

MERCER COUNTY REGIONAL PLANNING COMMISSION (MCRPC)
Zoning and Subdivision Review Committee
Meeting Agenda
Tuesday, July 15, 2025 – 7:30 p.m.
In-Person or Online

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

*Non-voting advisory members

2. Approval of Minutes

- June 17, 2025
-

3. New Business

a. Fairview Swiss Cheese – Fairview Township – Final Land Development Plan

Proposed additions to the existing site, including a warehouse, boiler/utility building, processing building, parking lot, and driveway improvements.

b. Wesleyan Methodist Church – Stoneboro Borough – Land Development Plan

Proposal to construct 28 gravel RV campsites (55' x 30') on a 7.41-acre site, with 3.7 acres of disturbance. A new access driveway will connect to the existing camp driveway to support meetings and events at the church campground.

c. Liberty Trust Self Storage – Liberty Township – Land Development Plan

Liberty Trust Group, LLC proposes to add two self-storage buildings (40' x 150' and 30' x 150') totaling 10,500 sq. ft. at 2208 Mercer-Butler Pike. The site currently has five storage buildings. Expansion will support increased demand near Grove City.

d. Coolspring Wood Products – Delaware Township – Land Development Plan

Construction of two metal-sided buildings at 830 Hamburg Road, Fredonia:

- 66' x 180' (11,880 sq. ft.) for residential use by Henry and Nancy Swarey
 - 80' x 136' (10,880 sq. ft.) for carriage and tool storage
- Total disturbed area: 8.22 acres. Supports sawmill operations.

e. Mercer Halfway Solar Facility – Greene Township – Final Land Development Plan

Solar energy facility with two separate solar arrays and supporting infrastructure.

- Site area: 70.52 acres
- Disturbed area: 24.63 acres
- Access via existing and new roads

f. Sunrise Pew Road Solar – Findley Township – Preliminary & Final Land Development Plan

Approximately 6,600 solar panels (660W each) producing 3MWac of power.

- Direct connection to Penn Power grid
- Powers approximately 500–600 homes per year

g. City of Sharon – Zoning Ordinance Amendment

Amendment to define and allow “Gaming Facility” and “Smoke Shop” as special exceptions in C-2, M-1, M-2, and M-3 zoning districts.

h. City of Sharon – Comprehensive Plan Update

See attached flyer for more details.

4. Old Business

a. Public Hearing – New SALDO

Scheduled for **Thursday, July 17, 2025 at 2:30 p.m.**

Commissioners will consider adoption following the hearing.

5. Discussion

a. Ongoing Project Updates

b. Next Meeting: Tuesday, August 19, 2025

Submission Deadline: Friday, August 8 at 4:00 p.m.

Meeting Access Information

Online Meeting Link:

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

Phone Dial-In:

+1 (872) 240-3412

Access Code: 674-536-501

One-touch Dial: tel:+18722403412,674536501#

MINUTES
ZONING & SUBDIVISION REVIEW COMMITTEE
ONLINE AND IN-PERSON MEETING
Tuesday, June 17, 2025 – 7:30 p.m.

MEMBERS PRESENT

Larry McAdams, Chair
Elliot Lengel Matthew Stefanak
Steve Tingley Jay Russell
Paul Hamill Nick Hanahan
Richard McCullough Patty McAdams

MCRPC STAFF

Elizabeth Peluchette

1. **Call to order:** Larry McAdams, Chairman, called the meeting to order at 7:30 p.m.
The meeting was recorded and a quorum was present.
2. **Approval of Minutes (May 20, 2025)-** Larry McAdams noted that the minutes were distributed before this meeting.
A motion was made by Richard McCullough and seconded by Nick Hanahan to approve the Minutes of the May 20, 2025, meeting. The Chairman called for any discussion; hearing none, a vote was called for, and the motion carried.
3. **NEW BUSINESS-**
 - A. Springfield Township Ordinance No. 3-2025-
MCRPC Zoning and Subdivision Committee reviewed Ordinance No. 3-2025, which proposes regulations for mineral extraction and excavation in Springfield Township.
After thorough discussion, the Committee voted not to recommend implementation of Ordinance No. 3-2025 at this time, based on the following concerns:

Committee Comments and Concerns:

- **Road Bonding:** A requirement for road bonding due to anticipated heavy vehicle use should be addressed.
- **Previous Definitions:** Ensure deletion of conflicting or outdated definitions from the 2018 ordinance.
- **Section 425-35:**
 - Subsections D (3), D (4), D (5) – Specific provisions need clarification or revision.
 - Subsection F – Addition of a chart requires further review.
- **Section H:** Requires additional clarification.
- **Section I:** Concerns regarding the clarity of the timeline and implementation process.
- **Section P:** Content requires revision or clarification.- duplicates requirements of the state or federal without defining the requirements.
- **Section R:** **Concerns ?** minor excavation for personal use is exempt.
- **Section 425-37:** Subsections A & B should be limited to definitions only.

