allow more in residential zoning. Reevaluate residential zoning and it may alleviate the need for bigger setbacks. Not having these on top of people's homes is just being responsible. -Hans Jorgensen- People want to protect their largest investments in their homes. -John McCullough- sides on the rights of property owners to do what they want on their property. -Tom Sauer- Houses exist in industrial zoning so this would be moving it from your back yard to somebody else's. -John Struthers- what is the existing setback to a house, what is the existing setback in the ordinance, 50 feet is not enough. When are you going to start voting with the majority and not your own opinion. Why are you putting the burden on the homeowners to protect their homes, make the solar company ask the homeowners for a variance to allow a smaller setback. -Lisa Holm- the process to make the current amendment all happened at public meetings. The county is also a part of the process. -John Struthers- Miller School Road project has opened our eyes. -Walt Darraugh- signatures on petition aren't majority, the board did the best job they could at the time. -Rebecca Struthers- Asked how many adults live in Coolspring Township, can we enact a pending ordinance doctrine today to postpone decisions on further applications until this matter is resolved. -Solicitor Roger Shaffer- No, because it requires action by the Supervisors and it requires publication of the action, it has to be a specific ordinance. -Lew McEwen- represents a lot of land owners, recommended a seminar put on by Penn State about solar, it is attorneys on both sides of the issue as well as professors, there are programs that pay for farms to be taken out of production, solar is not harming the land, it is only taking it out of production, you are actually preserving the land for future agricultural use, buffer can be taking land from the agricultural land, You don't want to see it, can screen it in 25 feet, don't need 75 feet, amount of land that is taking out of agricultural is minuscule. -Judy King- Removing solar from residential areas is reasonable for planning board to consider, we are a small farmer, we are trying to keep this farm going, this might help other small farmers keep their farms, this brings in tax money. -Steve Preston- What is solar, is it farming or an industry, is the 500 ft setback on industrial or residential, if you have a large farm how much would the 500 ft setback effect you. -Ben Struthers- 5th generation farmer, does not want to be looking at big field of solar panels. Think of the future generations of farmers, not just who is here now. -Ken Struthers- 3 teenagers in his house and the conversation with their friends' state that having these solar panels right up against peoples' houses doesn't seem like a good idea. There has to be a way to protect people. -Norma Struthers- talked about binders of research given to planning board and Supervisors, we didn't think solar would come to Coolspring Township, we don't know what the health risks are, we are depending on you for the protection of people's homes. - Linda Kohut- all the decisions you made had to be advertised, where were these things publicized. -Roger Shaffer- Pennsylvania Municipal Planning Code has a very structured formal legal process for public hearing that has to be advertised in a newspaper of general circulation.

Third issue presented on the petition for beautification. Lisa Holm of MCRPC stated that Pennsylvania Municipal Planning Code does not allow regulations based on beautification.

Dan Kloos announced that the board is going to take all the information given today under consideration and will discuss it at the next planning board meeting. John McCullough made a motion to adjourn.

Respectfully submitted,
Terri Ligo, Secretary

COOLSPRING TOWNSHIP PLANNING BOARD

2024 - William Oehlbeck
2025 - Hans Jorgensen
2026 - Dan Kloos -President
2027 - John McCullough
2028 -Tom Sauer

On Tuesday, June 25, 2024 the Coolspring Township Planning Board met in the Township Rental Hall at 852 N. Perry Highway at 9:00AM.

Members present were: Bill Oehlbeck, Hans Jorgensen, Dan Kloos, John McCullough and Tom Sauer. Others present were, Secretary Terri Ligo, and 35 attendees signed in.

This meeting was held for two reasons. 1.) request from Board of Supervisors to consider changes to the Zoning Ordinance regarding a petition on setbacks and beautification of Energy Generation Facility. This item was tabled at the May 28, 2024 Planning Board meeting. 2.) Conditional Use Application from Henry Swarey for use of a sawmill on property located in the Residential (R-1) zoning district at 700 Rodgers Hill Road, Mercer, PA. Legal Notice ran in The Record Argus June 12, 2024.

