

MERCER COUNTY REGIONAL PLANNING COMMISSION
ZONING AND SUBDIVISION REVIEW COMMITTEE

TUESDAY, FEBRUARY 18, 2025 – 7:30 p.m.

MEETING IS IN-PERSON IN THE LARGE CONFERENCE ROOM
OR

YOU MAY PARTICIPATE ONLINE OR PHONE

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

Direct link is available in the 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#>

Review documents may be available on the 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 (January 21, 2025)

N E W B U S I N E S S

3. ZONING ORDINANCE TEXT AMENDMENT – PINE TOWNSHIP – Amendments to add energy generation facility as a conditional use in the industrial zoning district, and energy generation system as an accessory use in all zoning districts.
4. ZONING ORDINANCE TEXT AMENDMENT – COOLSPRING TOWNSHIP – REVISED Amendments updating the prior amendments from November 2024.
5. Home2 Suites - Lot 1 Consolidation Plan for Castle Hospitality, LLC – Shenango Township and City of Hermitage – Minor subdivision consolidating 4 lots that cross the City of Hermitage municipal boundary but are all currently taxed in Shenango Township.
 - a. Preliminary Land Development Plan – Multiple reviews by both municipalities are in process. Location and basic layout of the proposed hotel site is provided. The layout does not meet zoning setbacks and applied for a Zoning Permit at Shenango Township in order to begin the Zoning Variance process with their Zoning Hearing Board.
6. MPC Plans for City of Hermitage Reviews –
 - a. SVM Redevelopment Sites - Hickory Fields Subdivision, Major Land Development Plans for Lots 1, 5, 6, and 8
 - b. Final Subdivision Plan Shirley Gibson Lots 1 & 2 – Wise Road
 - c. Final Consolidation Plan Duane Confer II Lot 1 - Wise Road
 - d. Final Subdivision Plan 83 Main Street LLC Lots 1 & 2 - Clinton Street, Main Street, Rosedale Street

- e. Final Consolidation Plan USA Equipment Leasing LLC Lot 1 - Clinton Street, Mill Street, Rosedale Street
- f. Final Subdivision Plans Denise Yanak Lots 1 & 2 and Timothy & Lisa Yanak Lot 2 - South Keel Ridge Road
- g. Final Subdivision Plan Timothy & Lisa Yanak Lot 3 - South Keel Ridge Road
- h. Top Tier Federal Credit Union Major Land Development Plan – 2790 East State Street East State Street

DISCUSSION - No Formal Actions

7. Ongoing Projects Updates

8. Countywide SALDO Ordinance information:

- I. Review comments received at the Breakfast - All comments are due back by March 7
- II. The Committee will have the Final Draft for the March 18 meeting
- III. March- Final draft and recommendations to Commissioners
- IV. April- Commissioner adoption process

ADJOURN

**MINUTES
ZONING & SUBDIVISION REVIEW COMMITTEE
ONLINE AND IN-PERSON MEETING
Tuesday, January 21, 2025 – 7:30 p.m.**

MEMBERS PRESENT

Larry McAdams, Chairman
Rich McCullough
Nick Hanahan
Peluchette
Elliot Lengel
Paul Hamill
Jay Russell

OTHERS PRESENT

Kelley Coey- Hudson
Richard Koller- Fairview Cheese
Chris Winslow

MCRPC STAFF

Doniele Russell
Lisa Holm
Elizabeth

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

2. **Reorganization of Committee:**
 - A. **A motion was made by Paul Hamill and seconded by Elliot Lengel for Larry McAdams to remain chairman. The motion carried.**
 - B. **A motion was made by Rich McCullough and seconded by Nick Hanahan for Pau Hamill to be vice-chairman. The motion passed.**
Bill Anthony motioned the floor to be closed to nominations. Jay Russell seconded. **The Motion carried.**

3. **Approval of Minutes (November 19, 2024)-** Larry McAdams noted that the Minutes of November 19, 2024, were emailed before this meeting. **A motion was made by Paul Hamill to approve the Minutes of the September 17, 2024 meeting with no additions, corrections, or deletions. Rich McCullough seconded. The motion carried.**

New Business

4. **PRELIMINARY SOLAR SITE PLANS – PENN RENEWABLES SOLAR: 2 Proposed local-scale solar projects for preliminary consideration of location and general layout-** The Zoning and Subdivision committee reviewed two proposed local-scale solar projects for preliminary project consideration of location and general layout. Each project includes multiple internal energy generation systems we review as a single site. Additional information and other reviews are required before final plans.

- A. CAPTURA SAGE - MERCER CARLTON SOLAR PROJECTS – FRENCH CREEK TOWNSHIP – A single project site including 5 separate systems with internal fencing. There was a discussion by the Zoning and Subdivision committee about EMA access and why they are splitting one lot into five systems. There is concern about emergency access and access to the center of the sites. **A motion was made by Bill Anthony to approve the preliminary layout and location with the condition of providing additional access to the public road and adding or relocating required emergency access gates. Paul Hamill seconded the motion. The motion carried.**

- B. CAPTURA SAGE - MERCER HALFWAY SOLAR PROJECTS – GREENE TOWNSHIP - A single project site including 4 separate systems with internal fencing. Rich McCullough asked to confirm the access road is wide enough for emergency vehicles. **A motion was made by Bill Anthony to approve the preliminary project location and layout presented with the condition they provide primary access to the north side of the site and improve all access to the northeast corner of the site. Paul Hamill seconded the motion. The motion carried.**

There was a discussion about the requirements for safety personnel. Bill Anthony discussed his concern about the ability of emergency vehicles to access the sites properly. He also discussed the small shrubs being planted as screening but they are too small and too far apart to screen the sites from the neighbors.

- 5. Preliminary Site Plan-Fairview Swiss Cheese Expansion- Fairview Township-
A proposed addition of the current site adding a warehouse, boiler building, utility building, processing building, and parking lot. They already have their permits and they're already qualified for their Chapter 105 Waiver 2, and it's approximately 2.1 acres of disturbance. They already have the highway access permit. A motion to approve the preliminary plan as presented was made by Paul Hamill and seconded by Bill Anthony. The motion carried.

- 6. Schoolhouse Commons- Greenville Senior Housing Plaza, LP-Greenville Borough- The developer proposes site improvements and construction of a 3-story Building Addition to the former school building on the 1.43-acre Lot on West Main Street and N. High Street. All Greenville and County requirements are met as noted on the plans. **A motion to approve the final plan upon completion as presented**

for the Schoolhouse Commons was made by Nick Hanahan and seconded by Bill Anthony. The motion carried.

7. ORDINANCE No 2 of 2025- Energy Generation Facility and Systems

Ordinance-Springfield Township- Amending portions of the Springfield Township Zoning Ordinance, by providing additional definitions in article VIII and amending article III for new uses by special exemption in the Industrial Zoning District- **A motion was made by Elliot Lengel and seconded by Rich McCullough to recommend Springfield Township adopt this amendment to their zoning ordinance as presented.**

DISCUSSION- No Formal Actions

8. Ongoing Projects Updates

- NCWJMA SR-19 Sewer Project- The project will result in the elimination of the Iron Bridge Inn Restaurant Sewage Treatment Plant and the installation of a sewage pump station to convey sewage north along State Route 19 to the NCWJMA existing sewer system. The force main will be installed by directional drill method.
- Meeting Time Discussion-Move meeting time from 7:30 pm to an alternative time. There was a discussion of changing the time and day of the meeting but the discussion was tabled for a later date.

