

MCRPC ZONING AND SUBDIVISION REVIEW COMMITTEE
TUESDAY, December 9, 2025 – 7:00 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

2. Approval of Minutes

November 18, 2025-

3. New Business

Grove City Borough Zoning Text Amendment 1506. - "Public and Private Schools Recognized by the Commonwealth" will be "Public and Private Elementary and Secondary Schools Recognized by the Commonwealth."

4. Old Business

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#>

MCRPC ZONING AND SUBDIVISION REVIEW COMMITTEE

Tuesday, November 18, 2025 – 7:00 p.m.

In-Person or Online

Minutes

I. Roll Call The meeting was called to order at 7:00 PM

Larry McAdams- Chair

Bill Anthony

Steve Tingley

Paul Hamill

Jay Russell

Elliot Lengel

~~Rich McCullough~~

~~Nick Hanahan~~

Matt Stefanak

Elizabeth Peluchette-MCRPC

Dale Perry

II. Approval of Minutes

A motion was made by Paul Hamill and seconded by Steve Tingley to approve the October 21, 2025, minutes. The Chairman called for any discussion; hearing none, a vote was called for, and the motion carried.

III. New Business

A. Greenville Draft SALDO

A motion was made not to suggest to move forward with the Draft Subdivision and Land Development Ordinance (SALDO) for Greenville Borough. The reasons stated were:

1. Lack of available personnel to administer the SALDO.
2. Significant cost increases that would result from adopting the SALDO, including:
 - o Additional administrative expenses,
 - o Increased engineering fees, and
 - o An overall substantial increase to the Borough's budget.
3. The Board also stated that self-administration of the SALDO is discouraged due to these cost concerns.

A motion was made by Steve Tingley and seconded by Paul Hamill. The Chairman called for any discussion; hearing none, a vote was called for, and the motion did not carry.

B. Greenville Draft Zoning Ordinance and Greenville Draft Zoning Map-

A motion was made to suggest a recommendation for the Borough of Greenville's Draft Zoning Ordinance and Zoning Map contingent with the following suggestions from the board.

1. For the Draft Map- to add Zoning in the un-zoned areas.
2. For the Draft Comments from the Board-Please see attached Document.

A motion was made by Steve Tingley and seconded by Paul Hamill. The Chairman called for any discussion; hearing none, a vote was called for, and the motion carried.

C. Jefferson Township Draft Zoning Amendment

1. During discussion the board suggest simplifying language and list the issues with blasting runoff and any other issues to be in line with state and federal regulations.
2. The planning commission also suggested to encourage and recommends to meet concerns of township residents within reason.

A motion was made by Jay Russell and seconded by Paul Hamill to suggest approval of the request to Draft Zoning Amendment Mining and Mineral Zoning for Jefferson Twp. Chairman called for any discussion; hearing none, a vote was called for, and the motion carried.

IV. Old Business

1. Ongoing Project Updates
2. 2026 Schedule

V. Discussion

1. Ongoing projects

Land developments have been slowing down. A few projects are in the works.

VI. Motion to Adjourn Jay Russel motioned to adjourn. Paul Hamill second at 8:15 pm

Respectfully submitted,

1. Nuisances

The Board strongly recommends that the Borough limit the regulation of matters commonly referred to as “nuisances” within the Zoning Ordinance. Pennsylvania case law consistently favors property owners over municipalities in the enforcement of nuisance-related provisions. Based on MCRPC’s experience and the Pennsylvania Municipalities Planning Code (MPC), the Board advises that nuisance regulations be excluded from the Borough’s zoning ordinance and, if desired, be placed instead in a separate municipal ordinance.

This concern applies particularly to Article XI, *Performance Standards*. Terms such as *noise*, *pollution*, *extreme heat*, and *glare* are extremely difficult to measure and enforce, even with advanced equipment and technical calculations. The Zoning Officer is not trained to administer these standards, nor does the Borough currently possess the necessary equipment or personnel. If the Borough wishes to regulate these issues, the Board recommends doing so through a separate nuisance ordinance and preparing for enforcement with appropriate technical staff or consultants. A search of the draft reveals that terms such as *noise*, *junk*, *pollution*, *litter*, *glare*, and *heat* appear repeatedly across nearly all district and accessory-use sections.

Relevant Pennsylvania References:

- Pennsylvania Statutes, Title 35 P.S. Health and Safety § 4013.6, *Suits to abate nuisances and restrain violations*.
- Pennsylvania General Assembly, Title 18, Chapter 65, *Nuisances*.

2. Section 550-50: Signs

The Board strongly recommends that signage regulations not be included within a municipal zoning ordinance. If the Borough wishes to regulate signage, a separate sign ordinance should be adopted (if one does not already exist). Such an ordinance would govern signage for principal and accessory uses and would eliminate the need for the current section and related definitions. All zoning references to signage should instead direct users to the Borough’s stand-alone sign ordinance.

3. Permitted and Accessory Uses Tables

The draft ordinance presents permitted, conditional, special exception, and accessory uses in separate tables within each individual zoning district. The Board recommends consolidating these into a single comprehensive table showing all uses and the districts in which they are permitted. This approach significantly improves clarity and usability by allowing readers to compare permitted uses across all districts in one location. Recently adopted zoning ordinances in Coolspring and Findley Townships provide strong examples of this format.

