

MINUTES
ZONING & SUBDIVISION REVIEW COMMITTEE
ONLINE AND IN-PERSON MEETING
Tuesday, May 20, 2025 – 7:30 p.m.

MEMBERS PRESENT

Larry McAdams, Chair.
Bill Anthony Elliot Lengel
Steve Tingley Jay Russell
Paul Hamill Matthew Stafanak

OTHERS PRESENT

Dale Perry Atty. Jim Nevant
Dalton Ramage Chris David
Justi Glaros Caity Hines
Marilyn Miller Glen Miller
Eric Wenger Christian Fulkman

MCRPC STAFF

Doniele Russell
Elizabeth Peluchette

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. **Approval of Minutes (April 15, 2025)-** Larry McAdams noted that the minutes were distributed before this meeting.
A motion was made by Bill Anthony and seconded by Elliot Lengel to approve the Minutes of the April 15, 2025, meeting. The Chairman called for any discussion; hearing none, a vote was called for, and the motion carried.
3. **NEW BUSINESS-**
 1. **Timberview Lawn Furniture-** Worth Township- Minor LDP- 1795 Harrisville Road, Stoneboro. Construction of a 1400 sq. ft. woodshop building for manufacturing outdoor lawn furniture. **Steve Tingley motioned to approve the land development plan as presented, and Bill Anthony seconded it. The Chairman called for any discussion; hearing none, a vote was called for, and the motion carried**
 2. **Hadley Field-** City of Sharon- Final LDP- The proposed development is a new athletic track and field. A lot consolidation is being completed but not submitted at this time. The project has already received an NPDES permit, and is completing a minor amendment. The district Superintendent, Justi Claros, discussed that the track would have 60 parking spaces and 6 on-street parking spaces. There is a pending agreement with the church for carryover parking. **Bill Anthony motioned to approve the Hadley Field plan as presented, and Elliot Lengel seconded it. The Chairman called for any discussion; hearing none, a vote was called for, and the motion carried**

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3. Home 2 Suites-Final LDP-Shenango and City of Hermitage- The proposed development of a hotel. Lot Consolidation (January) and Preliminary LDP (February) plans were presented. They were waiting on a couple of permits for this plan. **Bill Anthony motioned to conditionally approve the Home 2 Suites final plan, pending that permits are granted, and Jay Russell seconded it. The Chairman called for any discussion; hearing none, a vote was called for, and the motion carried.**
4. Sunrise Solar Babcock Rd-Coolspring Twp- Preliminary and Final Plan- The project will consist of 660 solar panels and directly connect to the Penn Power electrical distribution grid to supply power to nearby homes and businesses. The parcel is 59.3- and a 2.3-acre parcel, both owned by the King's. Zoning approval has been received. Stormwater was not received. This plan follows all the previous recommendations for fencing and a secondary access. **Elliot Lengel motioned to conditionally approve the plan as presented, pending that stormwater permits are granted, and Paul Hamill seconded it. The Chairman called for any discussion; hearing none, a vote was called for, and the motion carried.**
5. West Middlesex-Amended Zoning Ordinance-Skilled Games- add Conditional and Accessory Uses in Downtown Business and Highway Commercial Zoning Districts. **Paul Hamill made a motion to approve the amendment with the recommendation to define an amusement establishment and clarify the provision, and Bill Anthony seconded it. The Chairman called for any discussion; hearing none, a vote was called for, and the motion carried.**

1. Old Business

- a. Subdivision and Land Development Ordinance- the board chose to separate the SALDO and Fee Schedule.

A motion that the MCRPC recommend to the Board of Commissioners that they authorize the advertisement of the proposed Countywide Subdivision and Land Development Ordinance (SALDO), along with the accompanying Fee Schedule, for public review and comment, and consideration of adoption in accordance with the requirements of the Pennsylvania Municipalities Planning Code (MPC), Act 247 of 1968, as amended was made by Bill Anthony seconded by Paul Hamill. The

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Chairman called for any discussion; hearing none, a vote was called for, and the motion carried.

i. Fee Schedule as a standalone-

There was an extensive discussion on the fee schedule and how it is applied. Attorney Jim Nevant suggested the prices change to:

Minor Subdivision (preliminary and final) - \$150 & \$50 per unit

Major and Residential (preliminary) - \$400

Commercial (final)- \$600

Industrial LDP (final) - \$1,000

Modification - \$300

Appeal - \$300

Crawford County is using a third party to review plans.

Lawrence County is \$5 and \$50 less than the current proposed fee schedule.

A motion that the MCRPC recommend to the Board of Commissioners that they authorize the advertisement of the proposed Fee Schedule associated with the Countywide Subdivision and Land Development Ordinance (SALDO), for public review and comment, and for consideration of adoption by resolution in accordance with the Pennsylvania Municipalities Planning Code (MPC), Act 247 of 1968, as amended was made by Paul Hamill and seconded by Bill Anthony. The Chairman called for any discussion; hearing none, a vote was called for, and the motion carried.

- b. Clark Boro- Clark Borough- Solar Ordinance Amendment- No Update at this time.

2. Discussion

- a. Ongoing Project Updates- 76 plans submitted year to date.
b. Dale Perry discussed the sale of two 5-acre lots behind the old Westinghouse building sold for three million dollars.

Adjourn- A motion was made by Steve Tingley and seconded by Bill Anthony to adjourn the meeting at 9:08 p.m.

Respectfully submitted,
MCRPC