9. Ordinance information:

Bill Anthony requested an index of what is prescribed by the MPC and what is negotiable.

a. Countywide SALDO- Tentative Schedule:

- i. February- Breakfast meeting with Surveyors. Donielle Russell reported the planning office is also working with the Recorder's Office and Tax Claim Office at the county so they have input so we can start to streamline the process for our residents doing simple subdivisions. The Commission members will be invited along with the surveyors and some attorneys. The tentative date is set for February 14, 2025.
- ii. March- Final draft and recommendations to Commissioners. Donielle requested any edits the members request done by the March Zoning and Subdivision meeting, so the recommendation can be made to the full commission.
- iii. April- Commissioner adoption and public approval.

Donielle Russell updated the committee on the New Vernon Township spot zoning request that was discussed and denied in November 2023. She stated the Planning Commission did not get all of the information for that request. The staff, the representatives of New Vernon Township, and property owners will have a meeting to discuss the options available.

Bill Anthony requested a list of surveyors and engineers sent to the municipalities.

ADJOURN- A motion to adjourn was made by Rich McCullough and seconded by Elliot Lengel at 8:56 p.m.

Respectfully submitted,

Lisa Holm,
Senior Planner

TOWNSHIP OF PINE TOWNSHIP
MERCER COUNTY, PENNSYLVANIA

ORDINANCE # _____

AN ORDINANCE AMENDING THE PINE TOWNSHIP, MERCER COUNTY, PENNSYLVANIA, ZONING ORDINANCE, ENACTED MAY 6, 2016, TABLE OF CONTENTS, ARTICLE THREE, ARTICLE FOUR, and ARTICLE EIGHT, IN ORDER TO ADD ENERGY GENERATION FACILITY AS A CONDITIONAL USE IN THE INDUSTRIAL ZONING DISTRICT, AND ENERGY GENERATION SYSTEM AS AN ACCESSORY USE IN ALL ZONING DISTRICTS, TO REGULATE SAME, AND TO DEFINE TERMS USED THEREIN.

WHEREAS, the Board of Supervisors of Pine Township, Mercer County, Pennsylvania desires to amend its Zoning Ordinance to allow for the use of other energy generation capabilities and to provide for the land planning, installation and construction of emerging energy generation systems in Pine Township, Mercer County, Pennsylvania, subject to reasonable conditions that will protect the public health, safety and welfare; and

WHEREAS, the Board of Supervisors of Pine Township, Mercer County, Pennsylvania, is vested with the authority so to do under, and by virtue of and pursuant to the Second-Class Township Code, 53 P.S. §65101, and by Act 247, the Pennsylvania Municipalities Planning Code; and

WHEREAS, this amendment applies to energy generation facilities or systems to be installed and constructed after the effective date of this ordinance, and all applications for energy generation systems on existing structures or property. Any upgrades, modifications or changes that materially alter the size or placement of an existing energy system shall comply with the provisions of this ordinance.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED, by the Board of Supervisors of Pine Township, Mercer County, Pennsylvania, that the Pine Township Zoning Ordinance be amended as follows:

ARTICLE 2: DEFINITIONS The following words, terms and phrases, when used in this ordinance, unless the context indicates otherwise, shall have the following meanings ascribed to them:

ENERGY GENERATION FACILITY: A principal use facility that generates energy from solar, wind, geothermal, fossil fuels or other means and through connections to the electric or similar grid primarily produces electrical or similar power for off-site customers. The area of an energy facility shall also include all of the principal and accessory structures, including all of the energy generation equipment, distribution wires, towers, energy storage systems, and all other mechanical equipment to generate, store, and distribute energy.

When the area or footprint covered by energy generation equipment exceeds the area of another use on the site it shall be deemed to be the principal use of the site.

Energy Generation Facilities include facilities designed to operate in parallel with the electric distribution system generating up to or exceeding 500 Mw of energy requiring interconnections as regulated by Pennsylvania Utilities Commission [PUC], AND larger facilities permitted through the regional transmission organization, PJM [or its subsidiaries] power transmission grid and are subject to all State and Federal Energy Regulatory Commission [FERC] regulations as may apply.

ENERGY GENERATION SYSTEM: An accessory use energy system used to generate energy by Solar, wind, geo-thermal, fossil fuel or other means and supply electrical or similar power for primarily on-site use or consumption. Usually, consists of one (1) or more free-standing ground, in-ground, wall or roof mounted energy modules, and necessary energy generation related equipment. Ground mounted or freestanding Energy Generation Systems shall have a nameplate capacity of not greater than 50 kilowatts. Roof Mounted Energy Generation Systems on the roofs of buildings on-site used primarily for on-site use shall have no limit as to power output.

ENERGY STORAGE SYSTEM: one or more components assembled together capable of storing energy and providing electrical energy into the premises wiring system or an electric power production and distribution network.

FINANCIAL SECURITY: A form of security including a cash deposit, surety of performance bond, irrevocable letter of credit, cashier's check, or escrow account from a federal or Commonwealth-chartered lending institution. This shall be for decommissioning of energy generation facilities as in Section 613.11 of this ordinance.

SOLAR EASEMENT: A right, expressed as an easement, restriction, covenant, or condition contained in any deed, contract, or other written instrument executed by or on behalf of any landowner for the purpose of assuring adequate access to direct sunlight for solar energy systems.

4.38: REGULATIONS FOR ENERGY GENERATION FACILITIES (EGF)

438.1 Exemptions

- A. Energy Generation Facilities constructed prior to the effective date of this section shall not be required to meet the terms and conditions of this ordinance.
- B. Any physical modification to size, location or intended use of an existing EGF, whether or not existing prior to the effective date of this section that alters the EGF shall require approval under this Ordinance.

438.2 Where Permitted

An Energy Generation Facility shall be permitted as a **CONDITIONAL USE** in the **I - Industrial Zoning District**.

438.3 Compliance with Land Development Regulations and Industry Standards

- A. An EGF Land Development Plan shall be submitted for review and approval according to the provisions of the Mercer County Subdivision and Land Development Ordinance. The Final approved EGF Land Development Plan shall be recorded in the office of the Recorder of Deeds of Mercer County, Pennsylvania.
- B. The EGF site layout, design and installation shall conform to all applicable industry standards, including Solar Energy Industries Association [SEIA] standards, PA Public Utility Commission

standards, state and federal regulations and shall comply with the PA Uniform Construction Code as enforced by Pine Township, Mercer County, Pennsylvania, including applicable emergency services and life safety requirements.

438.4 Number of Principal Structures and Uses on a Lot

The EGF structures or use may be permitted as a CONDITIONAL USE that includes multiple structures as a single principal use. Such use may be under single lease area covering a single or multiple properties, under single or multiple ownership.

438.5 Setbacks

- A. An EGF shall comply with NOT LESS THAN the setbacks of the underlying zoning district for principal structures along property lines, a setback of 150 feet for adjoining RR District, and a setback of 100 feet from future or existing roads, as measured from their centerline.
- B. Setback requirement shall not be applicable to contiguous interior property lines bisecting the EGF Development Area.