The meeting was called to order by Planning Board President Dan Kloos with the Pledge of Allegiance. Dan asked for a motion to accept the minutes from the May 28, 2024 meeting. John McCullough made the motion, seconded by Tom Sauer. Motion passed unanimously.

Dan read a memo from Coolspring Township Solicitor, Roger Shaffer. This memo recommended that any further review of the proposed zoning ordinance amendments be tabled until a determination is made on the allegations that the current ordinance provisions are invalid.

Public Comments: Linda Kohut-So this is to be tabled because of the law suit? Steven Preston- Feels that the Planning Board could still make a recommendation and that anyone on the board that profits on this decision should not vote on this issue, wants 1,000 ft setback, wants five-year moratorium to stop solar applications. John Struthers- We can put a stop to this today, shift the burden from homeowners to protect their home to the solar company, if it doesn't fit, it doesn't fit, if it does with the neighbors' permission then it fits. If we don't come away with something than we are ready to fight till the end. We've got to figure this out today. Just say the right words and this can all go away. Dale Bestwick- The Township has no choice at this point because of the law suit. Shelly Carfoll- Nothing has been filed at the courthouse, that was given to the Supervisors for review. Ed Kelly- You don't have to listen to your lawyer, just make a decision, a compromise. Norma Struthers- We all felt desperate, you haven't given us an inkling as to what you are going to do, you don't care about the township. We only got a lawyer because we did not know what else to do. John Struthers – You don't have to listen to your lawyer. Ed Kelly- You work for the citizens and you should never go against these people, the next election none of you will be here .Duane King- If they work for the people and do as Ed says than they are not working for me. Nadine Skidmore- You change the rules for the good of the solar people what about changing them back to the way they were with no solar in the township. Ken Struthers- If we aren't going to listen to the zoning that what do we have it for, this is an industrial power plant and it should be in industrial zoning. Mark McEwen- Jefferson Township zoned solar panels for marsh and swamp land. Judy King- Solar can't be put in wet land. Sorry for all the bullying the board is putting up with, She and Duane have had their share of bullying as well with threats to burn down our barn, was turned in for spreading liquid manure, which they are in compliance to do. We are getting bullied for doing what we want to on our land. We told our neighbors in 2020 that we are putting solar in and they did nothing. But today they are here fighting this. Steven Preston- Sunrise is lying to you about how far apart they have to be, keep this stuff in the industrial zone and out of residential areas. Mark McEwen- These go out of business in 5-10 years Shelly Carfoll- I have maps of Judy's project and it is 500ft so it is proof that 500ft setbacks can be done. Judy King- Just because ours works don't let this project set the precedence. Steven Preston- You guys need to make the recommendation and protect the residents of this township. Ed Kelly- Wants to know what the board is thinking. Hans Jorgensen- Has been opposed to this from day one, doesn't want it to take agriculture ground. Feels that we need to take people of the township in consideration. We all got to get along. This could be a mess that our kids and their kids will have to deal with. Tom Sauer- Setback at 50ft, 450ft or 1,000ft you're still going to see it. John McCullough- Sides

COOLSPRING TOWNSHIP PLANNING BOARD

on the property owners' side. People shouldn't have a say on land they don't own. Sikes farm was for sale, that is the time to control what happens on that land. Micah Wilpula- why is solar not allowed in industrial or commercial. Ed Kelly- We don't want a repeat of Miller School Road. Bill Oehlbeck- Can't please everybody, there are mixed emotions as to who owns property, who has an interest to lose or make money, this board had a great deal of interest in all of you, we tried our best without any guidance from the state, from federal, or from you folks, we didn't get any of you people here when we were drawing this up. We can't put in ordinances that restrict progress. We will do our best. Seann Carfolo- Solar belongs in industrial and commercial, not residential. Norma Struthers- Shrubs not high enough to cover the second story of a house in residential, Steven Preston- What use do you consider a solar field, are you putting an industrial use on agricultural land. Tim Sirofchuck- Asking you to reopen the ordinance. Judy King- So I understand what was said earlier, if Mr. Sirofchuck had not presented that paperwork to the Supervisors than this board would be making a recommendation today for changes to the ordinance, but because the papers were submitted, the board cannot do what the group is asking for, Larry Freeman- get this settled, we want this done right, redo the ordinance, make the people happy. Frank Laaks- Lost a beautiful view to greenhouses but I can't stop the guy from making a living. I have solar panels on my house, it's the best thing I did.

