

## **MCRPC ZONING AND SUBDIVISION REVIEW COMMITTEE**

**Tuesday, February 17, 2026 – 7:00 p.m.**

**In-Person or Online**

### **AGENDA**

#### **1. Roll Call**

- |                    |                            |
|--------------------|----------------------------|
| 1. Larry McAdams   | 7. Nick Hanahan*           |
| 2. Bill Anthony*   | 8. Matt Stefanak           |
| 3. Steve Tingley   | 9. Suzanne Kepple          |
| 4. Jay Russell     | Paul Hamill-Advisory CBA*  |
| 5. Elliot Lengel   | Elizabeth Peluchette-MCRPC |
| 6. Rich McCullough |                            |

#### **2. Approval of Minutes**

- a. **January 20, 2026**, attached.

#### **3. New Business**

- a. **Whispering Pines LDP – City of Hermitage**

- i. Major Land Development- Veterinary Clinic

Public Comment-

- b. **Baker Minor Subdivision/Lot Consolidation Plan -Lackawannock TWP**

- i. Request a Variance/Modification (Minimum lot size Non-conforming) Denied in December.

Public Comment-

- c. **Zoning Changes to Village Park- R-1 to R-2- Pine Township**

- i. Previous change from Meeting in October 2025

Public Comment-

#### **4. 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
  - vi. South Pymatuning Township

- b. Zoning Ordinance Update

- i. City of Sharon- Committee meetings (Liz)
  - ii. Jefferson Township- Mining Ordinance (Doniele)
  - iii. Coolspring Township- Zoning Ordinance Amendments

#### **5. Discussion**

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](tel:+18722403412)

**MCRPC ZONING AND SUBDIVISION REVIEW COMMITTEE**  
**Tuesday, February 17, 2026 – 7:00 p.m.**  
**In-Person or Online**

- a. Plan Submissions To-Date, attached.
- b. SALDO corrections
- c. SALDO Checklists

**6. Adjournment**

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

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, January 20, 2026 – 7:00 p.m.**  
**In-Person or Online**  
**Minutes**

**I. Roll Call** The meeting was called to order at 7:00 PM. A quorum was present.

Larry McAdams- Chair	Steve Tingley	Judy King-Coolspring
Bill Anthony	Nick Hanahan	Donald King-Coolspring
Elliot Lengel	Matt Stefanak	Tom Sauer-Coolspring
Rich McCullough	Elizabeth Peluchette-MCRPC	John Cenknner-Cenknner Eng.
Jay Russell	Doniele Russell-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**. After discussion, the committee agreed to maintain seven members.

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

**a. Election of Chair-reports to the full commission**

A motion was made by Steve Tingley and seconded by Jay Russell to approve **Rich McCullough** as Chair of the Zoning and Subdivision Committee. The Chair called for discussion; hearing none, a vote was taken, and the motion carried.

**b. Election of Vice Chair-serves in the Chair's absence**

A motion was made by Steve Tingley and seconded by Nick Hanahan to approve **Elliot Lengel** as Vice Chair of the Zoning and Subdivision Committee. The Chair called for discussion; hearing none, a vote was taken, and the motion carried.

**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.** A motion was made by Nick Hanahan and seconded by Steve Tingley to approve **Larry McAdams** as Secretary of the Zoning and Subdivision Committee. The Chair called for discussion; hearing none, a vote was taken, and the motion carried.

**3. Approval of Minutes**

**a. December 9, 2025**

A motion to approve the December 9, 2025, minutes was made by Elliot Lengel and seconded by Matt Stefanak. The Chairman called for any discussion; hearing none, a vote was called for, and the motion carried.

#### **4. New Business**

##### **a. Iron Mills LDP-**

- i. Proposed "Main Street" with six proposed buildings and a private sanitary sewer system to service the entire facility. The applicant is in the process of obtaining approval from the Department of Environmental Protection (DEP) for the wastewater treatment plant. They have received the E&S permit from Mercer County Conservation and both stormwater and post-stormwater approvals from Lackawannock. It was noted that a request has been made to the New Wilmington Volunteer Fire Department, through Chief Echols, for a safety letter due to the absence of public water. A motion was made by Steve Tingley, seconded by Nick Hanahan, to recommend conditional approval of the plan pending DEP approval of the sanitary system. The Chairman called for any discussion; hearing none, a vote was called for, and the motion carried.