438.6 Underground Requirements

Transmission lines or interconnections shall be underground to the extent feasible.

438.7 Display of Facility Information for Emergency Services

The EGF shall contain information displayed (signage) on the fencing or gate to the site to provide 24-hour emergency contact information, including address, telephone number. Emergency information displayed shall include:

- A. Manufacturer's, installer's or operator's identification;
- B. Appropriate warning signs and placards;
- C. Signage required by a federal or state government agency;
- D. Warning/safety signs indicating voltage shall be placed on energy equipment to the extent appropriate.

438.8 Fencing and Buffer Requirements

- A. Fencing – An EGF shall be completely enclosed by a minimum eight (8) foot high security fence with locking gate(s).

- B. The EGF shall comply with NOT LESS THAN the screening and buffering requirements of the underlying zoning district.
- C. A vegetative buffer strip at least 50 feet wide within the setbacks containing suitable screening sufficient to mitigate the visual impact of the facility is required on all sides adjoining R-1, R-2 and RR Districts, roads, and public rights of way.
- D. Landscaping plans shall be prepared and/or certified by state-certified landscape design professionals that identifies the type and extent of proposed buffer and screening. The landscaping plan shall contain at a minimum, the following:
 - 1. Location, general type, and quality of existing vegetation, including specimen trees.
 - 2. Existing vegetation to be saved.
 - 3. Locations and labels for all proposed plants.
 - 4. Plant lists or schedules with the botanical and common name, quantity, spacing, and size of all proposed landscape material at the time of planting.
 - 5. Planting and installation details.
- E. General Requirements
 - 1. The buffer strip shall consist of multiple rows of plants, shrubs, trees, grasses, forbs, and wildflowers. Species listed on the Pennsylvania Department of Conservation and Natural Resources Invasive Plant List shall not be used.
 - 2. In cases where quality woodlands exist, preservation of these existing trees should be incorporated as part of the landscaping. Additional plant material should be used if needed to achieve an effective visual buffer.
 - 3. Buffer strips shall be designed to complement other landscaping occurring naturally on the site, planted previously, or approved additions that are part of a site plan review. Wherever possible, existing vegetation and landform shall be used to create screens.
 - 4. Species and sizes of plant material shall be chosen to best accomplish an adequate screen, e.g., evergreens for visual year-round screening and deciduous trees for seasonal screening.
 - 5. The buffer strip should be made up of plant materials at least three (3) feet tall at the time of planting and that are reasonably expected to grow to a minimum height of eight (8) feet within three (3) years.
 - 6. Natural slope and existing vegetation may be substituted for some or all of the requirements above, provided that these features serve to screen the area from adjoining properties and roadways.
 - 7. Additional or taller vegetative buffering may be required in situations where the height of structures or the topography affects the visual impact of the facility.
 - 8. All required landscaping and buffering shall be installed within eighteen (18) months following the issuance of a Certificate of Zoning Compliance.
 - 9. If weather conditions necessitate a delay in the installation of any landscaping or buffering, the applicant shall provide a schedule indicating the completion date for the approved landscaping in writing with the Township Zoning Officer.
 - 10. The buffer shall be maintained for the life of the facility.

438.9 Stormwater Management Requirements

A stormwater management plan shall be submitted to Pine Township along with the preliminary Land Development Plan. Prior to final plan approval by the Mercer County Planning Commission, the land owner or developer shall show compliance with the Pine Township Stormwater Management Ordinance. Adequate stormwater facilities shall be installed within the EGF land development as required by the applicable ordinance(s).

438.10 Solar Easements

Where an EGF land development involves the use of solar energy systems, solar easements may be provided. Said easements shall be in writing, and shall be subject to the same conveyance and instrument recording requirements as other easements. Any such easements shall be appurtenant; shall run with the land benefited and burdened; and shall be defined and limited by conditions stated in the instrument of conveyance. Any such easement must be shown on the Final Plan for recording in accordance with the Mercer County Subdivision and Land Development Ordinance. If required, an EGF must obtain any solar easements necessary to guarantee unobstructed solar access by separate civil agreement(s) with adjacent property owner(s).

438.11 Glare

- A. All EGS shall be placed such that concentrated solar radiation or glare does not project onto nearby structures or roadways. Exterior surfaces shall have a non-reflective finish.
- B. The applicant has the burden of proving that any glare produced does not have significant adverse impact on neighboring or adjacent uses either through siting or mitigation.

438.12 Decommissioning

- A. The EGF owner shall, at the request of Pine Township, Mercer County, Pennsylvania, provide information concerning the amount of energy generated by the Energy Generation Facility in the past 12 months.
- B. The EGF owner is required to notify Pine Township, Mercer County, Pennsylvania immediately upon cessation or abandonment of the operation. The EGF shall be presumed to be discontinued or abandoned if no power is generated by such system for a period of twelve (12) continuous months. Upon notification or determination by the Township that the EGF operation is ceased or abandoned, the decommissioning and restoration process of the associated properties shall be initiated in accordance with this Ordinance and other Federal or State regulations.
- C. The EGF owner shall then have twelve (12) months in which to dismantle and remove the EGF including all energy related equipment or appurtenances related thereto, including but not limited to buildings, cabling, electrical components, roads, foundations and other associated

facilities from the property. The owner shall also restore the land to its original condition, including forestry plantings of the same type/variety and density as the original, without re-introduction of invasive species. If the owner fails to dismantle and/or remove the EGF and restore the land within the established time frames, Pine Township, Mercer County, Pennsylvania, may complete the decommissioning and land restoration at the owner's expense to include Court costs and reasonable attorney's fees.

- D. At the time of issuance of the permit for the construction of the EGF, the owner shall engage an independent professional engineer licensed in the Commonwealth of Pennsylvania to conduct an appraisal to determine the approximate cost of decommissioning and dismantling the fully constructed EGF and removing the above-ground and below-ground (to the depth of not less than three (3) feet below ground but in all cases at least to the depth of plow line) components of the solar energy system from the property (the "Decommissioning Costs") and to determine the cost of restoring and reclaiming the property under the assumption that the above-ground components of the EGF have been removed from the property ("Restoration Costs"). The EGF owner shall be responsible for all costs and expenses of the appraisal and the decision of such engineer shall be binding and conclusive.
- E. Prior to the commencement of construction, the EGF owner shall obtain and deliver to Pine Township a cash deposit, surety of performance bond, irrevocable letter of credit, cashier's check, or escrow account from a federal or Commonwealth-chartered lending institution (the "Security"), that is sufficient to cover an amount equal to not less than one hundred and ten percent (110%) of the amount that the Decommissioning Costs and the Restoration Costs exceed the projected salvage value of the EGF at the end of the projected Operations Date (as determined by the engineer). F. Pine Township shall be named as the sole payee, obligee, or beneficiary under the Security. Once the Security has been issued and delivered to Pine Township, the Security shall not lapse until the Restoration Activities are completed. Not less than thirty (30) days prior to any expiration of the Security, evidence of the renewal of such Security shall be provided to Pine Township. The EGF owner shall provide evidence of such Security, and the Security shall contain an agreement by the institutional provider that the Security will not be cancelled, or the Security changed, without at least thirty (30) days prior written notice to Pine Township. In no event shall the Security be cancelled or changed by the EGF owner without the written consent of Pine Township.
- G. The amount of the Security shall be reviewed and reset immediately after completion of construction based on a new estimate by a professional engineer, licensed in the Commonwealth of Pennsylvania, and then updated every five (5) years thereafter until the site is discontinued and is fully restored to the conditions as prior to construction and use of the facility.

