

**MERCER COUNTY REGIONAL PLANNING COMMISSION  
(MCRPC)**

***Zoning and Subdivision Review Committee***

***Tuesday, August 19, 2025 – 7:30 p.m.***

***In-Person or Online***

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**1. Agenda**

**2. Roll Call**

- Larry McAdams – Chair
  - Bill Anthony
  - Steve Tingley
  - Paul Hamill
  - Jay Russell
  - Elliot Lengel
  - Rich McCullough
  - Nick Hanahan\*
  - Matt Stefanak\*
  - Chris Conti - MCRPC
  - Elizabeth Peluchette – MCRPC
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**3. Approval of Minutes**

- July 15, 2025
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**4. New Business**

**1. Coolspring Wood Products – Delaware Township**

**Land Development Plan – Modification Request**

- SALDO Ordinance Section 904 – Request not to survey entire parcel
- Final Plan Requirements – Section 602.5(H)
- Conditional approval granted on July 15, 2025
- Total disturbed area: 8.22 acres
- Total parcel size: 44.00 acres
- Owners: Henry and Nancy Swarey

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## **2. Sunrise Solar – Forrester Rd., LLC – Fairview Township**

### **Land Development Plan Modification Request**

- SALDO Section 904 & 510.3 – Screening Requirements
  - Request for removal of landscape screening at 920 Airport Rd.
  - Purpose: Maximize land for farming
  - Owners: Donald and Judy King
  - Formal approval: April 23, 2024
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## **3. Sunrise Solar – McCurdy Rd., LLC – Jackson Township**

### **Land Development Plan Modification Request**

- SALDO Section 904 & 510.3 – Screening Requirements
  - Request for removal of landscape screening at 39 McCurdy Rd.
  - Purpose: Maximize land for farming
  - Owners: McCurdy Family Trust
  - Formal approval: May 29, 2024
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## **4. Mercer Middlesex Solar Facility – Lackawannock Township**

### **Preliminary Land Development Plan – Nych Rd.**

- Proposed solar energy facility with four solar arrays and infrastructure
  - Disturbed area: 46.6 acres
  - Total parcel: 157 acres
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## **5. Mercer Halfway Solar Facility – Greene Township**

### **Final Land Development Plan**

- Solar facility with two arrays and supporting infrastructure
  - Site area: 70.52 acres
  - Disturbed area: 24.63 acres
  - Access via existing and new roads
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## **6. 855 Woodland, LLC – Borough of Sharpsville**

### **Preliminary/Final Subdivision Plan – Minor Land Development**

- 7-lot residential subdivision with roadway extension on Woodland Ave.
  - Each lot to be served by public water and sewer
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## **5. Old Business**

- SALDO
  - Fee Schedule – On Commissioners' Agenda, August 28, 2025
  - Discussion: Springfield and Hermitage addition to fee schedule
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## **6. Discussion**

- Ongoing project updates
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## **Remote Meeting Information**

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

 [Join Online](#)

 Or dial in: +1 (872) 240-3412

**Access Code:** 674-536-501

 One-Touch Mobile: tel:+18722403412,674536501#