

MCRPC ZONING AND SUBDIVISION REVIEW COMMITTEE
TUESDAY, September 16, 2025 – 7:30 p.m.
In-Person or Online

AGENDA

1. Roll Call

Larry McAdams- Chair
Bill Anthony
Steve Tingley
Paul Hamill
Jay Russell
Elliot Lengel

Rich McCullough
Nick Hanahan*
Matt Stefanak*
Elizabeth Peluchette-MCRPC
Peter Messina-MPRPC

2. Approval of Minutes

August 19, 2025-

3. New Business

- a. **Cronimet- Minor Preliminary/Final LDP-Pymatuning Township-**
Cronimet Specialty Metals plans to add an 18,400 square foot building to its facility in Reynolds Industrial Park. The addition will house a calcining furnace to process scrap tungsten for use in manufacturing. A mezzanine with office space will also be included. This new process supports Cronimet's current tungsten operations and enables market expansion.
- b. **Grove City College Baseball Field- Preliminary/Final LDP- Pine Township –** Proposed New Collegiate Baseball facility with Synthetic turf field, 2 story press box, dugouts and convience parking.
- c. **Village Park-Final LDP- Pine Township-** The proposed development is the last portion of a previous subdivision plan for the Village Park Development, of which this area was to be the final phases of the master plan and proposes construction of 19 single-family residential lots and associated roadway construction and utility extensions.
- d. **Encore Renewables Solar-Preliminary- LDP- Perry Township/Fairview Township-** Proposed Solar energy Facility that includes 6 solar arrays and associated infrastructure, across 3 parcels in Perry and Fairview Townships off McCartney Rd. 18.00 MW AC Ground Mount. Approximately 56 acres.
- e. **Mercer Middlesex- Final Land Development- Lackawannock Township-** Proposed Solar Energy Facility that includes 4 separate solar

arrays and associated infrastructure. The solar arrays will be accessed off Nych Rd. with approximately 46.6 acres of disturbance.

- f. **Hermitage Zoning Ordinance- City of Hermitage-** Proposed Text Amendment provides a size limitation for accessory uses or structures located on certain size lots within the SR-1 (suburban residential 1) and SR-2 (suburban residential 2) zoning districts.
- g. **986 Stambaugh-Sahadeo Property-Preliminary/Final-Minor LDP-Commercial Garage-City of Sharon-** Proposed 1700 sq. ft. Commercial Garage with a 10x15 attached office space on approx. .37-acre lot on the corner of Stambaugh and Division Street. Screening was waived for this project by the zoning officer due to a conflict with line of site/ visibility.
- h. **Grove City Regional Airport-Minor LDP-Springfield Township-** Proposed New Aircraft Hanger-proposing the development of 100x120 Aircraft Hanger and paved access lane for transportation of aircraft to new proposed hanger, proposed construction us less that 1 acres of disturbance on an approximate 147-Acre Property

4. Old Business

SALDO has been adopted and is now in effect.
Fee schedule is still in process.

5. Discussion

- a. Ongoing Project Updates

If necessary, you may join the meeting from your computer, tablet or smartphone.
Direct link is available in the email or on MCRPC homepage.

<https://meet.goto.com/674536501>

You can also dial in using your phone.

United States: +1 (872) 240-3412

Access Code: 674-536-501

OR PHONE

One-touch: <tel:+18722403412,674536501#>

MINUTES
ZONING & SUBDIVISION REVIEW COMMITTEE
ONLINE AND IN-PERSON MEETING
Tuesday, August 19, 2025 – 7:30 p.m.

<u>MEMBERS PRESENT</u>		<u>MCRPC STAFF</u>
Larry McAdams, Chair		Elizabeth Peluchette
Bill Anthony	Elliot Lengel	Chris Conti
Steve Tingley	Jay Russell	
Paul Hamill	Nick Hanahan	
Richard McCullough	Patty McAdams	
		<u>OTHERS PRESENT</u>
		David King B. Polito Austin Aballo
		Emily Zapinski Sandee Winslow
		Chris Winslow Chris David Matt Hone
		Dale Perry Justin Wenner Amber Oyler

1. Call to order: Paul Hamill called the meeting to order at 7:30 p.m. The meeting was recorded and a quorum was present.
2. Approval of Minutes (July 15, 2025)- A motion was made by Richard McCullough and seconded by Bill Anthony 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. 855 Woodland, LLC – Borough of Sharpville
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

A motion was made by Bill Anthony and seconded by Elliot Lengel to approve the 855 Woodland, LLC Minor Land Development as presented. Paul Hamill called for any discussion; hearing none, a vote was called for, and the motion carried. Nick Hanahan abstained.

