

**MERCER COUNTY REGIONAL PLANNING COMMISSION
ZONING AND SUBDIVISION REVIEW COMMITTEE**

TUESDAY, NOVEMBER 19, 2024 – 7:30 p.m.

MEETING IS IN-PERSON IN THE LARGE CONFERENCE ROOM

OR
YOU MAY PARTICIPATE ONLINE or by PHONE

If necessary, you may join the meeting from your computer, tablet or smartphone.

Direct link is also available in email or on MCRPC homepage.

<https://meet.goto.com/674536501>

You can also dial in using your phone. United States: +1 (872) 240-3412 Access Code: 674-536-501

One-touch: <tel:+18722403412,674536501#>

Documents for review are posted on the MCRPC.COM website under Land Development – Review Committee. <https://www.mcrpc.com/review-committee/>

A G E N D A

1. Roll Call
2. Approval of Minutes (September 17, 2024)

N E W B U S I N E S S

1. **ZONING ORDINANCE MAP AMENDMENT – CITY OF HERMITAGE** – Zoning map amendment requested by a property owner to rezone 2 parcels from R-2 to City Center. [attached #1]
2. **FINAL LAND DEVELOPMENT PLANS for MC SOLAR - WEST SALEM TOWNSHIP** – Final plans are complete for the project and include the recently discussed Emergency Access Routes. Other required permits and approvals are noted on the Final plans for recording. [large files – online only] <https://www.mcrpc.com/review-committee/>
3. **ZONING ORDINANCE TEXT AMENDMENT – COOLSPRING TOWNSHIP** – Amendment to Coolspring Zoning to adjust energy facility setbacks to 200’ from an existing home, add setback for any INVERTER within a facility to 500’ from all property lines (with definition of “inverter”) and change road setbacks to 100’ from centerline for all public roads.

Also propose removing the minimum square footage for a dwelling (currently 750 square feet). [attached #3]
4. **ZONING ORDINANCE MAP AMENDMENT – NEW VERNON TOWNSHIP** - Zoning map amendment requested by a property owner to rezone 1 parcel from REZONE FROM R- Rural Residential TO B- Business. [SEE ATTACHED #4]

D I S C U S S I O N - N o F o r m a l A c t i o n s

5. ONGOING PROJECTS UPDATES

A D J O U R N

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REVISED TO ADD #4 – 11/18/2024