438.13 Permit Requirements

- A. Zoning/building permit applications shall be in compliance with Section 1003 Permits and Certificates, of this Ordinance and shall be accompanied by drawings showing the location of the EGF on the property, including property lines.

- B. The EGF shall comply with Mercer County Subdivision and Land Development Ordinance requirements. The installation of EGF shall be in compliance with all applicable permit requirements, codes, and regulations.
- C. The EGF owner and/or operator shall repair, maintain and replace the EGF and related energy equipment during the term of the permit in a manner consistent with industry standards as needed to keep the EGF in good repair and operating condition.
- D. Routine maintenance or like-kind replacements do not require a permit.

Section 439 ENERGY GENERATION SYSTEMS (as an Accessory Use)

439.1 Exemptions

- A. Energy Generation Systems constructed prior to the effective date of this Ordinance are exempt from this ordinance.
- B. Any physical modification to an existing EGS whether or not existing prior to the effective date of this Section that materially alters the size or placement of the EGS shall require compliance with the provisions of this ordinance.

439.2. Where Permitted

EGS shall be permitted as an ACCESSORY USE to any permitted principal use in all zoning districts provided it shall not exceed an area of equal square footage or footprint of all structures for a permitted use on the same property and is intended primarily for on-site use or consumption of the energy generated by the system.

439.3. Setbacks

An EGS shall comply with NOT LESS THAN the setbacks of the underlying zoning district for principal structures along property lines and 50 feet from future or existing road centerlines. The required setbacks are measured from the centerline along roads or from property line where no road exists to the nearest part of the system. No part or extension of a below or above ground mounted system shall extend into the required setbacks.

439.4 Glare

- A. All EGS shall be placed such that concentrated solar radiation or glare does not project onto nearby structures or roadways. Exterior surfaces shall have a non-reflective finish.
- B. The applicant has the burden of proving that any glare produced does not have significant adverse impact on neighboring or adjacent uses either through siting or mitigation.

439.5 Zoning Permit Requirements

- A. Zoning permit applications shall document compliance with this Ordinance and shall be accompanied by drawings showing the location of the system on the building or property, including property lines and setbacks. Permits shall be kept on the premises where the EGS is located.
- B. Routine maintenance or like kind replacements do not require a zoning permit.
- C. The zoning permit shall be revoked if the EGS, whether new or pre-existing, is moved or otherwise altered, either intentionally or by natural forces, in a manner which causes the EGS non-conformity with this Ordinance.

AMEDMENT OF CONDITIONAL USES

Table 308A

Energy Generation Facility (See Section 438)

AMEMDMENT OF ACCESSORY USES AND STRUCTURES

Table 302A

Energy Generation Systems (See Section 439)

Table 303A

Energy Generation Systems (See Section 439)

Table 304A

Energy Generation Systems (See Section 439)

Table 305A

Energy Generation Systems (See Section 439)

Table 306A

Energy Generation Systems (See Section 439)

Table 307A

Energy Generation Systems (See Section 439)

Table 308A

Energy Generation Systems (See Section 439)

AMENDMENT OF TABLE OF CONTENTS. The Table of Contents of the Pine Township Zoning Ordinance shall be amended to properly reflect the changes in definitions, section headings, pagination, and all other terminology added, removed, or amended in this Ordinance.

CONFIRMATION AND RATIFICATION

Article 3, Article 4, and Article 8 of the Pine Township Zoning Ordinance, Mercer County, Pennsylvania are hereby ratified and confirmed except insofar as the within Amendment modifies the same.

EFFECTIVE DATE

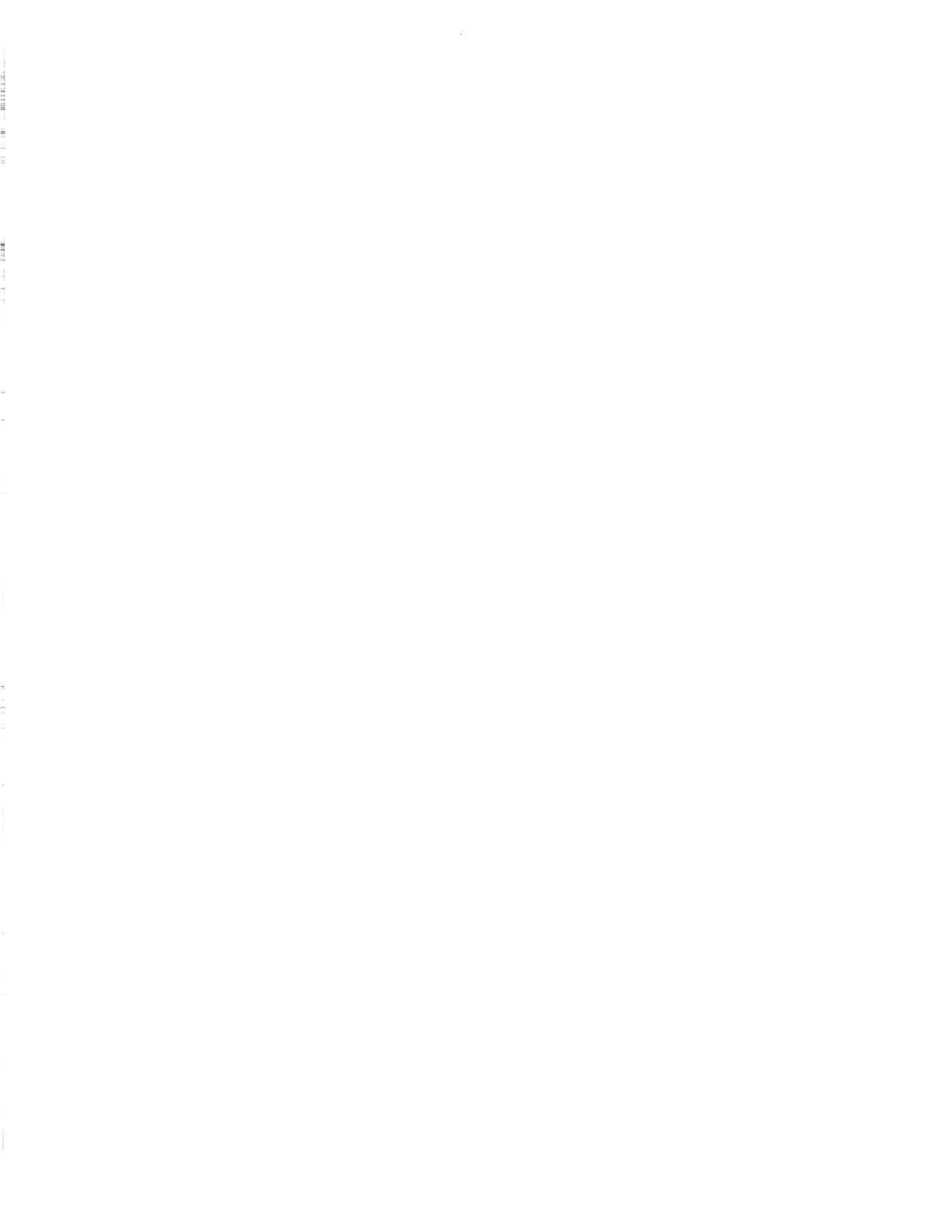
This Ordinance shall become effective in accordance with law.