Dan asked for a motion to table discussion on energy generation facilities till the next meeting. Tom Sauer made the motion, John seconded, motion passed with a 3 – 1 vote; John McCullough -Y, Tom Sauer -Y, Bill Oehlbeck -Y, Hans Jorgensen -N.

Dan opened public comment on the Conditional Use Application from Henry Swarey for a sawmill at 700 Rogers Hill Road. Dale Johnston- Owns adjoining property, totally against this conditional use for a sawmill, log trucks coming up and down Rogers Hill Road using jake brake in and out of the driveway. Rob Myers- Read part of the current zoning ordinance applying to sawmills, sawmills produce dangerous road conditions, incompatible land use, burning sawdust creates fire hazard and pollution hazard, noise volume decreases property value. They are bringing logs in, not using timber from Swarey's or adjacent property. This sawmill is 600 ft from neighbor's house and 400 ft from Swarey's house. This is an industrial use. The occupant has been operating this sawmill for over a year without any permit. Frank Laaks- Mercer County Regional Planning Commission not taking his calls.

Dan asked for recommendation on the Conditional Use application from Henry Swarey for a sawmill at 700 Rogers Hill Road, Mercer, PA. John McCullough made a motion to not recommend the Conditional Use permit for a sawmill at 700 Rogers Hill Road, Tom Sauer seconded this motion, motion passed unanimously with 4 votes to not recommend; William Oehlbeck- (No) not recommend, Hans Jorgensen- (No) not recommend, John McCullough- (No) not recommend, Tom Sauer- (No) not recommend. Dan Kloos abstained from voting because he is a township Supervisor. Conditional Use hearing is scheduled for Monday, July 22, 2024.

Motion to adjourn made by Tom Sauer.

Respectfully submitted by Terri Ligo, Secretary

COOLSPRING TOWNSHIP PLANNING BOARD

2024 - William Oehlbeck
2025 - Hans Jorgensen
2026 - Dan Kloos -President
2027 - John McCullough
2028 -Tom Sauer

On Tuesday, August 27, 2024 the Coolspring Township Planning Board met in the Township Rental Hall at 852 N. Perry Highway at 9:00AM.

Members present were: Bill Oehlbeck, Hans Jorgensen, Dan Kloos, John McCullough and Tom Sauer. Others present were, Secretary Terri Ligo, Lisa Holm from Mercer County Regional Planning Commission and 7 attendees signed in.

This meeting was held to continue discussion on changes to the current zoning ordinance for energy generation facility.

The meeting was called to order by Planning Board President Dan Kloos with the Pledge of Allegiance. Dan asked for a motion to accept the minutes from the June 25, 2024 meeting. Tom Sauer made the motion, seconded by Bill Oehlbeck. Motion passed unanimously.

Following the agenda: Discussion on energy generation facility; Where permitted: Currently EGF is not an allowable use in Industrial and Commercial zoned areas. This has been questioned several times. Lisa Holm stated that if an industrial or commercial business wanted to add solar panels to their existing roof, it would be allowed as an accessory use. Having the ordinance this way keeps the Industrial and Commercial zoned areas available near infrastructure, such as water, sewage and road access. Solar does not need the infrastructure that is expensive to install. An example being sewer line installed but not many users making it not efficient. Once a solar facility is in, it is not productive as far as creating jobs or growth in the community like other commercial or industrial companies would. John McCullough stated that these solar facilities will be taxed on the value of the solar facility and this will be more than taxes for a home. Lisa stated that the state still needs to set the rate for this. Discussion on allowing it everywhere to be fair to everyone. Lisa stated that these solar companies are going after the easiest places to install which is open field.

