

COOLSPRING TOWNSHIP REGULAR MONTHLY MEETING

MONDAY, FEBRUARY 3, 2025

7:00 PM

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

Others in Attendance: 15 people signed in

Meeting was called to order with the Pledge of Allegiance

Randy Bartlett from Common Grounds Mercer gave an update on what's going on since opening. Lot of community outreach.

Public Comment: Lewis McEwen- representing Joe McEwen and some other clients in the township, you have 3 choices: Get rid of zoning all together, and the townships that don't have zoning aren't having a problem. You can do what the mob wants and restrict Joe from getting it, in which case you're going to have a lawsuit and lawsuits against people for interfering with his contract. Or you can leave it the way it is. Having this go on and on for months and months has built animosity with things said at meetings and interfering with people at work and taking shrubs out of Joe's land. The animosity is going to be there for generations. This could be in litigation for a long time. You're letting people in agricultural property sell corn to ethanol plants, that is commercial. The net turn on that ethanol to energy is less than solar produces for energy, making the solar use more valuable. You've got to make a decision and see where it goes. Ken Struthers- To some of the points Lewis made, yes, ethanol goes into gas, but the byproducts are used for animal feed and other things, it is still agriculture. Years ago, the zoning was put into place to protect the farm ground. That is what it was made for and we are blatantly ignoring it. Calling these solar farms and these are not solar farms they are industrial power plants. The number one thing in our zoning is to protect farm ground. You want to talk about animosity, I think it is ridiculous that our supervisors got involved by dumping dirt mounds in front of people's houses at an already dangerous intersection. It is ridiculous that you would get involved with the tit-for-tat over this. Do you guys realize what you're looking like? Yes, we are going to be in litigation. Our lawyer is paid for and ready, we have been holding him off waiting on you to make the right decision in favor of our zoning laws. Because we are trying to keep everyone's names out of the paper for being sued by their residents. If that's what Joe wants then let it be only his name for suing the township, not all of the residents. (Our lawyer is) bought and paid for we are keeping him at bay hoping for the right outcome. Calling it anything other than a power plant is not right. Steve Preston- I enjoyed the last planning board meeting. I felt like there was some progress and great discussion among the people who attended and I think what they came up with is an excellent idea. As far as the Mob as referred to earlier, we call them voters. To do away with zoning would not protect the rural areas of this township. This is not an agricultural use of the land; this is an industrial use of the land. We are to protect the rural atmosphere of this township and that is not by putting an industrial park every mile down the road in the township. This is industrial use, that's why we have zoning. I think the planning board did an excellent job and I hope you vote through what they came up with. Mark McEwen- The horsemen apocalypse is here. The government smart meters have radiation and can control our homes and make them catch fire. Put copper box over the smart meter.

Dale asked for a motion to accept the minutes of January 6, 2025 Organization and Regular Monthly Meeting as presented. Dan made the motion, seconded by Cory. Passed unanimously.

The Treasurer's Report was presented:

Balance	December 31, 2024	\$196,089.53
Deposits		33,612.22
Expenses		-21,066.27
Balance	January 31, 2025	\$208,635.48

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

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

Correspondence: 1 building/zoning permits for January 2025 – Demolition of home on Latonka Drive.

Old Business: Mercer County Joint Seal Coat Program meeting was January 16, 2025. Bid opening to be April 17, 2025.

Planning Board meeting was January 30, 2025. Letter from Planning Board to Coolspring Township Board of Supervisors with recommendation of amendments to the zoning ordinance. Dan read the changes listed in the letter from the Coolspring Township Planning Board dated January 31, 2025. Dale stated to go through them one by one.

Section 500: Permitted Principal Uses Table:

- Energy Generation Facility (EGF) permitted by conditional use in Industrial and Commercial only. (This removes Agriculture, R-1 and R-2) Dale asked for a motion to accept. Cory stated that he does not agree with the recommended changes. Cory made a motion to not accept the recommended changes. Dan seconded. Motion carried.

Section 613: Energy Generation Facilities

-All road setbacks for EGF 100' from centerline to the nearest extension of the required fencing for the facility. (This changes township roads from 75') Cory made a motion to accept this recommendation. Dan seconded. Motion carried

-Add setbacks for inverter site of 500' from existing residence and 500' from centerline of all roads. Cory made a motion to accept the recommendation of 500' from existing residence and to eliminate 500' setback from centerline of all roads. Dan seconded. Motion carried.

-Add setback of 200' from an existing home to the nearest extension of the required fencing for the facility. Cory made a motion to accept this recommendation. Dan seconded. Motion carried.

-Add restriction of no battery storage for EGF. Cory made a motion to accept this recommendation. Dan seconded. Motion carried.

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-Add that the address where the facility gate be registered with 911 and posted at the gate. Cory made a motion to accept this recommendation. Dan seconded. Motion carried.

Cory stated that these recommendations are to be reviewed by the Mercer County Regional Planning Commission and they are to draft the amendment of the zoning ordinance.

