

**MINUTES  
ZONING & SUBDIVISION REVIEW COMMITTEE  
VIRTUAL ONLINE AND IN-PERSON MEETING**

**Tuesday, June 18, 2024 – 7:30 p.m.**

**MEMBERS PRESENT**

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

*Absent*

Bill Anthony

**STAFF**

Lisa Holm, MCRPC  
Elizabeth Peluchette, MCRPC

**OTHERS PRESENT**

Andrew Catania- VC Renewables  
Elliot Shibley- VC Renewables  
William Roberts- Perry County  
Land & Cattle, property owner

*ONLINE or Call in*

None

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

**APPROVAL OF MINUTES (May 21, 2024)**

Mr. McAdams noted that the Minutes of May 21, 2024, were emailed before this meeting. **A motion was made by Mr. Richard McCullough to approve the Minutes of the May 21, 2024 meeting with no additions, corrections, or deletions. Mr. Elliot Lengel seconded. The motion passed.**

**NEW BUSINESS**

**1. FINAL LAND DEVELOPMENT PLANS – JACKSON CENTER SOLAR, LLC. in JACKSON**

**TOWNSHIP** – Final Review of plans presented for Jackson Center Solar I & II, LLC facility on multiple properties in Jackson Township. The site is a reclaimed strip mine and has been used for grazing. This project went through preliminary review including Jackson Township zoning twice due to a redesign. Now we're seeing the final plans that include forty-six sheets. There are plans to have cattle continue to graze around the exterior of the site and possibly have sheep for vegetation management within the site perimeter. There won't be a lot of demolition and will be minimal grading for stormwater management. The solar facility will be just over 270 acres with a separately fenced substations that will be at least a thousand feet from the public roads.

Emergency access paths are shown at widths of 15', 20' or 30' for the primary lanes. The goal is to control fire from the outside edges and use interior lanes to provide emergency service. Emergency crews gain access through the locked gates when the developer can coordinate keys and access codes with the emergency department in Jackson Township and Mercer County Department of Public

Safety. Ms. Holm noted the Director, Frank Jannetti, is planning training at each solar site so emergency crews understand safety procedures including any special equipment and site layouts.

The existing transmission lines are shown as well as the required screening as shown along Henderson Road where there are residential homes.

The plan requires some minor clean prior to recording including notes and signatures. With no other questions or discussion about the plan, **Mr. Paul Hammill made a motion to approve this plan. Mr. Richard McCullough seconded. The motion passed.**

The developer indicated construction should start in early 2025 and hopefully be online in the third or fourth quarter of 2025.

2. **LAND DEVELOPMENT PLANS - ROLLING RIDGE METALS EXPANSION in WEST SALEM TOWNSHIP** – Proposed business expansion along Kinsman Road west of Greenville. The vote was tabled until the plan is completed with all the requirements for approval.
3. **FINAL LAND DEVELOPMENT PLANS – ONIONTOWN TELECOMMUNICATION TOWER PLAN – DELAWARE TOWNSHIP** - Proposed 199’ communications tower located on leased space along Quarry Road east of Mercer Road. The site does not require sewage although the access crosses the existing spray irrigation system for the residence on the property. The rest of the site meets County requirements with minor plan updates. The fenced area is tucked into the existing wooded area. Delaware Township indicated they have no further comments. With no other questions or discussion about the plan, **Mr. Richard McCullough made a motion to approve this plan. Mr. Elliot Lengel seconded. The motion passed.**

## **DISCUSSION - No Formal Actions**

**COUNTY ORDINANCE DISCUSSION** – Ms. Holm discussed a new proposed fee schedule to line up better with the time spent on plan and project reviews, especially the larger sites. The intent is also to use site acreage as the basis rather than building square footage since we do not review the buildings. Ms. Holm discussed the entire proposed schedule highlighting the changes and explained additional clarification is the current and will be in the new SALDO when it is finalized. We are trying to account for technology changes as well so recording is still a history of the sites. Ms. Holm explained that the SALDO is a County ordinance so it goes to the Mercer County Commissioners for

approval. She asked the committee if they are interested in endorse the proposed fee schedule to accompany the request to the Commissioners. The Committee agreed to endorse the fees.

Ms. Elizabeth Peluchette a request to add mapping requirements to updated SALDO to require surveyors to follow state plane coordinate system so plans line up with the County GIS mapping directly.

**ADJOURNMENT**

With no further business, a motion was made by Mr. McCullough to adjourn the meeting at 8:25 p.m. and Mr. Hamill seconded.

Respectfully submitted,

Lisa Holm,  
Senior Planner