

## MCRPC ZONING AND SUBDIVISION REVIEW COMMITTEE

Tuesday, January 20, 2026 – 7:00 p.m.

In-Person or Online

### AGENDA

#### 1. Roll Call

1. Larry McAdams
2. Bill Anthony\*
3. Steve Tingley
4. Jay Russell
5. Elliot Lengel
6. Rich McCullough

7. Nick Hanahan\*

8. Matt Stefanak

#### 9. OPEN SEAT

Paul Hamill-Advisory CBA\*

Elizabeth Peluchette-MCRPC

#### Committee Discussion:

Discussion of committee composition, whether to recommend nine (9) members or seven (7) members to the Full Commission at its meeting on **January 27, 2026**.

#### 2. Reorganization of Committee-*open the floor for nominations*

- a. **Election of Chair**-*reports to the full commission*
- b. **Election of Vice Chair**-*serves in the Chair's absence*
- c. **Consideration of Secretary (optional)** *if the committee wishes to have minutes signed, a secretary may be appointed. This position is not required by the bylaws and is a decision of the Committee.*

#### 3. Approval of Minutes

- a. **December 9, 2025**, attached.

#### 4. New Business

- a. **Iron Mills LDP-**
  - i. Proposed "Main Street" with area buildings and a private sanitary sewer system to service the entire facility.
- b. **Zoning Ordinance Update Request-**
  - i. Coolspring Township- Energy Regulation Updates

#### 5. Old Business

- a. Zoning Map Request
  - i. Pine Township
  - ii. Hempfield Township
  - iii. Jackson Center Borough (Existing Land- Use Map)
  - iv. Shenango Township
  - v. Pymatuning Township
- b. Zoning Ordinance Update
  - i. City of Sharon- Committee meetings (Liz)
  - ii. Jefferson Township- Mining Ordinance (Doniele)

#### 6. Discussion

- a. Ongoing Project Updates

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- b. SALDO corrections
- c. SALDO Checklists

**7. Adjournment**

- a. **Next Meeting: Tuesday, February 17, 2026 @ 7:00 PM**

If necessary, you may join the meeting from your computer, tablet or smartphone.

Direct link is available in the email or on MCRPC homepage.

**Please join my meeting from your computer, tablet or smartphone.**

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

**You can also dial in using your phone.**

Access Code: 674-536-501

United States: +1 (872) 240-3412

**MCRPC Zoning and Subdivision Review Committee**  
**Tuesday, December 9, 2025 – 7:00 p.m.**  
**In-Person or Online**

**Minutes**

Larry McAdams- Chair  
Bill Anthony  
Steve Tingley  
~~Paul Hamill~~  
Jay Russell  
~~Elliot Lengel~~

Rich McCullough  
~~Nick Hanahan~~  
Matt Stefanak  
Elizabeth Peluchette-MCRPC

**The meeting was called to order at 7:00**

**1. Approval of Minutes November 18, 2025-**

A motion to approve the November 18, 2025, minutes was made by Bill Anthony and seconded by Steve Tingley. The Chairman called for any discussion; hearing none, a vote was called for, and the motion carried.

**2. 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.”**

Grove City Borough is adding public and private schools to its industrial district zoning. A motion to agree with the recommendation for the change was made by Steve Tingley and seconded by Rich McCullough. The Chairman called for any discussion; hearing none, a vote was called for, and the motion carried.

**3. Old Business**

No old business discussed

**4. Discussion-**

The Committee discussed amending the county SALDO to require trees planted for land development screening to be staggered rather than in a straight line. The trees planted in a straight line are being planted too far apart to provide proper screening.

**5. Motion to Adjourn-** Rich McCullough and seconded by Steve Tingley at 7:19pm

Respectfully submitted,



**COOLSPRING TOWNSHIP**

**852 N. PERRY HIGHWAY**

**MERCER PA 16137**

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Office Hours: M-T-TH-F 8:00AM – 1:00PM

January 6, 2026

Mercer County Regional Planning Commission  
2491 Highland Road  
Hermitage, PA 16148

Re: Amendment to Zoning Ordinance

Dear Doniele Russell,

Coolspring Township has had an ongoing dispute over solar panel fields and the zoning ordinance for the past few years. At the January 5, 2026 meeting, the Board of Supervisors unanimously passed a motion to direct Mercer County Regional Planning Commission (MCRPC) to draft an amendment to the Coolspring Township Zoning Ordinance restricting Energy Generation Facility (EGF) as a conditional use in the Industrial Zoning District only.

I have offered some help below but Coolspring Township relies on MCRPC to ensure the Zoning Ordinance and all amendments are properly written.

Section 500: Permitted Principal Uses Table

Energy Generation Facility (EGF) allowed by **Conditional Use** in Industrial Zoning District only. *(Remove CU from Agriculture, R-1 Residential and R-2 Residential)*

Section 613.02. Where Permitted

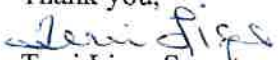
- A. An EGF shall be permitted as a CONDITIONAL USE in the "I" Zoning District. *(Remove AG, R-1, and R-2)*

This recommendation of change still stands from the September 24, 2024 meeting;

Section 600 All Dwelling: 600-1

Remove the minimum floor area. *(Also Remove from definition of "Dwelling Unit".)*

Thank you,

  
Terri Ligo, Secretary

Cc. Roger Shaffer, Solicitor