Setbacks: Lisa stated that lawsuits have said that more than 100 ft from property line is exclusionary. 150' is pushing the envelope. Hans asked if someone builds a \$3million home with in 150' of my property than that would make my property value go up. If a solar farm goes in the same place, what does it do to my property value? John- we are not a home owners association; this is a township. With the price of corn so low, going with solar might become an option to some farmers. Tom – Each time you change something it makes more work for someone to keep track. We tried to standardize our ordinance. Dan stated property lines don't move were having setback from a home would move. John – would the Miller School Road project at 100' made any difference? Hans – current zoning ordinance states 1,000' from residence. Bill asked what is the reason for being so against solar? Linda Kohut- property value. Tom asked if 500' would make a difference in property value? Hans -We are here for the township, there has to be a compromise for everyone. Lisa, the request for keeping them 1 mile apart is not up to the township, it is regulated by PUC. Zoning is by zoning districts. Discussion on having a say on where the transformers are placed. Bill, does the township have insurance against lawsuits? Bill asked about entrance of facility for emergency vehicles and stormwater management.

Public Comment: Because there were 7 residents attending, public comment was accepted during discussion: Amy Cameron asked why can't the solar panels be 500' from a home for health and safety? We don't know how they are going to effect people and we don't know how it is going to affect my property value. It's not fair. You are accommodating the solar panel people but not to the Coolspring Township Residents who have been asking for 500' for months and months but no one is listening. If they have that much land, then 500' should not be an issue. Linda Kohut -Why are we concerned about making a solar company have to apply for a variance? Make them push back and fight for it, not give it to them. There should be a compromise for the residents. Why are they coming here? We need to try to protect ourselves. Judy King stated the taxes on the Babcock project will increase approximately \$3,000 more. Joe McEwen -No matter what distance the setback is, it will look the same. There is

COOLSPRING TOWNSHIP PLANNING BOARD

no evidence that solar has dropped anybody's property value. For my kids and grandkids this money means a lot. Are we going to do 500' setback for farming? The whole idea of 500' setback is to be exclusionary. I offered to buy the neighbor's house but they don't want to sell and they know there could be a solar field behind them. Kenny Struthers still doesn't understand why solar is not considered strictly commercial or industrial. It is no different than any other business. I strongly feel that 500' setback from an industrial power plant next to a resident's house is not out of the question. With large acre ownership also comes responsibility to your community.

Tom had to leave for Dr. appointment. This left only 2 present able to vote.
Motion to adjourn made by Bill Oehlbeck.

Respectfully submitted by Terri Ligo, Secretary

COOLSPRING TOWNSHIP PLANNING BOARD

2024 - William Oehlbeck
2025 - Hans Jorgensen
2026 - Dan Kloos -President
2027 - John McCullough
2028 -Tom Sauer

On Tuesday, September 24, 2024 the Coolspring Township Planning Board met in the Township Rental Hall at 852 N. Perry Highway at 9:00AM.

Members present were: Bill Oehlbeck, Hans Jorgensen, Dan Kloos and Tom Sauer. Others present were, Secretary Terri Ligo and 12 attendees signed in.

This meeting was held to continue discussion on changes to the current zoning ordinance for energy generation facility.

The meeting was called to order by Planning Board President Dan Kloos with the Pledge of Allegiance. Dan asked for a motion to accept the minutes from the August 27, 2024 meeting. Tom Sauer made the motion, seconded by Bill Oehlbeck. Motion passed unanimously.

Following the agenda: Discussion on energy generation facility; Where permitted: Currently permitted as conditional use in AG, R and R1. Bill and Tom stated the current zoning districts should stay the same.

Setbacks: Discussion on adding a setback from existing home: Tom- it is less confusing to keep it all the same with property lines. Bill is ok with 200' from existing home but you are still going to see it. Hans doesn't think solar should be allowed in AG and would want 400' from home. Tom wants to keep it the same. Discussion on where the inverter site is placed. Hans says to make them put it right in the middle.