B. 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

During the discussion, it was determined that there are no bearings and distances on the deed therefore, a modification cannot be granted.

A motion was made by Steve Tingley and seconded by Jay Russell to deny the approval of the Coolspring Wood Products Land Development Plan Modification

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Request –Paul Hamill called for any discussion; hearing none, a vote was called for, and the motion carried.

C. 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

The land owner requested that the screen requirements be removed to have more use of the land.

A motion was made by Bill Anthony and seconded by Steve Tingley to approve the Sunrise Solar Modification Request with an addendum to the plan that state screening is required to sell the parcel. Paul Hamill called for any discussion; hearing none, a vote was called for, and the motion carried. Elliot Lengel opposed.

D. 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

It was mentioned that Jackson Township is zoned and has requirements for solar screening.

A motion was made by Steve Tingley and seconded by Nick Hanahan to recommend to Jackson Township the approval of the Sunrise Solar Modification Request with an addendum to the plan that states screening is required to sell the parcel. Paul Hamill called for any discussion; hearing none, a vote was called for, and the motion carried.

E. 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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Elizabeth stated she has spoken with Penn Renewables about the access gates and other emergency access for first responders.

A motion was made by Elliot Lengel and seconded by Bill Anthony to approve the preliminary plan for the Mercer Middlesex Solar Facility. Paul Hamill called for any discussion; hearing none, a vote was called for, and the motion carried.

F. 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

A motion was made by Steve Tingley and seconded by Bill Anthony to approve the final land development plan with the access being less than the required 50 feet, provided that a 20-foot roadway is maintained, except at the stream/wetland crossing, to ensure adequate access for emergency vehicles. Paul Hamill called for any discussion; hearing none, a vote was called for, and the motion carried.

4. Old Business

A. SALDO

B. Fee Schedule – On the Commissioners' Agenda, August 28, 2025

C. Discussion: Springfield and Hermitage addition to fee schedule

5. Discussion

A. Ongoing project updates

B. Next Meeting is Tuesday, September 21, 2025

The submission deadline is September 10, 2025, at 4 p.m.

Adjourn- A motion was made by Steve Tingley and seconded by Rich McCullough to adjourn the meeting at 8:45 p.m.

Respectfully submitted,



City of Hermitage

800 North Hermitage Road
Hermitage, PA 16148
Phone: 724-981-0800
Fax: 724-981-2008
www.hermitage.net

MEMO

TO: Hermitage Planning Commission
Mercer County Regional Planning Commission

FROM: Jeremy P. Coxe, Planning Director

DATE: September 2, 2025

RE: **Zoning Ordinance TEXT Amendment**

The City of Hermitage is proposing a TEXT amendment to the Hermitage Zoning Ordinance.

The zoning ordinance text amendment would provide a size limitation for accessory uses or structures located on certain size lots within the SR-1 and SR-2 zoning districts

The Board of Commissioners introduced the ordinance at their August 27, 2025 meeting. Tentatively, the Hermitage Planning Commission will act at their October 6, 2025 meeting. A public hearing is tentatively scheduled for October 22, 2025, and the Board of Commissioners intends to act on the text amendment at their October 22, 2025 meeting.

I have attached the text amendment ordinance and related information to this memo.

Should you have any questions or need additional information, please contact me or Kristina Thomas. Thank you for your time and attention.

Sincerely,

Jeremy P. Coxe
Director,
Planning & Development Department

**CITY OF HERMITAGE
MERCER COUNTY, PENNSYLVANIA**

ORDINANCE NO. ____ - 2025

AN ORDINANCE OF THE CITY OF HERMITAGE, MERCER COUNTY, PENNSYLVANIA, IN ACCORDANCE WITH THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE ("MPC"), AMENDING PORTIONS OF CHAPTER 27 OF THE HERMITAGE CODE OF ORDINANCES, RELATED TO ZONING, ALSO KNOWN AS THE "HERMITAGE ZONING ORDINANCE"; AMENDING PART 3 TO PROVIDE A SIZE LIMITATION FOR ACCESSORY USES OR STRUCTURES LOCATED ON CERTAIN SIZED LOTS WITHIN THE SR-1 AND SR-2 ZONING DISTRICTS; AND PROVIDING THAT THE USE TABLES IN THE SR-1 AND SR-2 ZONING DISTRICTS INCLUDE NOTATIONS REFERRING TO THE SIZE LIMITATIONS FOR ACCESSORY STRUCTURES LOCATED IN THOSE DISTRICTS.

