

**Mercer County Regional Planning Commission**  
**Tuesday, February 24, 2026- 7:00 PM – MCRPC Hybrid Meeting**

**Agenda**

**Call to order at 7:00 pm-** Bill Anthony, Chairman

**Prayer & Pledge of Allegiance-** Steve Tingley, Vice-Chairman

**Attendance sign-in/Roll Call-** Doniele Russell, Executive Director

- **Quorum is critical please notify the office ASAP if you cannot attend**

**Public comments -** Bill Anthony, Chairman

**Minutes of the January 27, 2026, meeting-** Bill Anthony, Chairman  
Motion to approve, copy attached

**Financial statements-** Nick Hanahan, Treasurer  
Motion to approve January 2026, copy attached

**Zoning and Subdivision Committee Report-** committee chairman

1. Whispering Pines LDP- City of Hermitage

Motion to forward MCRPC comments to the City of Hermitage.

2. Baker Minor Subdivision/Lot Consolidation Plan- Lackawannock TWP

Motion to conditionally consider the variance request pending SEO approval.

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

Motion to forward MCRPC comments to Pine Township.

**Personnel Finance Committee-** committee chairman

1. Motion to approve employee merit increases retroactive January 1, 2026

- Tara Floch merit increase of \$1,500 (new annual salary \$44,000)
- Liz Peluchette merit increase of \$1,412 (new annual salary \$60,500)
- Doniele Russell merit increase of \$2,500 (new annual salary \$88,500)

2. Motion to approve the return-to-work schedule as outlined by The Hartford Group, contingent upon the employee's written agreement to comply with all essential job functions, performance standards, and MCRPC policies.

**Guest Speaker-** Katie Wickert DCNR

**Staff reports-** Professional Staff

- Any questions or discussion

**Discussion**

**Adjournment**

To Join Virtually  
<https://meet.goto.com874614669>  
Phone 1-408-650-3123  
Access Code: 874-614-669

**MINUTES**  
**MERCER COUNTY REGIONAL PLANNING COMMISSION**  
**Hybrid Meeting: Tuesday – January 27, 2026 - 7:00 p.m.**

MUNICIPALITY	PRESENT	ABSENT
Farrell City	Lynda Moss-McDougall	Venesta Kirk
Hermitage City	Jeremy Coxe	James Holl
Sharon City	Stephen Theiss Suzanne Kepple	
Clark Borough	Alesha Culp	Maryjo Harakal
Fredonia Borough	Patricia McAdams	Ron Anthony
Town of Greenville	Jean Carr-Fisher Trey Wilt	
Grove City Borough	Patrick Eakin	Taylor Pokrant
Jackson Center Borough	John Chlpka	Robert Egger
Jamestown Borough	Justin Pipp	Danean Jordan
Mercer Borough	Savannah Bungar	Nick Sicilian
New Lebanon Borough		Darlene Slemenda
Sandy Lake Borough		Glenn Leech
Sharpsville Borough	Nicholas Hanahan	
Stoneboro Borough	Jennifer Medberry	Roger Patterson
West Middlesex Borough	Dennis Bollinger	Tim Webster
Coolspring Township	Tom Sauer Kenneth Struthers	
Delaware Township	William Anthony	
E. Lackawannock Township		William Hackwelder
Fairview Township		Mont Clark Robin Hostetler
Findley Township	John Courtney	Steve Paxton
French Creek Township	Mark Kline William Nemeth	
Hempfield Township	Debbie Bartosh	Todd Hittle
Jackson Township	Richard Tice	George McIntire
Jefferson Township	Richard McCullough Tony Settle	
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		Bonnie McCartney Gary King
Pine Township	Todd Spears	Dennis Crumb
Pymatuning Township		Jim Rowe Ryan Zarecky
Sandy Lake Township		Raymond Scofield Heather Bacher
Shenango Township	Matthew Stefanak Tom Hubert	

**MINUTES**  
**MERCER COUNTY REGIONAL PLANNING COMMISSION**  
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MUNICIPALITY	PRESENT	ABSENT
South Pymatuning Township		M. Mourine Rodgers Johnathon Leyshon
Springfield Township	Tim Stiffy	Marcus Kohan
Wilmington Township		Robert Steingrabe Sharen Brown
Wolf Creek Township		Charles Weber John Ligo
Mercer County	Larry McAdams Jeff Hoy Elliot Lengel Jay Russell	Jared Grandy Sheryl Kelly
Boroughs Association	Paul Hamill	
Supervisors Association		
County Commissioner	Ann Coleman Tim McGonigle	
Solicitor	James Nevant, II	
Staff	Others Present	
Doniele Russell, Executive Director	Duane King	
Elizabeth Peluchette, Senior Planner	Judy King	

