

**MINUTES**  
**ZONING & SUBDIVISION REVIEW COMMITTEE**  
**VIRTUAL ONLINE AND IN-PERSON MEETING**  
**Tuesday, September 17, 2024 – 7:30 p.m.**

**MEMBERS PRESENT**

Larry McAdams, Chairman  
Rich McCullough  
Paul Hamill, Ex-officio  
Jay Russell

William Anthony

**Absent**

Dave Beatty

**STAFF**

Lisa Holm, MCRPC  
Elizabeth Peluchette, MCRPC

**ONLINE or Call in**

Amanda Ngov - MC Solar  
Kyle Spayd - MC Solar  
Steve Paxton

**OTHERS PRESENT**

JP Howard- Village Park  
Robert Beining- Village Park  
Ian Garfoli- IAG Consulting  
Talbot Reiber- Talbot's Taproom  
& Terrace  
Jon D. Snyder- HRG Engineering

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 (July 16, 2024)**

Mr. McAdams noted that the Minutes of July 16, 2024, were emailed before this meeting. **A motion was made by Mr. Paul Hamill to approve the Minutes of the July 16, 2024 meeting with no additions, corrections, or deletions. Mr. Richard McCullough. The motion passed.**

**NEW BUSINESS**

1. **ZONING ORDINANCE MAP AMENDMENT - JEFFERSON TOWNSHIP** – A Zoning Ordinance Map amendment was requested by the property owner to change an industrial property on previously mined lands to R-1 residential. Areas nearby are also zoned or used as residential. The property passed for on-site sewage. The request for rezoning meets MCRPC review criteria with available public roads, consistent with community objectives for housing, and adjacent uses are similar so impact is minimal.

Mr. William Anthony made the motion to recommend that Jefferson Township approve the zoning amendment to rezone the requested property to R1. Mr. Paul Hamill seconded the motion. The motion passed.

2. **FINAL LAND DEVELOPMENT PLANS – ROLLING RIDGE LLC – WEST SALEM TOWNSHIP** – Final plans for the expansion of existing Rolling Ridge Metals, located in West Salem that is not zoned so multiple buildings and uses are allowed on a single property. Site work surrounds the existing facility including a new building, paved area and stormwater management that is primarily underground. Stormwater traverses the property within existing water courses at the site.

Mr. Paul Hamill made a motion to approve the proposed final land development plans. Mr. William Anthony seconded. The motion passed.

3. **FINAL LAND DEVELOPMENT PLANS – TALBOT’S TAP AND TERRACE - FINDLEY TOWNSHIP** - Final plans for expansion of the existing Talbot’s Tap and Terrace restaurant building with additional parking and improved access, and future site improvements. Part of the property is in Mercer Borough although it is entirely taxed in Findley Township. Findley Township has managed formal reviews and zoning approvals since the major physical improvements are in the township. Future development phases shown on the site plans will add outdoor spaces on parts of this property in Mercer Borough where that already meets zoning requirements.

Expansion of the existing non-conforming building (setback) required a zoning variance that was granted due to the limited area between the PENNDOT road right-of-way and the stream just north of the building. The existing small parking area on the side of the building will convert to one way in and one way out. The primary parking area will be expanded including a culvert over the stream to more parking and future phases with highway access to the primary parking narrowed to 2 lanes. This greatly improves safety with cars no longer backing directly onto the highway. Future outdoor and other expansion is phased with permits noted on the plan for the stream crossing, highway access and zoning variance information.

The motion to approve the final plans for Talbot’s Tap and Terrace was made by Mr. Paul Hamill and seconded by Mr. Rich McCullough. The motion passed.

4. **PRELIMINARY MAJOR SUBDIVISION for VILLAGE PARK RESIDENTIAL DEVELOPMENT – PINE TOWNSHIP** – The plan proposes 39 lots with street, utility, and stormwater extensions to extend and complete the existing Village Park Planned Residential Development [PRD]. Village Park PRD is south of Grove City in Pine Township and was approved around 1990. The project developed in about a dozen phases with the most recent in 2007. Some wetlands areas were identified during that time that altered the layout and delayed the original plan completion. Those areas were subdivided and reserved by others for preservation. This last remaining parcel was sold and is proposed for development in 3 additional phases to include connecting the existing streets within the development to Airport Road adding better access.

Pine Township updated its zoning ordinance a few years ago and eliminated PRD from the current zoning district. However, the proposed residential lots meet current R-1 zoning requirements and the developer intends to apply the original PRD covenants. This allows plan review as a major subdivision rather than reopening the PRD review process.

The plan we are reviewing is the **preliminary plan** for the remainder of Village Park PRD **with construction details and proposed utilities intended for construction**. Other required permits may be needed during construction. Pine Township and its authorities review the sewer, water, stormwater and other details for construction that may be accepted once completed. That infrastructure is required before the final lot subdivision plans can be submitted for recording. Construction between preliminary and final is permitted by SALDO and eliminates the need for bonds for that work.

Mr. William Anthony made a motion to approve the preliminary plan with construction as reviewed by Pine Township. Mr. Paul Hamill seconded the motion. The motion passed.

**DISCUSSION - No Formal Actions**

5. **MC SOLAR - West Salem Township** – Committee had a discussion with the project engineers regarding required emergency access routes and gates. This information will be updated and shown on the final plans presented for recording soon.
6. **MINOR LAND DEVELOPMENT PLAN - ST PAUL HOMES – PROPOSED FITNESS CENTER** – In general, this project would be a MINOR plan with in-house review only however, there have been multiple projects on St Paul properties since roughly 1975; none of those projects were formally reviewed nor recorded. During our review process West Salem Township and their review engineer determined this project MUST complete the LDP and review process including stormwater management and are required to meet sewage requirements. St Paul staff has been notified that they may not proceed with any future projects until this process is followed. We anticipate seeing more of the proposed projects including existing St Paul properties. There is a proposed pedestrian bridge over township road Williamson Road currently being designed.

**ADJOURNMENT**

With no further business, a motion was made by Mr. McCullough to adjourn the meeting at 8:39 p.m. and Mr. Hamill seconded.

Respectfully submitted,

Lisa Holm,  
Senior Planner