

**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- Major- 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-McCartney Road-Preliminary- LDP- Perry Township/Fairview Township-** Proposed Solar Energy Facility that includes 5 solar arrays and associated infrastructure, across 2 parcels in Perry and Fairview Townships. It also will have a 3 MW AC Ground Mounted solar system. Approximately 56 acres of disturbance.
- e. **Encore Renewables Solar-Small Road-Preliminary LDP-Perry Township-**Proposed Solar Energy Facility off Small Road includes 3 Solar

arrays and associated infrastructure. It also will have a 3 MW AC Ground Mounted solar system. Approximately 24 Acres of disturbance.

- f. **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.
- g. **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.
- h. **986 Stambaugh-Sahadeo Property-Preliminary/Final-Minor LDP-Commercial Garage-City of Sharon-** Proposed 1600 sq. ft. Two Bay Commercial Garage with a 12x15 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.
- i. **Grove City Regional Airport-Preliminary/Final/-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#>**