SAVING CLAUSE

The provisions of the Pine Township Code of Ordinances, so far as they are the same as those Ordinances and regulations enforced immediately prior to the adoption of this Ordinance, are intended as a continuation of such Ordinances and Regulations and not as a new enactment. The provisions of this Ordinance shall not affect any suit or prosecution pending or to be instituted to enforce any of the prior ordinances or regulations except as otherwise provided by law.

SEVERABILITY OF PARTS OF Ordinance.

It is hereby declared to be the intention of the Board of Supervisors that the parts, sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable. If any part, section, paragraph, sentence, clause or phrase of this Ordinance is declared unconstitutional, illegal, or otherwise invalid by the judgment or decree of a Court of competent jurisdiction, that invalidity shall not affect any of the remaining parts, sections, paragraphs, sentences, clauses, or phrases of this Ordinance



COOLSPRING TOWNSHIP

852 N. PERRY HIGHWAY

MERCER PA 16137

Phone 724-475-2010

cooltpw@windstream.net

Fax 724-475-2245

Office Hours: M-T-TH-F 8:00AM – 1:00PM

February 7, 2025

Mercer County Regional Planning Commission
2491 Highland Road
Hermitage, PA 16148

Re: Amendment to Zoning Ordinance

Dear Lisa Holm,

On February 3, 2025 the Board of Supervisors of Coolspring Township voted to make changes to the current zoning ordinance. These changes have changed since the previous letter sent to you October 31, 2024. As you are aware, there has been a lot of conversation and several votes made on changes pertaining to the Energy Generation Facilities sections of Coolspring Township's Zoning Ordinance but, as of today, I have not received a written amendment from Mercer County Regional Planning Commission.

Please review the changes listed below and make the appropriate changes to the ordinance.

Section 500: Permitted Principal Uses Table

Energy Generation Facility (EGF) allowed by Conditional Use in AG, R-1, IN and C. Taken out of R-2.

Section 613.02. Where Permitted

- A. An EGF shall be permitted as a CONDITIONAL USE IN THE AG, R-1, IN and C Zoning Districts.

Section 613.05. Setbacks

All setbacks are measured to the nearest extension of the required security fencing for the system.

- A. Setback of 100' from all road centerlines and 50' for all other property lines.
- B. Setback of 200' from an existing residence, measured from closest point of home to fence.
- C. Inverter site (where DC is changed to AC) setback of 500' from an existing residence.
- D. Setback requirement shall not be applicable to contiguous interior property line bisecting the EGF Development Area.

*Does "Existing Residence" need added to definitions?

613.02 No Battery Storage

The EGF can not use battery storage.

613.07. Display of Facility Information for Emergency Services

Add here that the address where the facility gate is be registered with 911 and posted on the gate.

COOLSPRING TOWNSHIP

852 N. PERRY HIGHWAY

MERCER PA 16137

Phone 724-475-2010

cooltpw@windstream.net

Fax 724-475-2245

Office Hours: M-T-TH-F 8:00AM – 1:00PM

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

Section 600 All Dwelling: 600-1

Remove the minimum floor area. **Remove from definition of "Dwelling Unit".