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- **Terminology:** The Board recommends more precise definitions for newly introduced or ambiguous terms (e.g., “private recreation area,” “other minerals” “source water overlay,” “overloaded,”).
- **State Regulations:** Rather than listing specific statutes, reference state regulations broadly to accommodate future amendments at the state level.

Steve Tingley made a motion to recommend denial of approval for Springfield Township Ordinance No. 3-2025 as presented. The committee recommends that edits be made to the ordinance and that it be resubmitted for approval. The motion was seconded by Elliot Lengel.

The Chairman called for any discussion. Hearing none, a vote was taken, and the motion carried.

Adjourn- A motion was made by Steve Tingley and seconded by Nick Hanahan to adjourn the meeting at 8:06 p.m.

Respectfully submitted,
MCRPC

CITY OF SHARON COMPREHENSIVE PLAN

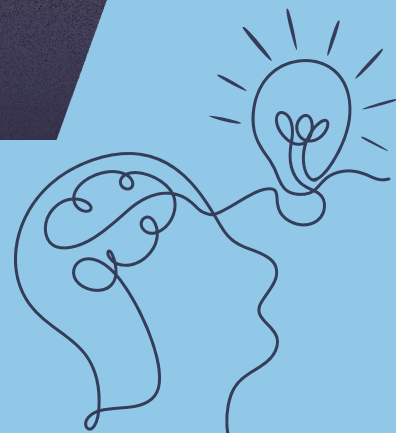
COMMENT PERIOD

WE WANT YOUR INPUT!

THE CITY OF SHARON HAS BEEN WORKING HARD TO UPDATE ITS COMPREHENSIVE PLAN, AND A DRAFT IS READY TO REVIEW!

YOUR FEEDBACK WILL HELP ENSURE THE PLAN REFLECTS THE COMMUNITY'S VISION, VALUES, AND PRIORITIES. THIS IS YOUR CHANCE TO WEIGH IN ON THE FUTURE OF SHARON.

**YOUR VOICE CAN
MAKE A DIFFERENCE!**



HOW TO PARTICIPATE

1

REVIEW THE PLAN

ONLINE AT:

- CITYOFSHARON.NET

IN PERSON DURING NORMAL BUSINESS HOURS AT THE AT FOLLOWING LOCATIONS:

- CITY OF SHARON COMMUNITY DEVELOPMENT OFFICE AT 155 W CONNELLY BLVD.
- THE SHENANGO VALLEY LIBRARY AT 11 N. SHARPSVILLE AVE.

SEND IN YOUR COMMENTS

- EMAIL DAN BOWLING OR SUZANNE KEPPLER WITH YOUR THOUGHTS.

2



DAN BOWLING
SUZANNE KEPPLER

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**CITY OF SHARON
MERCER COUNTY, PENNSYLVANIA**

ORDINANCE NO. 06- 2025

AN ORDINANCE OF THE CITY OF SHARON, MERCER COUNTY, PENNSYLVANIA, IN ACCORDANCE WITH THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE (“MPC”), AMENDING PORTIONS OF PART 12, TITLE 4 OF THE SHARON CODE OF ORDINANCES, RELATED TO ZONING, ALSO KNOWN AS THE “SHARON ZONING ORDINANCE”; AMENDING SECTION 902 TO PROVIDE FOR THE TERMS “GAMING FACILITIES” AND “SMOKE SHOPS”; PERMITTING SAID USES BY SPECIAL EXCEPTION IN THE C-2, M-1, M-2, AND M-3 ZONING DISTRICTS; AND TO AMEND SECTION 309 TO ADD SECTIONS 309.37 AND 309.38 TO PROVIDE VARIOUS PERFORMANCE CRITERIA FOR SAID USES.

WHEREAS, the City of Sharon (“City”) encourages the reasonable development of all legal uses of property for the benefit of City residents and guests; and

WHEREAS, upon substantial consideration, the City adopted Ordinance 7-2005, which repealed the previous Zoning Ordinance and replaced, along with the Zoning District map, in its entirety; and

WHEREAS, a number of business establishments have been provided throughout the facilities which exist for gaming that has not been ruled unlawful by the courts of the Commonwealth or Mercer County; and

WHEREAS, likewise, the City has seen a substantial increase in business establishments created for the purpose of selling tobacco products along with accessories for smoking or inhaling legal (or illegal) substances; and

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

SECTION 1. AMENDMENT OF PART 12, TITLE 4, SECTION 902. Part 12, Title 4, the Zoning Ordinance, Section 902 is hereby amended to add the following definitions in alphabetical order within the list of defined specific terms:

Gaming Facility – A facility whose primary purpose is to provide devices for the use of its customers that offers a cash payout or other award of value, or compensation directly or indirectly, where such rewards are paid in a manner that is deemed not to constitute unlawful gambling in accordance with prevailing law. Any such facility providing gambling shall be prohibited.