4. Terminology for Cannabis-Related Uses

The Board recommends updating terminology within the ordinance related to medical marijuana. The term *cannabis* is more accurate and broadly applicable. A standard definition is: *Cannabis, commonly known as marijuana, weed, pot, or ganja, is a non-chemically uniform psychoactive substance derived from the Cannabis plant.*

5. Illustrations in Articles X and XII

The Board notes that the draft ordinance's diagrams related to landscaping, buffering, and screening appear to be hand-drawn. Given that the Borough retained an independent planning consultant, the Board expected professional-quality illustrations consistent with industry standards. The Board recommends that these graphics be updated to reflect a higher level of technical and visual quality.

6. General Observations

The Board finds that the specific regulations pertaining to individual uses—including lot requirements and supplemental regulations—are generally consistent with standard municipal requirements for borough zoning within Mercer County. The Board's recommendations focus primarily on organizational issues and the relocation or modification of certain regulatory sections to improve usability, clarity, and enforceability.

**BOROUGH OF GROVE CITY
MERCER COUNTY, PENNSYLVANIA**

ZONING ORDINANCE AMENDMENT 1506

WHEREAS, the provisions of this Ordinance, amending Ordinance #1419, Ordinance 1483, and Ordinance 1490, and Ordinance 1500 are designed to further promote, protect and facilitate: public health, safety, and general welfare; coordinated and practical community development; proper density of population and intensity of use; provision of adequate light and air; provisions for vehicle parking and loading space; the use of land and buildings; and other provisions as may be necessary to implement the purposes of the Municipal Zoning Ordinance; and

WHEREAS, the provisions of this Ordinance are designed to prevent overcrowding of land, blight, danger and congestion in travel and transportation, and loss of health, life, and/or property from fire, flood, panic or other dangers; and

WHEREAS, the provisions of this Ordinance are designed to update the existing Zoning Ordinance to accommodate current changes in terminology, land uses, technology, and human activities.

BE IT HEREBY ORDAINED AND ENACTED that Chapter 156 of the Codified Ordinance of Grove City Borough be and is hereby amended as follows:

SECTION 1
I INDUSTRIAL DISTRICT

Title XV, Chapter 156, Section 156.044 THE I INDUSTRIAL DISTRICT, I Industrial District Table of Uses Part B shall be repealed and replaced as follows:

<i>I Industrial District, Table of Uses</i>
Permitted Uses
Auto service and repair
Building material and supply yard
Business services including financial services, such as banks
Communications antennas
Contractors office, garage and storage yard
Landscaping supply and nursery
Light manufacturing
Place of worship
Professional offices
Public utility structures
Research lab
Self-service storage buildings

Truck terminals and warehousing
Accessory Uses and Structures (see §§ 156.105 through 156.114)
Private or public garages and parking areas
Signs
Other accessory uses and structures customarily appurtenant to a principal permitted use
Conditional Uses
Bottle clubs (see § 156.084)
Bulk fuel storage (see § 156.085)
Communications towers (see § 156.071)
Correctional facility/halfway house and treatment center (see § 156.086)
Day care centers (see § 156.057)
Eating and drinking places (see § 156.090)
Heavy industry (see § 156.087)
Junkyards, salvage and recycling centers (see § 156.088)
Kennel (see § 156.093)
Mining and mineral excavation (see § 156.089)
Oil and gas drilling (see § 156.092)
Public and private schools recognized by the Commonwealth (see § 156.060)
Retail business (see § 156.090)
Sexually-oriented business (see § 156.083)

SECTION II
PUBLIC AND PRIVATE ELEMENTARY AND SECONDARY SCHOOLS
RECOGNIZED BY THE COMMONWEALTH

Title XV, Chapter 156, Section 156.060 PUBLIC AND PRIVATE ELEMENTARY AND SECONDARY SCHOOLS RECOGNIZED BY THE COMMONWEALTH. shall be repealed and replaced as follows:

§ 156.060 PUBLIC AND PRIVATE ELEMENTARY AND SECONDARY SCHOOLS RECOGNIZED BY THE COMMONWEALTH.

(A) While a necessary public benefit, the intensity of traffic and activity at schools can create land use conflict with residential neighborhoods.

(B) Shall provide all parking and loading/unloading requirements as required by this chapter. No parking or loading area for discharge of children shall be located on a public street cartway.

(C) The design and landscaping shall be compatible with and preserve the character of adjoining residential uses.

(D) Recreation/play areas that abut residential uses shall provide screen planting.

(E) Any outdoor lighting shall be designed to prevent glare to adjoining properties.

(F) No outdoor stadium or sports field shall be located within 100 feet of an adjoining single-family dwelling.

THE BOROUGH OF GROVE CITY ORDAINS AND ENACTS THIS ORDINANCE AND IT IS HEREBY ORDAINED AND ENACTED INTO LAW BY THE GROVE CITY BOROUGH COUNCIL THIS 5th DAY OF JANURARY, 2026. THIS ORDINANCE SHALL TAKE EFFECT IMMEDIATELY.

ATTEST:

GROVE CITY BOROUGH

Taylor G. Pokrant
Borough Secretary

Mary K. Mattocks, President
Grove City Borough Council

This Ordinance is approved this 5th day of January, 2025.

Randy L. Riddle, Mayor
Grove City Borough