Section 600 All Dwellings; 600.1 -Remove the minimum floor area. Cory made a motion to accept this recommendation. Dan seconded. Motion carried.

Dale, reading from the Coolspring Township Planning Board letter, Coolspring Township Planning Board President is currently a Coolspring Township Supervisor and he abstained from all votes at the January 30, 2025 Planning Board meeting.

Cory made a motion to change the zoning districts for Energy Generation Facilities to take it out of R-2 and allow it everywhere else as a conditional use. Dale, you are talking Industrial and Commercial also. Dan seconded. Motion carried.

Micah Wilpula-(not during public comment) How can you make these decisions without discussion. Ken Struthers- (not during public comment) Why do you think a power plant doesn't need a variance to be put in R-1 and Agricultural zoning? It doesn't make sense. I understand property rights more than anybody. If I want to do something outside of the zoning laws, I have to apply for a variance but you are giving them the go ahead. That is a change of land use. This is not going to make the meetings get any better. Ed Kelly - (not during public comment) Can we bring up every individual item. You guys bring it up, we discuss that item, and then you vote on that item. Steve Preston- (not during public comment) It bothers me that if I own property and lease it out to place an industry on the land and you are saying its ok. It is an industry. Ken Struthers-(not during public comment) Will the MCRPC see the letter from the Planning Board. Can I have a copy of that to take to MCRPC to show what our Planning Board recommended. Steve Preston- (not during public comment) I want MCRPC to know what the Planning Board recommended. Terri- It is the Board of Supervisors that have the vote. Micah Wilpula-(not during public comment) At least a justification as to why you are changing the recommendations. Dale Bestwick - Looking at R-1 and Agriculture, the sizes of the parcels. Look how many people you would make ineligible. Ed Kelly-(not during public comment) Do you want one of these on every corner? Dale- I don't want them there but I don't want to take away a property owner right if that's what he chooses to do.

New Business: Try-County "Clean up Day" scheduled for week of June 2, 2025. Garbage contract ends June 30, 2025, meeting scheduled at Mercer County COG February 13, 2025.

Cory made a motion to purchase road salt through COSTARS for the August 2025-July 2026 season. Dan seconded. Discussion on amount to order: Initial Fill (8/1/25- 10/31/25 -100 Tons

Winter Tons (11/1/25- 7/31/26 -100 Tons For a total of 200 Tons. Motion carried.


America250PA Mercer County Quilt Project. Terri asked if there anyone knows a quilter in Coolspring Township that might be interested in designing and making the patch for Coolspring. John McCullough suggested Gayle Court as a quilter. Someone mentioned the 4H Park. Maintenance items discussed; hot water stinks, locks on all doors, outdoor lighting.

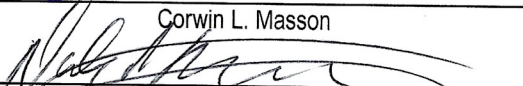
Having nothing further to discuss, Dale asked for a motion to adjourn. Dan made the motion. Meeting adjourned.

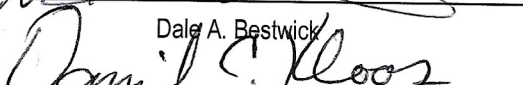
Minutes Approved by Supervisors:

The seal of Coolspring Township is circular with the words "COOLSPRING TOWNSHIP" around the perimeter and "SEAL" in the center. Below the seal is a signature of Terri Ligo.

Terri Ligo, Sec. Attest Signatures



Corwin L. Masson


Dale A. Bestwick


Daniel C. Kloos

COOLSPRING TOWNSHIP PLANNING BOARD

2025 - Hans Jorgensen
2026 - Dan Kloos -President
2027 - John McCullough
2028 -Tom Sauer
2029 - William Oehlbeck

January 31, 2025

Coolspring Township Board of Supervisors
852 North Perry Highway
Mercer, PA 16137

Dear Coolspring Township Board of Supervisors,

On January 30, 2025 the Coolspring Township Planning Board voted to recommend the following amendments to the Coolspring Township Zoning Ordinance:

Section 500: Permitted Principal Uses Table

Energy Generation Facility (EGF) permitted by conditional use in Industrial and Commercial only. (This removes Agriculture, R-1 and R-2)

Section 613: Energy Generation Facilities

- All road setbacks for EGF 100' from centerline to the nearest extension of the required fencing for the facility. (This changes township roads from 75')
- Add setbacks for inverter site of 500' from existing residence and 500' from centerline of all roads.
- Add setback of 200' from an existing home to the nearest extension of the required fencing for the facility.
- Add restriction of no battery storage for EGF
- Add that the address where the facility gate be registered with 911 and posted at the gate.

This recommendation of change still stands from the September 24, 2024 meeting.

Section 600 All Dwellings: 600.1

Remove the minimum floor area.

Coolspring Township Planning Board President Dan Kloos is currently a Coolspring Township Supervisor and he abstained from all votes at this meeting.

Respectfully submitted,
Terri Ligo, Secretary for Coolspring Township Planning Board