Smoke Shop – A retail sales or wholesale establishment primarily engaged in selling tobacco and/or tobacco products and/or vaping products. A retail or wholesale establishment which holds itself out as a “tobacco store”, a “smoke shop”, a “vape shop” or similar establishment, shall also be considered a “tobacco store/smoke shop” for the purposes of this Chapter. Examples of vaping products referred to in this Chapter include, without limitation, vaporizers, vape pens, vapor products, hookah pens, electronic cigarettes, ecigarettes, e-cigs, e-pipes and any other electronic nicotine delivery systems (“ENDS”). ENDS shall be deemed noncombustible tobacco products. Tobacco products as referred to in this Chapter shall include, without limitation, matches, lighters, hookahs, pipes, chewing tobacco, cigarette rolling machines, ashtrays, pipe tools, pipe supplies and pipe accessories. For the purposes of this Chapter, cannabidiol products, also known as “CBD” products, shall be excluded when counting the total merchandise of such a retail sales or wholesale establishment. Any such facility providing a product in violation of 35 P.S. § 780-101, *et seq.*, or any other applicable law, shall be prohibited.

SECTION 2. AMENDMENT OF PART 12, TITLE 4, SECTION 306.10. Part 12, Title 4, the Zoning Ordinance, Section 306.10 is hereby amended to add the following uses in the appropriate districts as follows:

- Gaming Facility shall be allowed as a permitted use by special exception in the C-2, M-1, M-2, and M-3 zoning districts, subject to the requirements of Section 309.37.
- Smoke Shop shall be allowed as a permitted use by special exception in the C-2, M-1, M-2, and M-3 zoning districts, subject to the requirements of Section 309.38.

SECTION 3. AMENDMENT OF PART 12, TITLE 4, SECTION 309. Part 12, Title 4, the Zoning Ordinance, Section 309 is hereby amended to provide a new Section 309.37, which shall read as follows:

Gaming Facility – This use shall be subject to the following conditions and/or criteria:

- (a) Said facilities shall obtain all licenses, permits, and/or other authorizations required by applicable law, including all City ordinances.
- (b) Said facility shall be permitted only for so long as all uses located therein are deemed to be lawful in accordance with applicable laws.
- (c) Windows to the facility shall not be tinted, covered, or in any other way made opaque to prevent people outside the establishment from seeing inside.
- (d) A Gaming Facility shall not be located within 1,000 feet, measured from the nearest edge of each property line, from an educational institution, child care facility, youth center, community center, recreational facility, park, church or religious institution, hospital, or other use where individuals under 21 years of age regularly gather.
- (e) A Gaming Facility shall not be located within 1,000 feet, measured from the nearest edge of each property line, from another gaming facility.

SECTION 4. AMENDMENT OF PART 12, TITLE 4, SECTION 309. Part 12, Title 4, the Zoning Ordinance, Section 309 is hereby amended to provide a new Section 309.38, which shall read as follows:

Smoke Shop – This use shall be subject to the following conditions and/or criteria:

- (a) Said facilities shall obtain all licenses, permits, and/or other authorizations required by applicable law, including all City ordinances.
- (b) Said facility shall be permitted only for so long as all uses located therein are deemed to be lawful in accordance with applicable laws.
- (c) Windows to the facility shall not be tinted, covered, or in any other way made opaque to prevent people outside the establishment from seeing inside.
- (d) A Smoke Shop shall not be located within 1,000 feet, measured from the nearest edge of each property line, from an educational institution, child care facility, youth center, community center, recreational facility, park, church or religious institution, hospital, or other use where individuals under 21 years of age regularly gather.
- (e) A Smoke Shop shall not be located within 1,000 feet, measured from the nearest edge of each property line, from another gaming facility.

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. REPEALER. All ordinances or parts of ordinances conflicting with any of the provisions of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

SECTION 7. EFFECTIVE DATE. The provisions of this ordinance shall become effective in ten (10) days.

SHARON ORDAINS AND ENACTS AND IT IS HEREBY ORDAINED AND ENACTED FINALLY INTO LAW BY THE COUNCIL OF THE CITY OF SHARON THIS 16TH DAY OF JULY, 2025.

ATTEST:

**CITY OF SHARON
COUNCIL**

City Clerk

By: _____
President