WHEREAS, the City of Hermitage encourages the reasonable development of all legal uses of property for the benefit of City residents and guests; and

WHEREAS, a key aspect of any zoning ordinance includes not just principal uses, but also those accessory uses that are a part of a vast majority of residential properties throughout the City;

WHEREAS, upon investigation, it has been discovered that some lots in the suburban residential zones can potentially include accessory uses and structures with footprints that are inappropriate for the sizes of the lots and that are contrary to the essential character of their neighborhoods; and

WHEREAS, the Board of Commissioners desires to enact certain provisions to amend the Zoning Ordinance so that the SR-1 and SR-2 zoning districts prohibit accessory uses and structures that are not compatible in size to the neighborhoods in which they are located.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED BY THE BOARD OF COMMISSIONERS OF THE CITY OF HERMITAGE, MERCER COUNTY, PENNSYLVANIA, AND THE CITY OF HERMITAGE HEREBY ORDAINS AND ENACTS BY THE AUTHORITY OF THE SAME AS FOLLOWS:

SECTION 1. AMENDMENT OF CHAPTER 27, PART 3, DISTRICT REGULATIONS. Chapter 27, Part 3, Section 301.60.9, related to Accessory Structures and Uses and Accessory Buildings is hereby amended to add a Section 301.60.9(M), which shall read as follows:

M. In the SR-1 and SR-2 districts, the area of all accessory uses and structures shall be limited as follows:

- (1) On lots with an area of one half acre or less, no accessory use or structure shall exceed 1,000 square feet in area.
- (2) On lots with an area of greater than one half acre but not more than one (1) acre, no accessory use or structure shall exceed 2,000 square feet in area.

SECTION 2. AMENDMENT OF CHAPTER 27, PART 3, DISTRICT REGULATIONS. Chapter 27, Part 3, Section 303.30 table is hereby amended as follows:

The table titled "Lot, Yard, and Height Requirements for SR-1" shall include a notation that indicates that the table is subject to the size limitations of Section 301.60.9(M).

SECTION 3. AMENDMENT OF CHAPTER 27, PART 3, DISTRICT REGULATIONS. Chapter 27, Part 3, Section 304.30 table is hereby amended as follows:

The table titled "Lot, Yard, and Height Requirements for SR-2" shall include a notation that indicates that the table is subject to the size limitations of Section 301.60.9(M).

SECTION 4. AMENDMENT OF TABLE OF CONTENTS. The Table of Contents shall be amended to properly reflect the changes in definitions, section headings, pagination, and all other terminology added, removed, or amended in this Ordinance.

SECTION 5. SEVERABILITY. The provisions of this Ordinance shall be severable and, if any of the provisions hereof shall be held unconstitutional, void or otherwise unenforceable, such shall not affect the validity of any of the remaining provisions of said Ordinance.

SECTION 6. EFFECTIVE DATE. The provisions of this ordinance shall become effective in seven (7) days.

HERMITAGE ORDAINS AND ENACTS AND IT IS HEREBY ORDAINED AND ENACTED FINALLY INTO LAW BY THE BOARD OF COMMISSIONERS OF THE CITY OF HERMITAGE THIS _____ DAY OF _____, 2025.

ATTEST:

**CITY OF HERMITAGE
BOARD OF COMMISSIONERS**

Gary Hinkson, Secretary

By: _____
Duane Piccirilli, President

PART 3: DISTRICT REGULATIONS

SECTION 303. SR-1 – SUBURBAN RESIDENTIAL DISTRICT

303.10. Intent.

SR1 Suburban Residential District 1 is designed to accommodate single family dwellings in areas that are mostly developed as such and have existing infrastructure in place.

