

MINUTES
ZONING & SUBDIVISION REVIEW COMMITTEE
ONLINE AND IN-PERSON MEETING
Tuesday, July 15, 2025 – 7:30 p.m.

<u>MEMBERS PRESENT</u>		<u>MCRPC STAFF</u>		
Larry McAdams, Chair		Elizabeth Peluchette		
Bill Anthony	Matthew Stefanak	Doniele Russell		
Steve Tingley	Jay Russell			
Paul Hamill	Nick Hanahan	<u>OTHERS PRESENT</u>		
Richard McCullough	Patty McAdams	Brian Pulito	Gus Abalo	Tom Glisson
		Jeff Kordes	Rick Koller	

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 (June 17, 2025)- Larry McAdams noted that the minutes were distributed before this meeting.
A motion was made by Richard McCullough and seconded by Nick Hanahan to approve the Minutes of the June 17, 2025, meeting. The Chairman called for any discussion; hearing none, a vote was called for, and the motion carried.
3. New Business-
 - A. City of Sharon – Zoning Ordinance Amendment**
This amendment is to define and allow “Gaming Facility” and “Smoke Shop” as special exceptions in C-2, M-1, M-2, and M-3 zoning districts.
A motion was made by Steve Tingley and seconded by Bill Anthony to recommend the approval of the City of Sharon Zoning Ordinance Amendment. The Chairman called for any discussion; hearing none, a vote was called for, and the motion carried.
 - B. City of Sharon – Comprehensive Plan Update**
A motion was made by Steve Tingley and seconded by Jay Russell to recommend the approval of the City of Sharon Comprehensive Plan Update. The Chairman called for any discussion; hearing none, a vote was called for, and the motion carried.
 - C. Fairview Swiss Cheese – Fairview Township – Final Land Development Plan**
Proposed additions to the existing site, including a warehouse, boiler building, processing building, parking lot, and driveway improvements. Mr. Jeff Kordes noted the rain garden does address the three aspects of the stormwater management ordinance, being the rate control, volume control, and water quality.
A motion was made by Bill Anthony and seconded by Nick Hanahan to accept the final land development for Fairview Swiss Cheese. The Chairman called for any discussion; hearing none, a vote was called for, and the motion carried.

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D. Wesleyan Methodist Church – Stoneboro Borough – Land Development

Plan Proposal to construct 28 gravel RV campsites (55' x 30') on a 7.41-acre site, with 3.7 acres of disturbance. A new access driveway will connect to the existing camp driveway to support meetings and events at the church campground. A motion was made by Steve Tingley and seconded by Bill Anthony to accept the final land development for Wesleyan Methodist Church. The Chairman called for any discussion; hearing none, a vote was called for, and the motion carried.

E. Liberty Trust Self Storage – Liberty Township – Prelim/Final Land

Development Plan Liberty Trust Group, LLC proposes to add two self-storage buildings (40' x 150' and 30' x 150') totaling 10,500 sq. ft. at 2208 Mercer-Butler Pike. The site currently has five storage buildings. Expansion will support increased demand near Grove City.

It was noted that there is screening, but it will be brought up to SALDO requirements to ensure adequate screening. The stormwater management plan has been approved by the township engineer. A motion was made by Steve Tingley and seconded by Paul Hamill to accept the final land development plan for Liberty Trust Self Storage. The Chairman called for any discussion; hearing none, a vote was called for, and the motion carried.

F. Coolspring Wood Products – Delaware Township – Land Development Plan

Construction of two metal-sided buildings at 830 Hamburg Road, Fredonia:

- 66' x 180' (11,880 sq. ft.) for residential use by Henry and Nancy Swarey
- 80' x 136' (10,880 sq. ft.) for carriage and tool storage

Total disturbed area: 8.22 acres. Supports sawmill operations.

A motion was made by Jay Russell and seconded by Bill Anthony to grant conditional approval of the final land development plan for Coolspring Wood Products. The Chairman called for any discussion; hearing none, a vote was called for, and the motion carried.

Per Sections 505, 305, and 306 of the Mercer County Subdivision and Land Development Ordinance [#1-2006]

1. Update the narrative to fit the plan
2. Please add holding tanks and any other sewage
3. NPDES is still under review

G. Mercer Halfway Solar Facility – Greene Township – Final Land Development

Plan Solar energy facility with two separate solar arrays and supporting infrastructure.

- Site area: 70.52 acres
- Disturbed area: 24.63 acres
- Access via existing and new roads

A motion was made by Steve Tingley and seconded by Bill Anthony to table the final land development plan for Mercer Halfway Solar Facility until further details are

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

Per Sections 505, 305, and 306 of the Mercer County Subdivision and Land Development Ordinance [#1-2006],

1. Table until August, or until the situation is cleared about PennRen Way
2. Shared Driveway -Humphrey- Would be improved
3. Possible dual traffic to widen PennRen Way to 16ft
4. May need to request modification for ROW

H. Sunrise Pew Road Solar – Findley Township – Preliminary & Final Land Development Plan Approximately 6,600 solar panels (660W each) producing 3MWac of power.

- Direct connection to Penn Power grid
- Powers approximately 500–600 homes per year

A motion was made by Rich McCullough and seconded by Steve Tingley to grant conditional approval for the final land development plan for Sunrise Solar Pew Road, pending further details are submitted. The Chairman called for any discussion; hearing none, a vote was called for, and the motion carried.

Per Sections 505, 305, and 306 of the Mercer County Subdivision and Land Development Ordinance [#1-2006] and Findley Twp.'s Zoning Ordinance of [June 5, 2024]

1. As you work through all federal, state, and local permits, please ensure all required information and engineering requirements are shown on the final plans per sections 601 and 602 of the Mercer County Subdivision and Land Development Ordinance 2006.

4. Old Business

A. Public Hearing – New SALDO

Scheduled for **Thursday, July 17, 2025, at 2:30 p.m.**

Commissioners will consider adoption following the hearing.

5. Discussion

- A. Ongoing Project Updates
- B. Next Meeting: Tuesday, August 19, 2025
Submission deadline: Friday, August 8 at 4:00 p.m.

Adjourn- A motion was made by Steve Tingley and seconded by Rich McCullough to adjourn the meeting at 9:11 p.m.

Respectfully submitted,