**Call to Order-** Bill Anthony, Chairman, called the meeting to order at 7:00 p.m.

**Prayer & Pledge of Allegiance-** Steve Tingley, Vice Chairman, led the Commission in the Pledge of Allegiance and a prayer.

**Public Comments on Any Agenda Item–** Bill Anthony, Chairman.

Dale Perry spoke, offering his best wishes to Tom Hubert, who is taking over Dale's seat on the committee. He also expressed how impressed he was with the amount of work Doniele Russell has accomplished in a short period of time, as well as the efforts of the committees, the McAdams, and everyone who has worked so hard for the betterment of Mercer County. He concluded by saying, "Thank you all very much. It's been a pleasure working with you."

**Presentation of gavel to 2025 Chairman Matthew Stefanak-** Bill Anthony, Chairman  
 Matt Stefanak thanked Bill Anthony for the engraved gavel. He said it has really been a great opportunity and experience serving as chair of the County Planning Commission. He noted that he has learned so much about land-use planning and about the good work done by the commission, as well as the assistance provided to the townships with zoning review and planning.

He encouraged everyone to take their turn and serve in a leadership position on the Planning Commission, adding that they will learn a lot, as he has over the past year.

He wished the new officers the best of luck and stated that he would still be around as a member. He concluded by saying, thank you.

Doniele Russell and the committee thanked Matt for his service as chairman and reminded him that he is still on the committee.

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Perfect Attendance in 2025- Bill Anthony, Chairman

Larry McAdams	Patty McAdams	Todd Spears	Patrick Eakin
Brenda Heck	Dale Perry	Suzanne Kepple	Jeff Hoy
Ann Coleman			

45 Years of Service

Jeff Hoy	John Courtney
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35 Years of Service

Paulette Young

30 Years of Service

Larry McAdams

25 Years of Service

Elliot Lengel	Mont Clark
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20 Years of Service

Sheryl Kelly	Richard McCullough	Stephen Theiss
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10 Years of Service

Bob Lark	Paul Hamill	Carl Swartz
Todd Hittle	John Ligo	

It was noted that 2027 will be 75 years for MCRPC

MINUTES OF December 16, 2025, MEETING- Bill Anthony, Chairman

A motion was made by Elliot Lengel, seconded by Jeff Hoy, to approve the Minutes of the December 16, 2025, meeting. The Chairman called for any discussion, hearing none; a vote was called for, and the motion carried.

Financial statements- Nick Hanahan, Treasurer

A motion was made by Nick Hanahan, seconded by Todd Spears, to approve the financial statements of December 2025, as presented. The Chairman called for any discussion, hearing none; a vote was called for, and the motion carried.

Zoning and Subdivision Committee Report- Richard McCullough, Committee Chairman.

**Irons Mill -LDP-Lackawannock Twp–** The Proposed Land Development of the Irons Mill facility with substantial improvements, including a private sanitary sewer system and 6 proposed buildings. The Irons Mill Location discussion included that they have all the necessary permits to move forward except the letter for safety from the New Wilmington Volunteer Fire Department, and the Final Approval from the DEP for the Private Sanitary System will need approval from the DEP. After discussion, the committee determined to conditionally consider to move forward with the added development upon all approvals from the DEP and a Safety Letter from the Volunteer Fire Department for the Irons Mill Facility. A motion was made by Richard McCullough, seconded by Larry McAdams, to conditionally consider the Irons Mill facility improvements with the approval from the necessary agencies. The Chairman called for any discussion, hearing none; a vote was called for, and the motion carried.

**Zoning Ordinance Update Request- Coolspring Township- Energy Generation Update Request –** The MCRPC has received a letter requesting that MCRPC write an amended zoning ordinance update for Energy Generation Facilities, and this request was brought to the board because of the nature of the request. The letter is proposing to amend the Coolspring Township Zoning Ordinance to limit Energy Generation Facilities to the Industrial

**MINUTES**  
**MERCER COUNTY REGIONAL PLANNING COMMISSION**  
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Zoning District only as a conditional use and remove such facilities as a conditional use within the Agricultural, R-1, and R-2 Zoning Districts.

