

MINUTES
MERCER COUNTY REGIONAL PLANNING COMMISSION
Hybrid Meeting: Tuesday – May 27, 2025 - 7:00 p.m.

MUNICIPALITY	PRESENT	ABSENT
FARRELL CITY	Venesta Kirk	Lynda Moss-McDougall
HERMITAGE CITY	Jeremy Coxe	James Holl
SHARON CITY	Stephen Theiss Suzanne Kepple	
CLARK BOROUGH	Alesha Culp	Maryjo Harakal
FREDONIA BOROUGH	Patricia McAdams	Ron Anthony
GREENVILLE TOWN	Paul Hamill	
GROVE CITY BOROUGH	Patrick Eakin	Taylor Pokrant
JACKSON CENTER BOROUGH	John Chlpka	
JAMESTOWN BOROUGH		Justin Pipp
MERCER BOROUGH		Nick Sicilian Debbie Sarvis
NEW LEBANON BOROUGH		Darlene Slemenda
SANDY LAKE BOROUGH		Glenn Leech
SHARPSVILLE BOROUGH	Nicholas Hanahan	
STONEBORO BOROUGH	Jennifer Medberry Roger Patterson	
WEST MIDDLESEX BOROUGH		Robert Lark Stacey Curry
COOLSPRING TOWNSHIP	Corwin Masson Tom Sauer	
DELAWARE TOWNSHIP	William Anthony	
E. LACKAWANNOCK TOWNSHIP	William Hackwelder	
FAIRVIEW TOWNSHIP		Robin Hostetler Mont Clark
FINDLEY TOWNSHIP	Steve Paxton	John Courtney
HEMPFIELD TOWNSHIP		Lisa Holm Todd Hittle
JACKSON TOWNSHIP		George McIntire Sandy Bachman
JEFFERSON TOWNSHIP	Richard McCullough	
LAKE TOWNSHIP	Steve Tingley	
LIBERTY TOWNSHIP	Joseph Matthews Brenda Heck	
NEW VERNON TOWNSHIP		Daniel L. Patterson
OTTER CREEK TOWNSHIP	Paulette Young Carl Swartz	
PERRY TOWNSHIP	Gary King	Bonnie McCartney
PINE TOWNSHIP	Todd Spears	Dennis Crumb
PYMATUNING TOWNSHIP		Jim Rowe Ryan Zarecky

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SANDY LAKE TOWNSHIP		Raymond Scofield Heather Bacher
SHENANGO TOWNSHIP	Dale Perry	Matthew Stefanak
S. PYMATUNING TOWNSHIP		Johnathan Leyshon Matthew Chalupka
SPRINGFIELD TOWNSHIP	Tim Stiffy	Marcus Kohan
WILMINGTON TOWNSHIP		Robert Steingrabe Sharen Brown
WOLF CREEK		Charles Weber John Ligo
MERCER COUNTY	Jeff Hoy Sheryl Kelly Larry McAdams	Richard Stachel Jared Grandy Elliot Lengel Jay Russell
BOROUGHS ASSOCIATION		
SUPERVISORS ASSOCIATION		
COUNTY COMMISSIONER	Tim McGonigle Ann Coleman	
Solicitor	James Nevant, II	

Staff

Doniele Russell, Executive Director
 Elizabeth Peluchette, GIS Planner
 Peter Messina, Planner
 Erin Adams, Senior Planner

Others Present

Matt Breedlove- Greenville
 Duane King
 Troy Cyphert
 Justi Glaros- Sharon Superintendent

Buddy Miller
 Judy King
 Eric Wenger

CALL TO ORDER-

William Anthony, vice-chairman, called the meeting to order at 7:00 p.m.

PRAYER & PLEDGE OF ALLEGIANCE-

Bill Anthony, vice-chairman, led the Commission in the Pledge of Allegiance and Prayer.