Thank you,

Terri Ligo, Secretary

Cc. Roger Shaffer, Solicitor

Cc. Doniele Russell, MCRPC

REV.	DATE	BY	DESCRIPTION



PREPARED FOR:
CASTLE HOSPITALITY, LLC
 2608 WEST STATE STREET
 NEW CASTLE, PA 16101
 412-437-0188

PREPARED BY:
MAUST ARCHITECTURAL
 118 N. MARKET ST.
 112 N. MAIN STREET
 GOSHEN, IN 46526
 874-337-8400

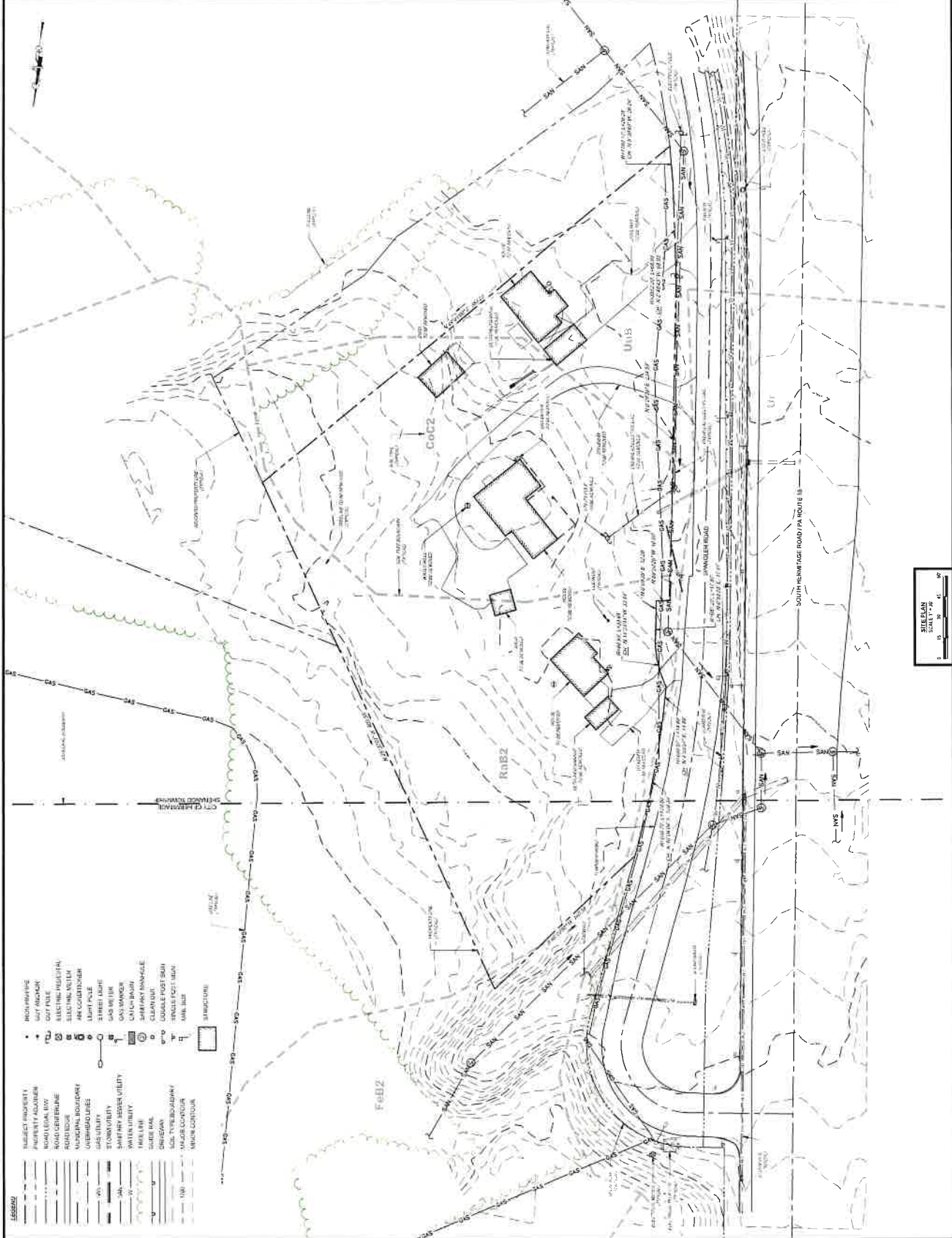
PROJECT NO.: H14724-0111



MOODY AND ASSOCIATES, INC.
 180 MERCER STREET, SUITE A
 MEADVILLE, PA 16335
 H14724-0111

NO.	DATE	BY	DESCRIPTION
1	2022-02-07	JIRE	DMT
2	AS NOTED	HILTON	DMT
3	AS NOTED	HILTON	DIVY

TITLE:	EXISTING CONDITIONS
PROJECT NO.:	C110
DESIGN:	C110



LEGEND

—	PROJECT PROPERTY	—	INDICATIVE
—	PROPERTY ADDRESS	—	UTILITY MARKER
—	ROAD LABEL	—	OUT POLE
—	ROAD CENTERLINE	—	ELECTRIC (HGH/PA)
—	ADJACENT BOUNDARIES	—	ELECTRIC (MIXED)
—	OVERHEAD UTILITY	—	PHONE
—	GAS UTILITY	—	STREET LIGHT
—	WATER UTILITY	—	GAS WATER
—	SEWER UTILITY	—	SANITARY SEWER
—	ELECTRIC UTILITY	—	WATER UTILITY
—	TELEPHONE UTILITY	—	TELEPHONE
—	CABLE TV	—	CABLE TV
—	CLEAR CUT	—	DOUBLE POST SIGN
—	SINGLE POST SIGN	—	SINGLE POST SIGN
—	MAIN GATE	—	MAIN GATE
—	STRUCTURE	—	STRUCTURE



HOME2 SUITES BY HILTON SITE PLAN

3078 SPANGLER ROAD,
WEST MIDDLESEX,
MERCER, PA 16159

JANUARY 2025



OVERALL SITE MAP



LOCATION MAP

SHEET LIST TABLE	
Sheet Number	Sheet Title
C000	Site Plan Cover Sheet
C001	General Notes
C110	Existing Conditions
C120	Site Plan
C130	Grading & Stormwater Management Plan
C131 - C133	Stormwater Management Details
C140	Erosion & Sediment Control Plan
C141 - C144	EAS Details