##### **b. Zoning Ordinance Update Request-**

- ii. Coolspring Township- Energy Regulation Updates  
Liz reported to the group that a request from Coolspring Township was received asking us to help write their zoning amendment request, which we wanted to bring to the board. The letter is proposing that the amendment is for energy generation facilities only in the industrial zoning district as a conditional use only. The will be taking it out of Agriculture, R1 and R2. The amendment would also update Section 600 All Dwelling which would remove minimum floor area and remove the definition of dwelling units in the definition  
After substantial discussion, the Board stated that MCRPC can only assist with the writing of the requested zoning amendment. The requests stated in the letter were noted as being highly restrictive and could potentially lead to litigation.  
It was stated that the Coolspring Supervisors would be responsible for voting on any proposed changes. In the event of a conflict of interest, the affected Supervisor would be required to recuse themselves, leaving two Supervisors to vote on the matter.  
Steve Tingley made a motion, seconded by Elliot Lengel, to decline writing the requested amendment and recommend staff assistance to the member community in helping them draft an amendment, consistent with standard practice. MCRPC would only provide zoning ordinance assistance to Coolspring Township.  
The Chairman called for a vote, and the motion carried.

#### **5. Old Business**

**Liz recapped for the group the existing projects she is working on**

- a. Zoning Map Request
  - iii. Pine Township 95% complete

- iv. Hempfield Township- needs a few revisions
- v. Jackson Center Borough (Existing Land- Use Map)
- vi. Shenango Township in/progress pending with GIS
- vii. Pymatuning Township in/progress pending with GIS
- b. Zoning Ordinance Update
  - viii. City of Sharon- Committee meetings (Liz)
  - ix. Jefferson Township- Mining Ordinance (Doniele)
- c. UPI- Uniform Parcel Identifier
  - UPI was adopted by the county January 5, 2025

**6. Discussion**

- d. SALDO corrections- MCRPC has a list of corrections for the SALDO
- e. SALDO Checklists- Liz noted she is working on updating her check list for the surveyors to remove the mylar requirement. She is also building a new list for minor plans. She noted she would like a minor checklist and a major checklist.
- f. Eventually the corrections and revised lists will be submitted for an amendment to the SALDO
- g. Ongoing Project Updates- 195 plans were submitted in 2025.