Public Comment: Dan Cameron- presented the board with pictures of the inverter site on Miller School Road and a site plan that showed the inverter site was originally to be in the middle of the facility with underground lines but wet lands and gas wells made them move the inverter site. He requested to establish guidelines for the location of the inverter site. Where DC is inverted to AC. Having guidelines established the solar company can design according to the guidelines before application. If the solar company cannot meet these guidelines, then make the solar company apply for a variance. The Babcock Road site proves it does not have to be next to the road. Sunrise Energy stated that the Miller School Road site will power approximately 600 homes. There are approximately 610 homes in Lake Latonka, that is a significant amount of power and he is concerned about safety. He requested 500' setback for inverter site. Steven Preston- Wants 500' setback from home; says its not taking away from property owner. Kenny Struthers- Has an ordinance from East Fairfield. Coolspring is the example of what not to do. The administration is shoving this down our throat. Shelley Carfolo- You can change the zoning map anytime. Thinks the zoning ordinance is already exclusionary for saw mills and adult entertainment. Thinks 200' is not enough. Industrial use does not belong in the middle of residential zoned property. Can't look at one guys pocketbook. Joe McEwen- landowners rights need discussed. We are already living underneath these power lines. The inverter site is an unknown area. Micah Wilpula- Zoning is exclusionary by nature. It is so to protect the people that live there. The use has to fit the location. Is solar an appropriate use for residential property. Don't wait for the conditional use hearing to apply setbacks to the inverter site. Shelley Carfolo- Your ordinance is not solar, the EGF allows energy from solar, wind, geo-thermal, fossil fuels or other means. Judy King- Maybe get more information from Penn Power about the inverter site. Penn Power came onto their site in Fairview Twp and Penn Power decided what poles would be used for the power to come off of the site. Norma Struthers- People come here because they love the view coming down 62. Homes on Airport Road use to sell for over asking price. There are hundreds asking for bigger setbacks. We are not against solar but against them being up against our home. It's just a handful of people wanting solar. The view is important. Kenny Struthers- Why not make it 500' setback from a home and make the solar company fight for variance? The property owner is not building the solar farm the big corporations are building them. No class1 or class 2 farm ground. Joe McEwen- The bond takes care of the decommissioning. Steve Preston- Talked about strip mines and corporate ownership and questioned when the bond comes into play. Judy King- Fairview township site has the bond in the property owner's name. Shelley Carfolo- Talk to the conservation person about bonds paying for cleanup sites. Steven Preston- the corporations are going to find a way to screw

COOLSPRING TOWNSHIP PLANNING BOARD

people out of their property. Duane King- At the August meeting, Lisa from MCRP said that the solar company could go to court over a 500' setback and if the court decides in favor of the solar company the court will decided on all the setbacks.

Bill stated table changes till get more information on the inverter sites and talk with Penn Power. Hans- should EGF change to solar. Hans- do 500' setback and make them get a variance. Dan asked the board if there was anything they felt confident in voting on today. Changes to Zoning Ordinance Section 613: Energy Generation Facilities (EGF)

Planning Board President Dan Kloos is currently a Coolspring Township Supervisor and he abstains from all votes at this meeting. John McCullough is not in attendance at this meeting. Bill Oehlbeck, Hans Jorgensen and Tom Sauer are the three voting members at today's meeting.

Dan made a motion by asking are we going to make a change on where an EGF is permitted? Currently permitted as Conditional Use in AG, R-1 & R-2. Hans voted to take out of AG, R-1 & R-2. Bill voted to keep it the same. Tom voted to keep it the same. Vote in favor to keep where permitted the same, 2-Y, 1-N. Passed to keep the same.

Dan made a motion to add a setback for the inverter site (where DC is changed to AC) of 500' from the property line. Tom seconded the motion. Vote: Tom- Y Hans- Y Bill- Y Motion passed unanimously.

Dan made a motion to add a setback from an existing home to the nearest extension of the required security fencing for the facility. Tom seconded the motion. Tom voted for 200' from existing home. Hans voted for 300' – 400' from existing home. Bill voted for 200' from existing home. 2 to 1 vote for 200' setback from existing home. Motion passed 2-Y 1-N

Dan made a motion to make all road setbacks for EGF 100' from centerline for both State and Township roads. Tom seconded the motion. Vote: Tom -Y Bill -Y Hans -Y Motion passed unanimously.

Discussion on changing language of EGF to only solar. Dan made a motion to table this for now. Tom seconded.

