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

AGENDA

Larry McAdams- Chair
Bill Anthony
Steve Tingley
~~Paul Hamill~~
Jay Russell
Elliot Lengel
~~Rich McCullough~~
Nick Hanahan

Matt Stefanak
Elizabeth Peluchette-MCRPC
Doniele Russell, online
Caity Hines online
Jeremy Coxe online

SEE SIGN IN

The meeting was called to order at 7:30

1. **Approval of Minutes** August 19, 2025-
   A motion to approve the August 19, 2025, minutes was made by Elliot Lengel and seconded by Bill Anthony. The motion passed.

2. **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 calcine 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.

      Liz discussed that the company will be adding a building for additional office space and increasing parking. They are also adding a truck access from Reynolds' Industrial Park Road directly into the building.
      Carl Petrus expanded on the project, noting that the trucks will come directly into the site and to the new facility. Group discussion. **A motion was made by Steve Tingley and seconded by Nick Hanahan to approve the plan as submitted. The Chairman called for any discussion; hearing none, a vote was called for, and the motion carried.**

   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 convenience parking.

      Liz stated this plan is situated in an R1 zoned area. The college is putting in a new forty-five space parking lot with seven ADA spaces. The current scoreboard is being relocated to the new field. The field will be 10,000

square feet of synthetic turf. A bullpen, batting tunnel, and tension net backstop are being added. The area of disturbance is approximately 6.4 acres. Liz noted that rezoning is pending, Stormwater is in process, but not complete.
A motion was made by Bill Anthony and seconded by Elliot Lengel to conditionally approve the plan pending all required permits are approved and the special exemption is granted. The Chairman called for any discussion; hearing none, a vote was called for, and the motion carried.

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 phase of the master plan, and proposes construction of 19 single-family residential lots and associated roadway construction and utility extensions.
Liz stated the project is the final phase of a plan, noting the board had reviewed the preliminary plan in September 2024.
JD discussed the details of the plans and noted that they may later apply for rezoning of the properties along Airport Road for condo's or multi-family. JD noted that roadways are installed as well as utilities for the proposed 19 single-family homes.

A motion was made by Nick Hanahan and seconded by Steve Tingley to approve the plan as submitted. The Chairman called for any discussion; hearing none, a vote was called for, and the motion carried.

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 will also have a 3 MW AC Ground Mounted solar system. This plan will have approximately 56 acres of disturbance.

Liz informed the board that this plan was submitted before the new SALDO took effect and therefore falls under those regulations. She noted the site has an access road around the perimeter of the fence. There are multiple access gates.
Bill Anthony asked how they were crossing the wetlands shown on the plan. Bill also noted that the access across the wetlands is required to be two lanes for emergency services access.
Ryan Hurt from Penn ER discussed that they have not applied for permits yet, but that they had meetings with both communities and held a public meeting to gather input. Ryan noted that inverters will be located closer to McCartney Road, which is also where they intend to connect to the power grid. The project does not anticipate a lot of earth moving since the project

is at grade. They expanded that they are looking to find a local grazer to allow sheep to graze the fields instead of mowing. This would allow the property to remain in Ag use while also energy generation. The board discussed that given the setbacks and the proposed vegetative screening, they could look at an earthen berm from the access road excavation and plant on top. All agreed it was a preliminary plan and multiple steps were still required till the final plan can be submitted.
A motion was made by Bill Anthony and seconded by Elliot Lengel to approve the preliminary plan with the comments that were discussed. The Chairman called for any discussion; hearing none, a vote was called for, and the motion carried.

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 will also have a 3 MW AC ground-mounted solar system. Approximately 24 Acres of disturbance.

   Liz reviewed the project details and noted that the map shows both locations of these solar projects within Perry Township.
   Ryan Hurt from Penn ER reviewed the plan with the group, mentioning that they are looking for a local grazer. If a grazer cannot be found, that part of the plan will change accordingly.
   There was a group discussion on a notification letter from the local fire department for the project file. While we can not require the letter, it is highly recommended that the solar companies notify VFD of the project. Ryan also noted that Penn ER always notifies the fire departments and the local EMS gets the keys to the padlocks on all the gates.
   A motion was made by Steve Tingley and seconded by Jay Russel to approve the preliminary plan as presented, with the screening, 20ft access road, acquiring all permits required, and addressing the comments that were discussed. The Chairman called for any discussion; hearing none, a vote was called for, and the motion carried.