**7. Motion to Adjourn-** Steve Tingley and seconded by Matt Stefanak at 8:00 p.m.

Respectfully submitted,

---





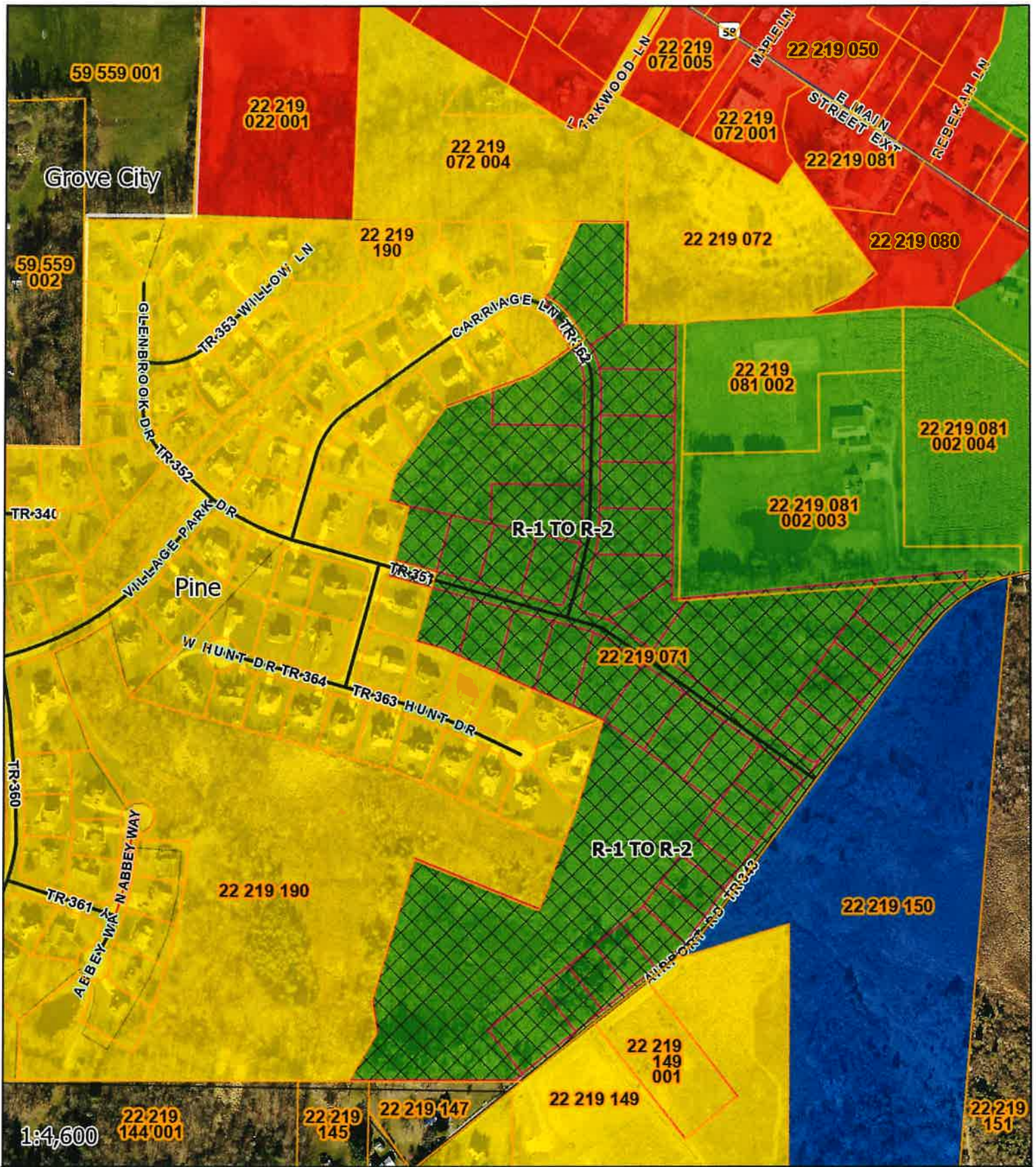












#### Pine Twp Zoning

- AC Ag Conservation
- B-1 Gen. Business
- I Industrial
- R-1 Single Family Residential
- RR Rural Residential
- B-2 Limited Business
- R-2 General Residential/Multifamily

#### MC Planning Plan Reviews

Village Park

#### Tax Parcels

- Tax Parcels
- Zoning Change R-1 to R-2

## PINE TOWNSHIP ZONING MAP UPDATE R-1 to R-2

N



0 0.04 0.07 0.15 Miles





Plans Reviewed by Land Use Team

	Plan Name	Municipality	Major or Minor	Fee Paid	Status
1	Butch	Findley	Minor	\$300.00	Completed
2	McAnallen	Coolspring	Minor	\$360.00	Completed
3	Kasbee	Delaware	Minor	\$300.00	Completed
4	Hercules Car Wash	Mercer	LDP	\$300.00	Withdrawn
5	Troyer	Fairview	Minor	\$300.00	Completed
6	Home 2 Suites	Hermitage Shenango	Minor	\$375.00	Completed
7	Home 2 Suites	Hermitage Shenango	Preliminary LDP	\$500.00	Pending zoning hearing at Shenango
8	Stonebraker	Lackawannock	Minor	\$320.00	Completed
9	Hoskin	Liberty	Minor	\$300.00	Completed
10	Clark	Mill Creek	Minor	\$325.00	Completed
11	Fairview Cheese	Fairview	Preliminary LDP	\$500.00	Board Approved
12	Wagler	Sandy Lake & Lake	Minor	\$300.00	Completed
13	Riddle	Pine	Minor	\$300.00	Completed
14	Mercer Farm [WPC]	Findley	Minor	\$325.00	Completed
15	Samol	South Py	Minor	\$325.00	Completed
16	Shetler	Salem	Minor	\$325.00	Reviewed
17	Top Tier	Hermitage	LDP	Fees waived	Completed
18	Gibson Lots 1 & 2	Hermitage	Minor	Fees waived	Completed
19	Confer II Lot 1	Hermitage	Minor	Fees waived	Completed
20	83 Main Street LLC Lots 1 & 2	Hermitage	Minor	Fees waived	Completed
21	USA Equipment Leasing LLC Lot 1	Hermitage	LDP	Fees waived	Completed
22	Yanak Lots 1 & 2	Hermitage	Minor	Fees waived	Completed
23	Yanak Lot 3	Hermitage	Minor	Fees waived	Completed
24	Hickory Fields	Hermitage	LDP	Fees waived	Completed
25	Boura	Hempfield	Minor	\$325.00	Completed
26	Korniak	Jackson	Minor	\$350.00	Completed
27	Emph	West Salem	Minor	\$300.00	Completed
28	Jackson Township Bldg	Jackson	LDP	Fee waived	Completed
29	Benson Williams	Pymatuning	Minor	\$500.00	Completed
30	Balmaghie	Springfield	LDP	Fee waived	Completed
31	T Collins	West Salem	Minor	\$325.00	Completed
32	Beblo	West Salem	Minor	\$325.00	Completed
33	Harrison	West Salem	Minor	\$325.00	Completed
34	R. Collins	West Salem	Minor	\$325.00	Completed
35	Chutz	Pine	Minor	\$380.00	Reviewed
36	Minner/Montgomery	Findley	Minor	\$325.00	Completed
37	Industrial Land Development BCS	Hermitage	LDP	Fee waived	Completed
38	Glen Lakes	Pine	Minor	\$325.00	Reviewed
39	Morse/Perkins	Wilmington	Minor	\$325.00	Completed
40	Westlake	Sandy Lake	Minor	\$325.00	Completed
41	Perry Run Acres, LLC	Deer Creek	Minor	\$300.00	Completed
42	Minner	Findley	Minor	\$350.00	Completed