LOCATION NOTES:
1. USGS QUAD MAP
2. PROJECT LOCATION IS AN APPROXIMATION OF THE 2025 SHARON EAST PA
3. USGS QUAD MAP

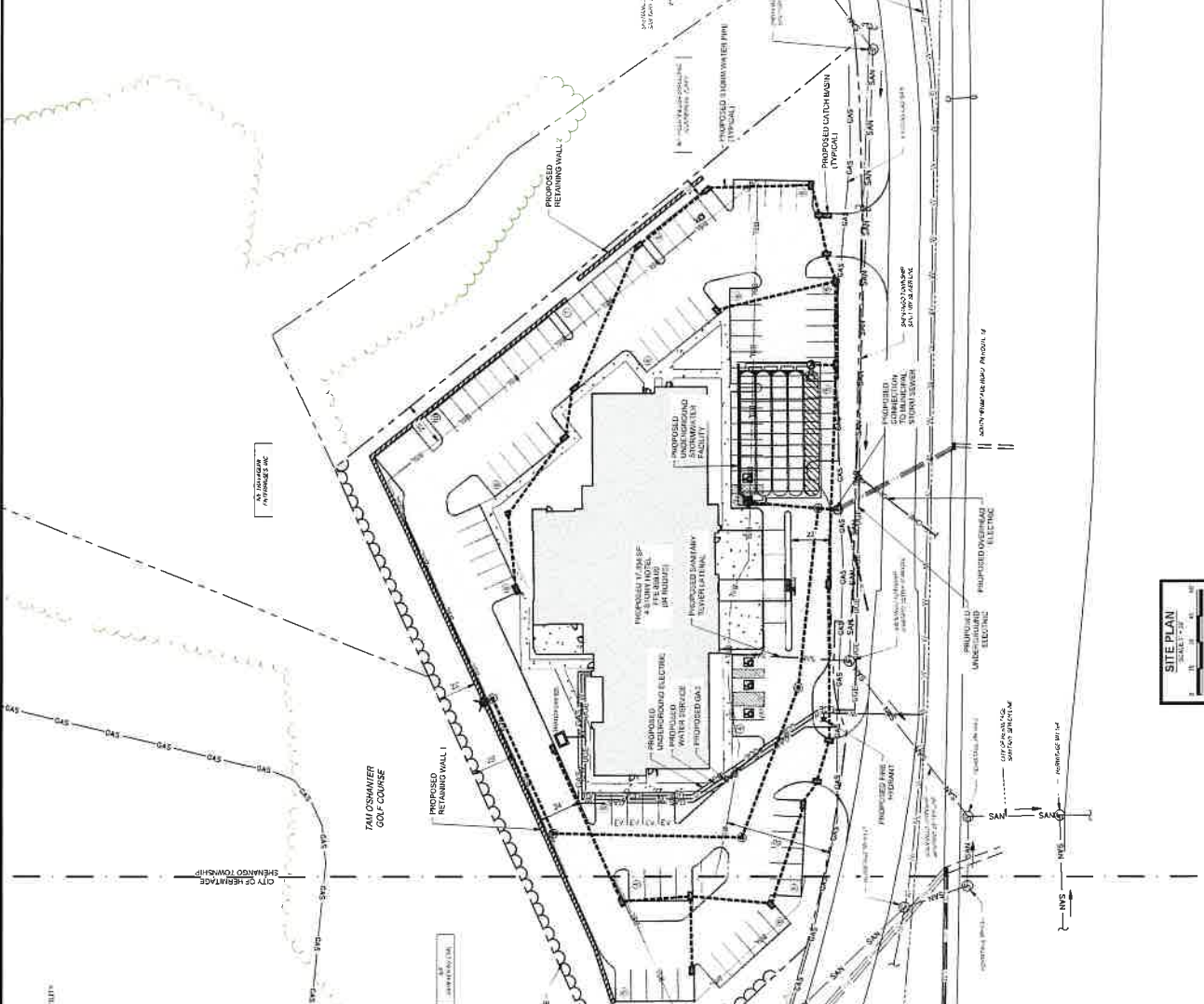
PROJECT LOCATION NOTES

- PROJECT SITE IS LOCATED AT 3078 SPANGLER ROAD (R 441) IN WEST MIDDLESEX COUNTY, PENNSYLVANIA. THE SITE IS APPROXIMATELY 2.41 ACRES IN SIZE AND IS SURROUNDED BY RESIDENTIAL DEVELOPMENT.
- PROJECT SITE IS A REDEVELOPMENT OF AN EXISTING PARCEL. THE EXISTING PARCEL WAS PREVIOUSLY OCCUPIED BY A RESIDENTIAL DEVELOPMENT. THE EXISTING DEVELOPMENT WAS DEMOLISHED IN 2020.
- SOILS IN THE AREA OF DEVELOPMENT ON THE PROJECT PARCEL ARE CLASSIFIED AS MIDDLESEX SILT LOAM (S-L) AND MIDDLESEX SILT LOAM (S-L) WITH SLOPES OF 2-5%. THE EXISTING DEVELOPMENT WAS DEMOLISHED IN 2020.
- USGS HYDROLOGIC UNIT (HUC) 441000001. THE PROJECT SITE IS LOCATED WITHIN THE MIDDLESEX WATERSHED.
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APPROVED MEMBER COUNTY REGIONAL PLANNING COMMISSION	DATE
CHAIRMAN	SECRETARY
DATE OF ACTION CITY OF HARRISBURG	DATE OF APPROVAL (MEMBER COUNTY)
CHAIRMAN	SECRETARY
DATE OF ACTION CITY OF HARRISBURG	DATE OF APPROVAL (MEMBER COUNTY)
CHAIRMAN	SECRETARY

	PREPARED FOR CASTLE HOSPITALITY, LLC 2808 WEST STATE STREET NEW CASTLE, PA 16101 412-441-0148
	BUILDING DESIGNER MAUST ARCHITECTURAL SERVICES, INC. 112 N MAIN STREET GOSHEN, IN 46526 874-937-4500
	PREPARED BY MOODY AND ASSOCIATES, INC 180 MERCER STREET, SUITE A MEADVILLE, PA 16335 812-244-9470
PROJECT NO. 24-151-01 DATE 2025-02-06 SCALE AS NOTED TITLE HOME2 SUITES BY HILTON LOCATION 3078 SPANGLER ROAD SHENANGO TOWNSHIP MERCER COUNTY, PA 16159	PROJECT NO. 24-151-01 DATE 2025-02-06 SCALE AS NOTED TITLE HOME2 SUITES BY HILTON LOCATION 3078 SPANGLER ROAD SHENANGO TOWNSHIP MERCER COUNTY, PA 16159
SHEET NO. DESIGN SHEET NO. C000	SHEET NO. DESIGN SHEET NO. C000

DATE	DESCRIPTION
08/22/2024	FINAL DESIGN PLAN



LEGEND	
	EASEMENT
	PROPERTY ADDRESS
	ROAD CENTERLINE
	MUNICIPAL BOUNDARY
	OVERHEAD LINE
	GAS UTILITY
	SAN UTILITY
	WATER UTILITY
	ELECTRIC UTILITY
	TELEPHONE UTILITY
	TREE LINE
	BUILDING FOOTPRINT
	RETAINING WALL
	FENCING
	SETBACK
	UTILITY POLE
	STREET LIGHT
	CATCH BASIN
	MANHOLE
	FIRE HYDRANT
	PROPOSED RETAINING WALL I
	PROPOSED UNDERGROUND TRENCHING FACILITY
	PROPOSED FIRE HYDRANT
	PROPOSED ELECTRIC
	PROPOSED SAN
	PROPOSED DWY
	PROPOSED TREE LINE
	PROPOSED FENCING
	PROPOSED SETBACK

PROJECT LOCATION NOTES

1. PROJECT SITE IS IN SHEMANGO TOWNSHIP, MERCER COUNTY, PENNSYLVANIA.
2. PROJECT SITE IS IN SHEMANGO TOWNSHIP, MERCER COUNTY, PENNSYLVANIA.
3. PROJECT SITE IS IN SHEMANGO TOWNSHIP, MERCER COUNTY, PENNSYLVANIA.
4. PROJECT SITE IS IN SHEMANGO TOWNSHIP, MERCER COUNTY, PENNSYLVANIA.
5. PROJECT SITE IS IN SHEMANGO TOWNSHIP, MERCER COUNTY, PENNSYLVANIA.
6. PROJECT SITE IS IN SHEMANGO TOWNSHIP, MERCER COUNTY, PENNSYLVANIA.
7. PROJECT SITE IS IN SHEMANGO TOWNSHIP, MERCER COUNTY, PENNSYLVANIA.
8. PROJECT SITE IS IN SHEMANGO TOWNSHIP, MERCER COUNTY, PENNSYLVANIA.
9. PROJECT SITE IS IN SHEMANGO TOWNSHIP, MERCER COUNTY, PENNSYLVANIA.
10. PROJECT SITE IS IN SHEMANGO TOWNSHIP, MERCER COUNTY, PENNSYLVANIA.

PREPARED BY:
MAUST ARCHITECTURAL SERVICES, INC.
 112 N MAIN STREET
 GOSHEN, PA 16826
 717-631-2800

PROJECT NO.:
 24-151-D1

DATE:
 2025-06-07

SCALE:
 AS NOTED

PROJECT:
 HOME2 SUITES BY HILTON

CLIENT:
 3078 SPANGLER ROAD
 SHEMANGO TOWNSHIP
 MERCER COUNTY, PA 16759

TITLE:
 SITE PLAN

SCALE:
 1" = 40'