Discussion on removing Article 6: Section 600; 600.01 – A dwelling unit shall have a minimum floor area of 750 square feet. The tiny homes are becoming more popular and this would restrict them.

Dan made a motion to remove the minimum floor area from the zoning ordinance. Tom seconded the motion. Vote: Tom-Y Bill- Y Hans-Y Motion passed unanimously.

Motion to adjourn made by Tom Sauer.

Respectfully submitted by Terri Ligo, Secretary

COOLSPRING TOWNSHIP PLANNING BOARD

2024 - William Oehlbeck
2025 - Hans Jorgensen
2026 - Dan Kloos -President
2027 - John McCullough
2028 -Tom Sauer

On Tuesday, November 26, 2024 the Coolspring Township Planning Board met in the Township Office at 852 N. Perry Highway at 9:00AM.

Members present were: Bill Oehlbeck, Hans Jorgensen, Dan Kloos and Tom Sauer. Others present were, Secretary Terri Ligo and 6 attendees signed in.

The meeting was called to order by Planning Board President Dan Kloos with the Pledge of Allegiance. Dan asked for a motion to accept the minutes from the September 24, 2024 meeting. Tom Sauer made the motion, seconded by Bill Oehlbeck. Motion passed.

2025 meeting dates were presented. Discussion on changing from last Tuesday of the month to the last Thursday of the month because the Mercer County Regional Planning Commission's monthly meetings are also held on the last Tuesday of the month. Coolspring Township Planning Board meetings for 2025 will be held the last Thursday of the month, except for November and December because of holidays, then the third Thursday of the month. Meeting time will change from 9:00 AM to 7:00 PM. Tom made a motion for these meeting changes, Bill seconded. Motion passed.

Tom stated he thinks the 500-foot setback from property line for the converter site is too far and he would like to change the recommendation the Planning Board made during the September 24, 2024 meeting. After discussion of this matter, Bill made a motion to have the recommendation from the September 24, 2024 meeting stay the same. Hans seconded the motion. Motion passed with 2 to 1 vote. Bill Oehlbeck – Yes Hans Jorgensen – Yes Tom Sauer - No

Public Comment happened throughout the meeting. Several attendants stating same stance against solar farms as they have stated the past several months.

Motion to adjourn made by Bill Oehlbeck.

Respectfully submitted by Terri Ligo, Secretary

COOLSPRING TOWNSHIP PLANNING BOARD

2024 - William Oehlbeck
2025 - Hans Jorgensen
2026 - Dan Kloos -President
2027 - John McCullough
2028 -Tom Sauer

On Tuesday, December 17, 2024 the Coolspring Township Planning Board met in the Township Rental Hall at 852 N. Perry Highway at 9:00AM.

Members present were: Bill Oehlbeck, Hans Jorgensen, Dan Kloos, John McCullough and Tom Sauer. Others present were, Secretary Terri Ligo and 7 attendees signed in.

The meeting was called to order by Planning Board President Dan Kloos with the Pledge of Allegiance. Dan asked for a motion to accept the minutes from the November 26, 2024 meeting. Tom Sauer made the motion, seconded by Hans Jorgensen. Motion passed.

Clarification of 500' setback from property line for converter site.

September 24, 2024 - Add setback of 500' from property line for the inverter site.
Recommendations - Add setback of 200' from an existing home to the nearest extension of required fencing for EGF.
 - All road setbacks for EGF 100' from centerline.

November 26, 2024 Discussion on 500' setback from property line for inverter site being too restrictive.
 2-1 vote to keep at 500' from property line.

Tom made a motion to change the setback for inverter site to 500' from centerline of road and 500' from an existing residence. Hans wants to keep it the same. John, this is restrictive to property owner's rights. Hans, the solar companies are looking for larger parcels so they are restricting themselves. John, we're trying to decide who gets one or not based on public opinion and not the property owner's rights. Bill, wants inverter setbacks to be 500' from roads and 500' from residence. Discussion on having setback for converter site be 500' from the road and 500' from existing residence.

Public Comment:

Dan Cameron- If you put in the 500' from property line but write in that the Township would consider a variance for 500' from residence? If they can't fit in the guidelines than that property isn't right for the application.