Plans Reviewed by Land Use Team

43	Pavcik	South Py	Minor	\$400.00	Completed
44	Reiber	Wilmington	Minor	\$325.00	Completed
45	Reemtsen	Delaware	Minor	\$350.00	Completed
46	R&M Holdings	Worth	Minor	\$350.00	Completed
47	Cardas	Jackson	Minor	\$300.00	Completed
48	Ray	Sugar Grove	Minor	\$300.00	Completed
49	Depofi	West Salem	Minor	\$325.00	Completed
50	D. Tarr's Midway	Sharon	Minor	\$325.00	Completed
51	Cake	East Lack	LDP	\$507.00	In progress
52	Mild	Shenango	Minor	\$400.00	Completed
53	Joy Cone	Hermitage	LDP	Fee Waived	Completed
54	KJJ Properties	Hermitage	Minor	Fee Waived	Completed
55	Home 2 Suites	Hermitage	LDP	Fee Waived	Completed
56	Yanak	Lackawannock	Minor	\$325.00	Completed
57	McMullen	Jackson	Minor	\$400.00	Completed
58	Hazy	Pine	Minor	325.00	Completed
59	Gardner	Wilmington	Minor	\$350.00	Completed
60	Engstrom	Mill Creek	Minor	\$325.00	Completed
61	Wasser	Fredonia	Minor	\$375.00	Reviewed
62	Yoder	East Lack	Minor	\$325.00	Completed
63	Brown Brothers	Pine	Minor	Waiting	Reviewed
64	Ulam	Pymatuning	Minor	\$325.00	Completed
65	Schiemer	Perry	Minor	\$325.00	Completed
66	Surano	Greenville B	Minor	\$350.00	Completed
67	Bishop	Sandy Creek	Minor	\$300.00	Completed
68	Milani	Hempfield	Minor	\$350.00	Completed
69	Ustik	Delaware	Minor	\$325.00	Completed
70	Hadley Field	Sharon	LDP	Fee Waived	Cond. Approval
71	Sunrise- Babcock Rd	Coolspring	LDP	\$760.00	Cond. Approval
72	H&H- Hoobler	Lake	Minor	\$350.00	Completed
73	Byler/Hostetler	Springfield	Minor	Fee Waived	Completed
74	Corwin	Coolspring	Minor	\$325.00	Completed
75	Shepherd	Findley	Minor	\$300.00	Completed
76	Henderson	Sharon	Minor	\$325.00	Completed
77	Machi	Jackson	Minor	\$325.00	Completed
78	Arbuckle	Perry	Minor	\$450.00	Completed
79	Mapes	Liberty	Minor	\$350.00	Completed
80	Rockburn	Pine	Minor	\$375.00	Completed
81	Kline	French Creek	Revision	\$150.00	Completed
82	Shardy	Delaware	Minor	Insufficient Funds	Held
83	Venetia	Greenville	Minor	475.00	Completed
84	Hogg	Hermitage	Minor	Fee Waived	Completed
85	Hostetler/Pennwood	Lackawannock	Minor	\$425.00	Reviewed
86	Patterson	Jackson	Minor	\$325.00	Completed
87	Cameron	Coolspring	Minor	\$325.00	Completed
88	Ernst	Sugar Grove	Minor	\$325.00	Completed
89	Owens	Greene	Minor	\$375.00	Completed