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.

   The preliminary for this plan was reviewed last month. This is the final plan with the changes previously recommended by the board. ***Lady consultant not sure the name*** noted that the easement on the site is for 12ft with a 20ft right-of-way and panels can be shifted to meet SALDO requirements. The board discussed allowing access to the gas line in the rear.

The screening and buffering were not seen on the plan but were discussed by the developer. They noted the natural screening on the plan and stated they will plant trees north of the gas road.
Steve Tingley said he was ok with the plan as long as the required screening was noted on the new plan.
Liz stated she will make sure the required screening is noted on the plan.
MR. So and So stated they will address the screening for the neighboring residents to the northeast, northwest, and Mr. Mitch's house.
Liz noted to the board that she would send the revised plans to everyone for full review during the group discussion.
A motion was made by Steve Tingley and seconded by Bill Anthony for conditional approval of the final plan as presented, with a 20-foot access road, and adding the access road with a gate for the gas well, along with all permits received, and screening and buffers are addressed on the plans. While we cannot require the letter, it is recommended that the solar company notify the local fire department of the project details. The Chairman called for any discussion; hearing none, a vote was called for, and the motion carried.

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.

Liz reviewed the text amendment, noting that the Hearing is scheduled in October.
Jeremy Coxe rejoined the call and explained that the proposed language was intended to address a specific issue in the district and represented the simplest solution. The Board discussed that the current ordinance allows for up to three accessory structures on a parcel with a primary structure. However, the language as presented would permit three 1,000 sq. ft. structures on a half-acre lot, but not a single 3,000 sq. ft. accessory structure. The group further discussed maximum lot coverage and noted that the City should clarify the ordinance language to ensure flexibility, particularly for smaller lots, by potentially allowing a single, larger accessory structure.
A motion was made by Steve Tingley and seconded by Nick Hanahan to recommend that the City of Hermitage review and revise the current ordinance language to address ambiguity regarding the allowance of three smaller accessory structures versus a single larger structure on smaller lots. The Board recommends that the City adopt a uniform standard by specifying a total allowable gross square footage for accessory structures based on the lot size, in alignment with the existing 25% maximum lot coverage requirement. The Chairman called for any discussion; hearing none, a vote was called for, and the motion carried.

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 the line of sight/visibility.

Motion was made by Nick Hanahan and Bill Anthony to grant conditional approval pending all permits or a letter from the City of Sharon addressing the stormwater requirements are received. . The Chairman called for any discussion; hearing none, a vote was called for, and the motion carried

i. **Grove City Regional Airport-Preliminary/Final/-Minor LDP-Springfield Township-** Proposed New Aircraft Hanger-proposing the development of a 100x120 Aircraft Hanger and paved access lane for transportation of aircraft to the new proposed hanger, proposed construction is less than 1 acre of disturbance on an approximate 147-acre Property

Liz presented the project and noted that a survey and screening are required, but that Springfield Township has its own review process. Liz recommended that the project forgo the screening requirements, given the location on the airport property, which is located in a wooded area, and the project does not intend to remove the trees. Liz suggested that the board waive the survey requirements for the entire 147 acres for such a small building.
Christian Brendel, the project engineer, said they will have an updated survey when the plan is submitted for signatures. The township is requiring a stormwater Act 167 permit, which is pending approval.
A motion was made by Steve Tingley and seconded by Bill Anthony to conditionally approve the Preliminary/Final plan as presented, pending permits, and forgoing the screening and survey requirements.

3. Old Business

SALDO has been adopted and is now in effect. The committee received a copy of the new plan.
The fee schedule is still in process. Group discussion that Hermitage has still not made a formal decision; therefore, the commissioners have not adopted the new fee schedule.

4. Discussion

a. Ongoing Project Updates group discussion on when the new SALDO took effect and the review process for those.

5. Motion to Adjourn Steve Tingley 2nd Nick Hanahan 8:57 pm

The committee discussed moving the meeting time to 7pm going forward. Since the meeting had already adjourned for the night, it would need to be presented to the full commission for review and approval or put on the next committee meeting.