Borough of Mayfield

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MAYFIELD BOROUGH COUNCIL
MONDAY, July 13, 2026
SPECIAL MEETING MINUTES

The meeting was called to order at 8:00 p.m. by President Diana Campbell followed by the Pledge of Allegiance.

In attendance were Council members Wendy Bochnovich, Diana Campbell, Tom Hartman, Mary Rosler, Dennis Ross, Jennifer Rossi, and Tiffany Smith.

Public Input

Renee Mundy stated that after the June 10th Public Hearing and Council Meeting, she submitted an email request asking for clarification on the answer she received to her question about the timeline of events with respect to the Solar Farm application being discussed. While she did receive a response advising that the MPC and SALDO requirements of 90 days trumps the timeline set forth in the Solar Ordinance, she still had questions around the timing.

a. When was the application received?
b. When was the application deemed complete?
c. When did the 90-day meter start? Renee stated that if she was reading the MPC correctly, it started on the first regularly scheduled meeting after filing, which would have been April 1st. Is that accurate?

Renee stated she also had a chance to review the minutes from the Planning Commission meetings. In the May 6th regular meeting, a Motion was made and carried requesting a sound study.

a. Did we receive the results of that sound study? If so, when?
b. Was it prior to the June 3rd meeting when the Motion to approve the application was carried?
c. How was the application deemed complete if we were still requesting information?

Council did not have the information about her questions at the meeting. Renee will be sending a follow-up email to council so they can reach out with the information they find.

Council discussed the solar zoning amendments.

Wording: Some, but not all, "mays" will be replaced with "shall" throughout.
Some, but not all, "Mayfield Borough" will be replaced with "Mayfield Borough Council" throughout.

Remove: sections for permitted use and replace with conditional use and amend to follow Pa MPC (Municipal Planning Code) timelines.

Add: Shall abide by Pa Code Title 25 Chapter 93 of the water quality standards set forth.

Shall provide a Knox box for fire and police departments.

Zoning: requesting to Amend our current solar zoning Ordinance to include a large-scale solar facility as a conditional use in R/C (TD1) zone only. Therefore, the ordinance permit requirements must be changed to explain the process for conditional use.

Setbacks: requesting to Amend our current Solar Ordinance setbacks from property lines from 50 ft to 150 ft

Decommissioning: requesting to Amend the current solar Ordinance to reflect that financial security shall be increased to 150% of the costs involved in complete removal and restoration to lands original state. And will be subject to council discretion. The owner must retain an engineer to provide a cost estimate after the first year and every third year after.

Sound: sound study day limit shall not exceed 55 dBa and will be conducted by a reputable company of council's choosing and will be quantifiable and provable.

Glare: to address public health and safety regarding glare, will not be confined to adjacent properties. All that will be affected, potentially, will be included in the study, must be mathematically proven, and will be at council's discretion.

All studies conducted will be at council's discretion and the applicant's expense.

Motion by Jennifer Rossi to Initiate Proposed Amendments to the Zoning Ordinance subject to requirements of Article 10 of the Mayfield Zoning Ordinance and the Municipal Planning Code.
Council held a roll call vote. The votes are as follows: Rossi-yes, Ross-yes, Bochnovich-yes, Campbell-no, Hartman-yes, Rosler-no and Smith-yes. The motion was passed 5-2.

The amended ordinances will be sent to the Lackawanna County and Mayfield Borough Planning Commissions, and the NorLack committee for review.

Motion to adjourn by Diana Campbell. Second by Tom Hartman. All in favor, motion carried.

The meeting was adjourned at 8:55 p.m.