Plans Reviewed by Land Use Team

90	Wesleyan Methodist Church	Stoneboro	LDP	\$660.0	Reviewed
91	Liberty Self Storage	Liberty	LDP	\$510.00	Reviewed
92	Coolspring Wood Products	Delaware	LDP	\$582.00	Reviewed
93	Gerasimek	South Pymatuning	Minor	\$325.00	Completed
94	Blair	Delaware	Minor	\$350.00	Completed
95	Sunrise Solar-Pew Rd	Findley	LDP	\$1,000.00	Reviewed
96	Rouse	Pine	Minor	\$350.00	Completed
97	Good Olh Boy	South Pymatuning	Minor	\$350.00	Reviewed
98	Penn Renewables HALFWAY ROAD	Greene	LDP	\$750.00	In progress
99	Penn Renewables Mercer Middlesex	Lackawannock	LDP	\$347.00	In progress
100	Davis	Hempfield/Greenville	Minor	\$350.00	Completed
101	Halasky	Springfield	Minor	Fee waived	Completed
102	Taylor	West Salem	Minor	\$325.00	Completed
103	Turner	Deer Creek	Minor	\$350.00	Completed
104	Wehr	Jackson	Minor	\$325.00	Reviewed
105	Newton	East Lackawannock	Minor	\$350.00	Completed
106	Appau	Pine	Minor	\$350.00	Completed
107	Bagzis	Sharpsville	Minor	\$325.00	Completed
108	McWilliams	Coolspring	Minor	\$325.00	Completed
109	Bartholomew	South Pymatuning	Minor	\$325.00	Reviewed
110	Stamm	Coolspring	Minor	\$375.00	Completed
111	Woodland LLC	Sharpsville	LDP	\$600.00	Reviewed
112	Village Park	Pine	LDP	\$575.00	Completed
113	Wagler	Lake	Minor	350.00	Completed
114	Bell-Horvath	Hermitage	Minor	Fee Waived	Completed
115	Gongloff	Hermitage	Minor	Fee Waived	Completed
116	Olivo	Hermitage	Minor	Fee Waived	Completed
117	Sunrise McCurdy	Jackson	Modification	\$150.00	Reviewed
118	Sunrise Forrester	Fairview	Modification	\$150.00	Reviewed
119	Swartz	Jackson	Minor	\$325.00	Reviewed
120	McElhinny	West Salem	Minor	\$325.00	Completed
121	Nichols	Jefferson	Minor	\$325.00	Completed
122	Hancock	Jackson	Minor	\$325.00	Completed
123	Schuster	Coolspring	Minor	\$325.00	Completed
124	Petry/Malbrough	Findley	Minor	\$375.00	Reviewed
125	Eddy	Findley	Minor	\$325.00	Completed
126	Temple Beth Israel	Hermitage	Minor	Fee Waived	Reviewed
127	McFall	Hermitage	Minor	Fee Waived	Reviewed
128	Dudas	Coolspring	Minor	\$325.00	Completed
129	Cincala	Jackson	Minor	\$325.00	Completed
130	Wiegmann	Jackson	Minor	\$325.00	Completed
	<b>September 2025</b>	<b>New SALDO</b>			
131	Grove City College	Pine	LDP	\$850.00	Reviewed
132	Fleming Leasing 1	Hermitage	Minor	\$325.00	Completed
133	Campbell	Shenango	Minor	\$325.00	Reviewed
134	Taylor	West Salem	Minor	\$325.00	Completed