Ken Struthers- We are told that we are bullies, it is obvious that a certain member of the planning board is the bully. The Planning Board, Supervisors and MCRPC have all voted to approve this. Why are we back here voting on this again?

Seann Carfolo- Is it common practice to have Planning Board approve, Supervisors approve, MCRPC approve and now be back at a third time to change? It sounds like you guys are trying to get a lawsuit. Would it also be common practice that a member of this board seeks to gain from this? States that John is steering certain members. The map that MCRPC made with the blue dots showing 80 properties able to apply the 500' setback from property lines.

Bill Oehlbeck- This is all uncharted waters, we have not delt with this before. We are allowed to change our minds and try to come up with something that is decent and fair.

Ken Struthers- Why not industrial only? It should be in Industrial or apply for a variance.

Ed Kelly- What was the point of the Supervisors vote to approve.

Micah Wilpula- This is a matter of right and wrong, not who gets what. Zoning is putting in restrictions. Needs out of Residential and Agriculture. 80 solar fields could be in Coolspring Township. You should be protecting our residents, not the solar company.

Ed Kelly- How are other townships not being sued? Why are we rehashing this again?

Shelley Carfolo- Its not right to take property value from one neighbor to make another neighbor wealthy. You're hurting 10-15 people surrounding these to give one person a retirement they neglected to save for. It's not ok.

Micah Wilpula- You're to consider the entire township not yourselves.

Seann Carfolo- If you can't vote why are you here?

COOLSPRING TOWNSHIP PLANNING BOARD

Ed Kelly- You (John) should not be able to influence this board at all on this topic.

Dan Cameron- Does providing clarification to the attorney require another vote?

Micah Wilpula- Because you have permitted solar on residential property there needs to be guidelines to protect those people. 500 feet is not enough.

Amy Cameron- These solar panels do affect neighbors. The glare into my home is so intense it prevents me from sitting at my table. I have tried to contact the solar company 5 times in the past week to have them rotate the panels but there is a manufacturer malfunction. Sunrise apologized for the inconvenience, still waiting to get on the manufacturer's list. They started building in March, it is now December and they still are not on. These do not belong in a residential area. These need to be in Industrial or give us guidelines to protect residents.

Ed Kelly- We are trying to prevent what happened on Miller School Road. Why are you allowing this to happen to another resident?

Micah Wilpula- You are making the rules to suite 2 people.

Shelly Carfolo- What are you doing different to change the Miller School Road scenario? The current ordinance allows this to happen over and over again. The Camerons are 300' from that. It's not ok that they can't sit at their kitchen table.

Seann Carfolo- Is everyone on this board ok with the Miller School Road project? I don't care where you shove that converter, there is glare shining in someone's home. Are you ok with that? You could have it on your agenda to put it in Industrial only. That could be your discussion for next month.

Ed Kelly- Why won't you even discuss not having these in Residential or Agricultural and putting these in industrial only?

Shelly Carfolo- In your defense, you didn't know it was going to be so bad. This is sad.

Seann Carfolo- I do appreciate the discussion and being allowed to speak.

Two motions have been made: Tom- 500' setback from road and 500' setback from current residence for the converter site.

Hans- 500' setback from property lines for the converter site.

No second of motion was made. Both motions dropped for lack of a second.

Hans, do we need to clarify where these can go? Bill, we need to reconsider where these are allowed. None of these properties are big enough to not affect neighbors. Hans, no matter where it is allowed there will be restrictions. It should be put in Commercial and Industrial only. Bill, if we take it out of Residential and Agriculture what is left? Is it acceptable to have it in Industrial and Commercial and make them apply for a variance if they want it somewhere else? If they ask for a variance would the setbacks apply? Can't limit to only Industrial and also have big setbacks. What if solar was allowed in Agriculture and Industrial?

Bill made a motion to table the discussion of changing what zoning districts energy generation is allowed for the January 30, 2025 meeting. John seconded this motion. Motion passed.

Motion to adjourn made by John McCullough.

Respectfully submitted by Terri Ligo, Secretary