ATTENDANCE SIGN-IN- It was noted that **a quorum was present.**

PUBLIC COMMENTS ON ANY AGENDA ITEM- William Anthony, vice-chairman. Commissioner Ann Coleman announced and congratulated Nick Hanahan for winning a 40 Distinguished Impact Award from Penn Northwest and the Chambers of Commerce. Judy King introduced herself and her husband, Duane, and thanked the commission for their work.

MINUTES OF April 22, 2025, MEETING-

A motion was made by Steve Tingley and seconded by Richard McCullough to approve the Minutes of the April 22, 2024 meeting, as corrected. **The Vice-Chairman called for**

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any discussion, hearing none; a vote was called for, and the motion carried.

FINANCIAL STATEMENTS – Nick Hanahan, committee treasurer.

Nick Hanahan presented the April 2025 Financial Statements.

A motion was made by Nick Hanahan and seconded by Jeff Hoy to approve the financial statements as presented. **The Vice-Chairman called for any discussion; hearing none, a vote was called for, and the motion carried.**

Zoning and Subdivision Committee Report- committee chairman

1. Timberview Lawn Furniture- Worth Township- Minor LDP- 1795 Harrisville Road, Stoneboro. Construction of a 1400 sq. ft. woodshop building for manufacturing outdoor lawn furniture. Larry McAdams made a motion to approve the final land development plan in accordance with the provisions of the Pennsylvania Missile Planning Code. Steve Tingley seconded. **The Vice-Chairman called for any discussion; hearing none, a vote was called for, and the motion carried.**
2. Hadley Field-City of Sharon- Final LDP- The proposed development is a new athletic track and field. Larry McAdams made a motion to grant the conditional approval of the final land development plan under the municipal planning code, contingent upon the outstanding items being satisfactorily addressed and submitted to the Mercer County Regional Planning Commission staff. Nick Hanahan seconded. **The Vice-Chairman called for any discussion; hearing none, a vote was called for, and the motion carried.**
3. Home2 Suites- Final LDP-Shenango and City of Hermitage- The proposed development of a hotel. Lot Consolidation (January) and Preliminary LDP (February) plans were presented. They were waiting on a couple of permits for this plan. Larry McAdams made a motion to grant the conditional approval for the final land development plan under the municipal planning code, contingent upon all outstanding items being satisfactorily addressed and submitted to the Mercer County Regional Planning Commission. Rich McCullough seconded. **The Vice-Chairman called for any discussion; hearing none, a vote was called for, and the motion carried.**
4. Sunrise Solar Babcock Rd- Coolspring Twp- Preliminary and Final Plan- The project will consist of 660 solar panels and directly connect to the Penn Power electrical distribution grid to supply power to nearby homes and businesses. The parcel is 59.3- and a 2.3-acre parcel, both owned by the King's. Zoning approval has been received. Stormwater was not received. This plan follows all the previous recommendations for fencing and a secondary access. Larry McAdams made a motion to grant conditional approval of the preliminary and final land development plans. In accordance with municipal planning code pending submission of required final items. Tom Sauer seconded. **The Vice-Chairman called for any discussion;**

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hearing none, a vote was called for, and the motion carried with one no vote by Paulette Young.

5. West Middlesex Borough- Zoning Ordinance- Amendment Skill Based Game add Conditional and Accessory Uses in Downtown Business and Highway Commercial Zoning Districts. Larry McAdams made a motion to approve reviewed comments regarding the proposed zoning ordinance amendment to West Middlesex Borough. Rich McCullough seconded. **The Vice-Chairman called for any discussion; hearing none, a vote was called for, and the motion carried.**
6. Joy Cone Company- Hermitage- East Parking Expansion Minor Land Development. They're expanding the parking lot for Joy Cone by 122 spaces and they have all their permits in line. Larry McAdams made a motion to approve the minor land development plan for Joy Cone. Todd Spears seconded. **The Vice-Chairman called for any discussion; hearing none, a vote was called for, and the motion carried.**
7. SALDO- Larry McAdams made a motion to forward the 2025 draft Mercer County Subdivision and Land Development Ordinance to the county commissioners for consideration and adoption under the provision of the initial planning code. Paul Hamill seconded. **The Vice-Chairman called for any discussion; hearing none, a vote was called for, and the motion carried.**
8. Fee Schedule- Larry McAdams made a motion to forward the proposed 2025 fee schedule to the county commissioners for consideration and adoption. Paul Hamill seconded. **The Vice-Chairman called for any discussion.** Commissioner Ann Coleman asked what the changes were since it was just updated in 2024. Doniele Russell explained the changes. Previously we charged a per acre fee and a per unit fee, we're taking the per acre fee out and just doing a unit fee and a flat base. The land development flat fee would be \$500 and then the lot fee would be 20 or unit fee would be \$25. The changes will streamline our accounting. **The Vice-Chairman called for any more discussion; hearing none, a vote was called for, and the motion carried.**