2025

Plans Reviewed by Land Use Team

135	Sahadeo	Sharon	LDP	\$500.00	Completed
136	Willsonia	Sharon	Minor	\$350.00	Completed
137	Veverka	Sharon	Minor	\$350.00	Completed
138	Kirk	Shenango	Minor	\$325.00	Completed
139	Lake Lindey	Liberty	Minor	\$325.00	Reviewed
140	Reed	Mill Creek	Minor	\$325.00	Reviewed
141	Bennett	Hermitage	Minor	Fee waived	Completed
142	Wogisch	Salem	Minor	\$325.00	Reviewed
143	McCartney Rd	Fairview	Minor	\$325.00	Reviewed
144	Greggs	Coolspg, Jeff, E Lack	Minor	425.00	Reviewed
145	Anderwood Farms	Hermitage	Minor	Fee Waived	Reviewed
146	Loeffler	Springfield	Minor	Fee Waived	Completed
147	Hughes	Shenango	Minor	\$325.00	Reviewed
148	Arbuckle	Perry	Minor	\$325.00	Reviewed
149	Joy Baking Group	Sharon	Minor	\$350.00	Completed
150	Jackson	Greene	Minor	\$325.00	Reviewed
151	Fenton	West Salem	Minor	\$325.00	Reviewed
152	Wimer	Mill Creek	Minor	\$325.00	Reviewed
153	Sernik	Otter Creek	Minor	\$325.00	Reviewed
154	Lake Latonka	Jackson	Minor	\$325.00	Completed
155	Palmer	Fairview	Minor	Canceled	Canceled
156	Bolt/Miniea	Sharon	Minor	\$400.00	Completed
157	Bolt Storage	Sharon	Minor	\$325.00	Completed
158	Irwin	Delaware	Minor	\$425.00	Reviewed
159	McQuaid	New Vernon	Minor	\$325.00	Reviewed
160	McCullough	Jefferson	Minor	\$400.00	Completed
161	Aqua/ Greenville	Hempfield	Minor	\$3250.00	Reviewed
162	Kekich	Hermitage	Minor	Fee Waived	Reviewed
163	Demarco	Jefferson	Minor	\$375.00	Completed
164	Berent-Logan	Sharon	Minor	\$350.00	Completed
165	Howard	Wolf Creek	Minor	\$325.00	Reviewed
166	Wilt	Sugar Grove	Minor	\$325.00	Reviewed
167	Dodd	Jackson	Minor	\$325.00	Completed
168	Mazzant North	Hermitage	Minor	Fee Waived	Reviewed
169	Mazzant South	Hermitage	Minor	Fee Waived	Reviewed
170	Hoover	Pymatuning	Minor	\$375.00	Reviewed
171	Thompson	Lackawannock	Minor	\$350.00	Completed
172	Erney	Coolspring	Minor	\$ 325.00	Reviewed
173	Disilvestri	Mercer	Minor	\$325.00	Reviewed
174	Byler	Lackawannock	Minor	\$350.00	Reviewed
175	Shields	Sharon	Minor	\$350.00	Reviewed
176	Miller/Crute	Wolf Creek	Minor	\$350.00	Completed
177	Whispering Pines	Hermitage	Minor	Fee Waived	Reviewed
178	Hillcrest Ave	Grove City	Minor	\$325.00	Reviewed
179	Troyer	West Salem	Minor	\$325.00	Reviewed
180	Irons Mill	Lackawannock	LDP	\$875.00	Reviewed
181	Prada	Salem	Minor	Waiting	Reviewed
182	Baker	Lackawannock	Minor	\$350.00	Denied
183	Sharon Red. Auth	Sharon	Minor	\$325.00	Completed



Plans Reviewed by Land Use Team

184	Dick/Byler	Lackawannock	Minor	\$350.00	Completed
185	Crominet Special Metals	Pymatuning	LDP	\$500.00	Completed
186	Holzshu	Hempfield	Minor	\$375.00	Reviewed
187	Kelly	Coolspring	Minor	\$325.00	Reviewed
188	Stevenson	Salem	Minor	\$325.00	Reviewed
189	Munnell	Fredonia	Minor	\$325.00	Reviewed
190	Henderson	Hermitage	Minor	Fee Waived	Completed
191	Viglio/Wheeler	Hermitage	Minor	Fee Waived	Completed

2026

	Plan Name	Municipality	Major or Minor	Fee Paid	Status
1	Herbert	Coolspring	Minor	\$350.00	Reviewed
2	Pago	Hempfield	Minor	\$325.00	Reviewed
3	Brecht	West Salem	Minor	\$325.00	Reviewed
4	Kellar	Hermitage	Major	Fee Waived	In progress
5	Paradise/Tingley	Sandy Lake	Minor	\$350	In progress
6	Whispering Pines	Hermitage	LDP	Fee Waived	In progress
7	Hockenberry	Pine	Minor	\$325.00	In progress
8	Burns/Applegate	Pine	Minor	\$325.00	In progress
9	McChesney	Greenville	Minor	Waiting	In progress
10	St Mike's	Greenville	Minor	Waiting	In progress
11	Staresinic	Jackson	Minor	Waiting	In progress
12	Bell	Sandy Creek	Minor	Waiting	In progress
13	J. Shetler	Salem	Minor	Waiting	In progress