PROJECT NO.:
 C120

CASTLE HOSPITALITY, LLC
 200 N MAIN STREET
 NEW CASTLE, PA 16101
 412-417-2448

PREPARED BY:
Moody
MOODY AND ASSOCIATES, INC.
 180 W MERCER STREET, SUITE # A
 MEADVILLE, PA 16335
 814-723-4488

REVIEWED: _____ DATE: _____
 MERCER COUNTY REGIONAL PLANNING COMMISSION

APPROVED: _____ DATE: _____
 CITY OF HERITAGE PLANNING COMMISSION

APPROVED: _____ DATE: _____
 CITY OF HERITAGE PLANNING COMMISSIONERS

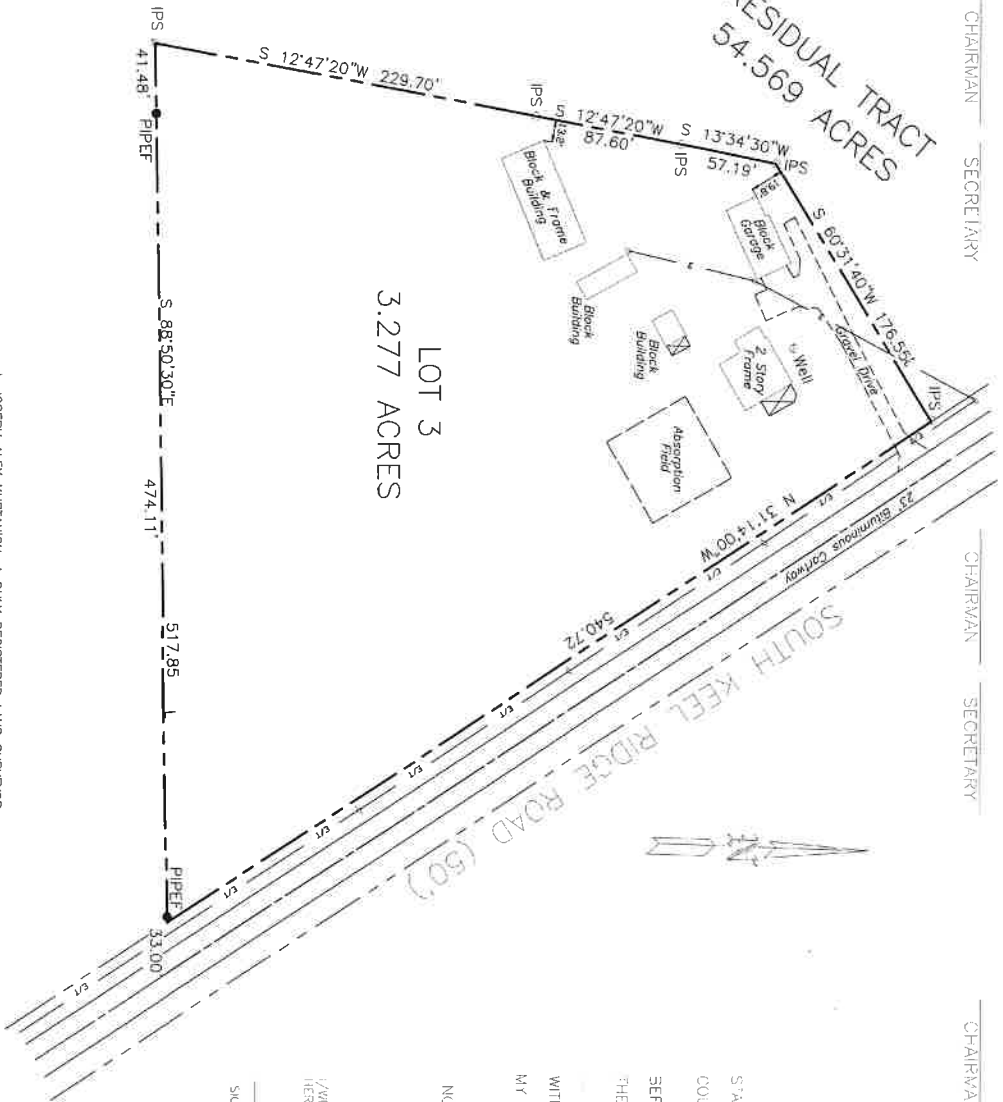
CHAIRMAN _____ SECRETARY _____

CHAIRMAN _____ SECRETARY _____

CHAIRMAN _____ SECRETARY _____

RESIDUAL TRACT
 54.569 ACRES

LOT 3
 3.277 ACRES



I, JOSEPH ALEX KURTANICH, A DULY REGISTERED LAND SURVEYOR IN THE COMMONWEALTH OF PENNSYLVANIA, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND ABILITY THAT THIS PLAN HAS BEEN ACCURATELY PREPARED AND THAT A FIELD SURVEY WAS CONDUCTED IN THE CITY OF HERITAGE, MERCER COUNTY, PENNSYLVANIA, IN THE MONTH OF _____, 2024. I CERTIFY THAT ALL SURVEY MONUMENTS SHOWN ON THIS PLAN HAVE BEEN SET OR FOUND IN THE FIELD AS INDICATED.

SIGNATURE: _____

- LEGEND
- PIPEF ● Iron Pipe Found
 - IPS ○ Iron Pin Set
 - _____ Property Line
 - _____ Center Line
 - _____ Fence Line



NO.	DESCRIPTION AND DATE	BY

REVISIONS

NO.	DESCRIPTION AND DATE	BY

CG&G FILES

DR.	CHK.	DATE:	SCALE:

FINAL PLAN LOT 3
 TIMOTHY & USA YANAK SUBDIVISION
 2870 South Keel Ridge Road
 City of Heritage
 Mercer County, PA

KURTANICH ENGINEERS & ASSOCIATES, Inc.
 1126 East State Street
 Sharon, PA 16146 724-981-4570

OWNERS:
 TIMOTHY J. & USA M. YANAK
 2870 South Keel Ridge Road
 Heritage, PA 16148
 Email: References: 990R2449 &
 2021-00004118

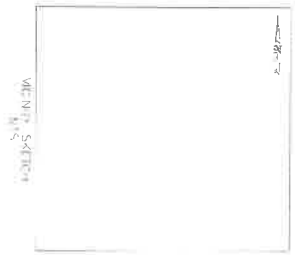
PLAN IS NULL AND VOID UNLESS
 RECORDED EX-
 100 OTHERS MAY BE RECORDED
 UNTIL PLAN IS RECORDED

I/WE THE UNDERSIGNED CERTIFY THAT I/WE ARE THE OWNER OF THE LAND SHOWN
 HEREON AND WISH IT TO BE RECORDED AS SHOWN

SIGNATURE _____ SIGNATURE _____

NOTARY SIGNATURE _____

STATE OF _____ COUNTY OF _____
 BEFORE ME THE SUBSCRIBER A _____ N AND FOR
 THE SAID COUNTY AND STATE PERSONALLY APPEARED
 AND ACKNOWLEDGED THE BELOW
 WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2022
 MY COMMISSION EXPIRES THE _____ DAY OF _____, 20____



K-24-3018

Plans Reviewed by Land Use Team

	Plan Name	Municipality	Major or Minor	Fee Paid	Status
1	Butch	Findley	Minor	\$300.00	Completed
2	McAnallen	Coolspring	Minor	\$360.00	Reviewed
3	Kasbee	Delaware	Minor	\$300.00	Reviewed
4	Hercules Car Wash	Mercer	LDP	\$300.00	Withdrawn
5	Troyer	Fairview	Minor	\$300.00	in progress
6	Home 2 Suites	Hermitage Shenango	Minor	\$375.00	In progress
7	Home 2 Suites	Hermitage Shenango	Preliminary LDP	\$500.00	Pending zoning hearing at Shenango
8	Stonebraker	Lackawannock	Minor	\$320.00	in progress
9	Hoskin	Liberty	Minor	\$300.00	in progress
10	Clark	Mill Creek	Minor	\$325.00	Reviewed
11	Fairview Cheese	Fairview	Preliminary LDP	\$500.00	Board Approved
12	Wagler	Sandy Lake Lake	Minor	\$300.00	Reviewed
13	Riddle	Pine	Minor	\$300.00	in progress
14	Mercer Farm [WPC]	Findley	Minor		In progress
15	Samol	South Py	Minor		In progress
16	Shetler	Salem	Minor		In progress
17	Top Tier	Hermitage	LDP	Fees waived	Completed
18	Gibson Lots 1 & 2	Hermitage		Fees waived	Completed
19	Confer II Lot 1	Hermitage		Fees waived	Completed
20	83 Main Street LLC Lots 1 & 2	Hermitage		Fees waived	Completed
21	USA Equipment Leasing LLC Lot 1	Hermitage		Fees waived	Completed
22	Yanak Lots 1 & 2	Hermitage		Fees waived	Completed
23	Yanak Lot 3	Hermitage		Fees waived	Completed
24	Hickory Fields	Hermitage	LDP	Fees waived	Completed