Personnel Finance Committee- committee chairman

1. Personnel Manual- Jeff Hoy noted the manual was updated to reflect current regulations and was distributed to the committee for review. **A motion was made by Jeff Hoy and seconded by Paul Hamill to approve the Personnel Manual as presented. The Vice-Chairman called for any discussion; hearing none, a vote was called for, and the motion carried.**
2. Sunshine Policy- This will establish an official policy which we've not had before, and ensures we are on record. **A motion was made by Jeff Hoy and seconded by Patty McAdams to approve the Sunshine Policy as presented. The Vice-**

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Chairman called for any discussion; hearing none, a vote was called for, and the motion carried.

3. BBP Audit & Engagement- Annual approval agreement for BBP to do our financial audit. A motion was made by Jeff Hoy and seconded by Dale Perry to approve the BBP Audit & Engagement letter. **The Vice-Chairman called for any discussion; hearing none, a vote was called for, and the motion carried.**

Staff reports- Professional Staff

- 2025 Annual Family Picnic is at Goddard State Park July 22.
- Long-Range Plan- We have received responses from a few consultants and have completed the interviews. We are working with PennDOT and hope to award that at our June MPO meeting.
- Municipal Sotrmwater Education Workshop August 13, 2025- This is to help municipalities understand Act 167. The workshop is being hosted by Erin Kepple Adams, MCRPC Senior Planner and The Mercer County Conservation District.
- Mercer County Comprehensive Plan- We have a few stakeholder meeting scheduled in June.
- DCED will be in the MCRPC office June 10th to June 12th to perform monitoring for fiscal years 2016 to 2019.
- Any member needing assistance with grant support and consistency letters, please let us know.

Discussion:

- Nick Hanahan spoke and commended the work of the MCRPC staff.
- Bill Anthony thanked the board for the large amount of work they put into the SALDO and Personnel Manual.
- Doniele Russell thanked the committees for their constant support and efforts.
- Doniele stated the office has a couple of plans already for the June meeting. The submission deadlines for the upcoming meetings are June 6th and August 8th. The meeting dates are posted on the MCRPC website. Finance and Personnel will be meeting in June but not July, due to the picnic.
- Full commission meeting in September will have Donna Smith from DEP to discuss non-building waivers and what that means when lots are being subdivided.
- Buddy Miller, PennDOT Mercer County Municipal Liaison, introduced himself and stated that he is the primary contact for all PennDOT-related municipal matters.

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He advised that if he does not respond within 24 hours, municipalities should follow up. He also asked municipalities to complete and return the contact information request sent via email.

Buddy discussed some ongoing paving projects and concerns regarding the gravel.

- Doniele stated there will be LTAP training and secretary training. When the dates are set they will be sent with the meeting materials.

Next Meeting is Scheduled for September 23, 2025, 7 PM

Adjournment

With no further business or discussion, a motion was made by Steve Tingley, seconded by Richard McCullough to adjourn at 7:37 p.m. The chairman called for discussion; there being none, a vote was called for, and the motion carried.

Submitted and Certified By:

Steve Tingley, Secretary – MCRPC

Date:_____