303.20. Permitted Uses.

The following is a list of uses that are permitted by right, special exception, conditional use or as an accessory use:

<u>Use</u>	<u>Subject to Additional Regulations §</u>
PERMITTED USES BY RIGHT	
Single-Family Detached Dwelling	-
Planned Residential Development	§320
Cemetery	§321.190
Essential Services	-
Forestry/Woodlot	-
Recreation Facility: Public	-
SPECIAL EXCEPTIONS	
Bed and Breakfast	§321.130
Emergency Services: Public/Private	§321.230
Place of Worship / Assembly	§321.360
School	§321.360
ACCESSORY USES	
Accessory Dwelling Unit (ADU)	§321.10
Family Day Care Home / Group Day Care Home	§321.240
Home Occupation	§321.270
Home-Based Business (no impact)	-
Solar Energy System: Small	§321.420
Poultry, Backyard	§321.120
Wind Facility: Small	§321.460
Wireless Communications Facility: Antenna Mounted on Existing Building or Tower	§321.470

PART 3: DISTRICT REGULATIONS**303.30. Lot, Yard And Height Requirements for SR-1.**

Minimum Dwelling Size	750 sq. ft.
Minimum Lot Area	12,000 sq. ft.
Minimum Lot Width	
Corner Lot	100 ft.
Interior Lot.	80 ft
Minimum Front Yard	
Major Road	50 ft.
Secondary Road	35 ft.
Minimum Rear Yard	
Principal Building	40 ft.
Accessory Building	5 ft.
Minimum Side Yard	
Interior Lot Line	
Principal Bldg.	8 ft.
Accessory Bldg.	5 ft.
Street Side Corner Lot	
Principal / Accessory Bldg.	30 ft.
Maximum Structure Height	
Principal Bldg.	45 ft.
Accessory Bldg.	25 ft.
Maximum Lot Coverage	25%

PART 3: DISTRICT REGULATIONS

SECTION 304. SR-2 – SUBURBAN RESIDENTIAL DISTRICT

304.10. Intent.

SR2 Suburban Residential District 2 is designed to accommodate a higher density of single-family dwellings as well as multifamily dwellings in areas adjacent to existing neighborhoods that either have infrastructure in place or which can be extended in order to accommodate new residential growth.

304.20. Permitted Uses.

The following is a list of uses that are permitted by right, special exception, conditional use or as an accessory use:

<u>Use</u>	<u>Subject to Additional Regulations §</u>
PERMITTED USES BY RIGHT	
Single-Family Detached Dwelling	-
Multi-Family Dwelling	§321.320
Planned Residential Development	§320
Rooming / Boarding House	-
Agriculture	§321.30
Cemetery	§321.190
Essential Services	-
Forestry/Woodlot	-
Private Club	-
Recreation Facility: Public / Private	§321.380
SPECIAL EXCEPTIONS	
Bed and Breakfast	§321.130
Emergency Services: Public/Private	§321.230
Group Living Facility	§321.260
National Guard Readiness Center & Armory	§321.330
Place of Worship / Assembly	§321.360
School	§321.360
CONDITIONAL USES	
Natural Gas Resources Development Site	§321.350
ACCESSORY USES	
Accessory Dwelling Unit (ADU)	§321.10
Family Day Care Home / Group Day Care Home	§321.240
Home Occupation	§321.270
Home-Based Business (no impact)	-
Horses and Ponies, Boarding of	§321.280
Poultry, Backyard	§321.120
Solar Energy System: Small	§321.420
Wind Facility: Small	§321.460
Wireless Communications Facility: Antenna Mounted on Existing Building or Tower	§321.470

PART 3: DISTRICT REGULATIONS

304.30. Lot, Yard And Height Requirements for SR-2.

Minimum Dwelling Size	750 sq. ft.
Minimum Lot Area	12,000 sq. ft.
Two Families	15,000 sq. ft.
Each Additional Family	5,000 sq. ft.
Minimum Lot Width	
Corner Lot	100 ft.
Interior Lot.	80 ft
Minimum Front Yard	
Major Road	50 ft.
Secondary Road	35 ft.
Minimum Rear Yard	
Principal Building	30 ft.
Accessory Building	5 ft.
Minimum Side Yard	
Interior Lot Line	
Principal Bldg.	8 ft.
Accessory Bldg.	5 ft.
Street Side Corner Lot	
Principal / Accessory Bldg.	30 ft.
Maximum Structure Height	
Principal Bldg.	45 ft.
Accessory Bldg.	25 ft.
Maximum Lot Coverage	25%

