

**MERCER COUNTY REGIONAL PLANNING COMMISSION  
ZONING AND SUBDIVISION REVIEW COMMITTEE**

**TUESDAY, MAY 17, 2022 – 7:30 p.m.**  
**ONLINE & PHONE CONFERENCE**

Please 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

One-touch: [tel:+18722403412,,674536501#](tel:+18722403412,674536501)

Links to all documents for review are included in the email and on the website under land development – review committee. <https://www.mcrpc.com/review-committee/>

**A G E N D A**

1. Roll Call
2. Approval of Minutes (February 15, 2022)

**N E W B U S I N E S S**

1. **MODIFICATION REQUEST - 4:1 RATIO for Leon Elder - Lot 1 in Shenango Township** - This property proposes to move a property line between 2 existing parcels that currently goes thru the existing house from the neighboring lot. Technically neither of the parcels involved meet the 4:1 ratio. This previously received Township ZHB approval for the existing buildings that cannot meet current zoning setback requirements. *EXHIBIT A*
2. **ZONING MAP AMENDMENT – CITY of HERMITAGE** - The zoning ordinance map amendment would rezone (2) parcels of land from Business-2 (B-2) to Highway Commercial (HC). MC Parcel #12-171-017 and MC Parcel #12-171-018. *EXHIBITS B / C*
3. **ZONING AMENDMENT - SANDY LAKE BOROUGH** – The Borough is proposing to amend their ordinance due to a few items being left out during the recent update. The amendments deal with additional definitions and the addition of language dealing with small wireless facilities. *EXHIBIT D*

**U P D A T E S - O L D B U S I N E S S**

**A D J O U R N M E N T**

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