The amendment would further revise Section 600, "All Dwelling," by eliminating minimum floor area requirements and removing the definition of dwelling units from the definitions. 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.

The board also discussed 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.

A motion was made by Richard McCullough, seconded by Elliot Lengel, for the Commission to take into consideration that the Zoning and Sub Committee recommendation to decline the requested amendment as presented, and further determine that the Mercer County Regional Planning Commission will provide zoning ordinance assistance only and will not draft or author the ordinance, as stated in the letter submitted to the MCRPC.

Questions were asked by Ken Struthers and Judy King. Discussion ensued with steps and procedures clarified by Solicitor James Nevant II.

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

**Doniele gave a recap of 2025 zoning and sub.**

**Finance & Personnel Committee- Jeff Hoy, Committee Chairman**

A motion was made by Jeff Hoy, seconded by Patty McAdams, to approve the hire of Rosalyn Reagle as a Senior Planner to replace Chris Conti's position at an annual salary of \$62,500.00 and 15 vacation days. Officially starting Monday, February 9, 2026. The Chairman called for discussion, and a question was raised regarding whether the salary for this position was comparable to that of the current senior planner. Doniele stated that the previous employee in this role made \$62,000.

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

Doniele gave a recap of the 2025 Finance & Personnel Committee.

**Annual Work Program for 2026- Doniele Russell, Executive Director**

Motion to approve, as required by the bylaws, the commission must approve projects and work activities to be undertaken in 2026.

A motion was made by Richard McCullough, seconded by Jeff Hoy, to approve the Annual Work Program for 2026, as presented. The Chairman called for any discussion, hearing none; a vote was called for, and the motion carried.

**Appointment of committees- Bill Anthony, Chairman**

- Motion to approve Committee lists as attached
  - Zoning and Subdivision Review Committee
  - Finance-Personnel Committee
  - Program Review Committee
  - Nominating Committee

**MINUTES**  
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A motion was made by Steve Tingley, seconded by Nick Hanahan, to approve the committee list for Zoning and Subdivision, Finance and Personnel, Program Review Committee, and Nominating Committee, as presented. The Chairman called for any discussion, hearing none; a vote was called for, and the motion carried.

**Appointment of Executive Director-** Bill Anthony, Chairman

A motion was made by Jeff Hoy, seconded by Todd Spears, to approve Doniele Russell as Executive Director of MCRPC for 2026. The Chairman called for any discussion, hearing none; a vote was called for, and the motion carried. Jay Russell abstained.

**Appointment of the Solicitor-** Bill Anthony, Chairman

A motion was made by Elliot Lengel, seconded by Carl Swartz, to approve James Nevant, II as MCRPC solicitor for 2026. The Chairman called for any discussion, hearing none; a vote was called for, and the motion carried.

**Authorization of transportation planning grant contract-** Doniele Russell, Executive Director-

A motion was made by Richard McCullough, seconded by Tom Sauer, to approve the annual resolution to authorizing any of the executive committee members to sign PA DOT for transportation planning agreements and documents. The Chairman called for any discussion, hearing none; a vote was called for, and the motion carried.

**Authorization for staff approval of minor subdivisions-** Bill Anthony, Chairman

A motion was made by Larry McAdams, seconded by Steve Tingley, to approve the annual authorization for the staff to approve minor subdivisions. The Chairman called for any discussion.

Dennis Bollinger asked, "How do we define a minor subdivision?"

Liz explained a plan that is five lots or fewer. Six lots or more would be a major subdivision, which would go before the board.

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

**Authorization for committees to act on behalf of the full commission in June, July, and August-** Bill Anthony, Chairman

A motion was made by Richard McCullough, seconded by Tim Stiffy, to approve the annual authorization for the committees to act on behalf of the full commission in June, July, and August. The Chairman called for any discussion, hearing none; a vote was called for, and the motion carried

**Staff Reports and Discussion-**

No staff reports. Doniele stated the Walk Works application opened yesterday, January 26, 2026. The application is due back on March 16, 2026. Also, DCNR's Community Partnership Funding is open and due at the end of April 2026. Our regional representative will be here at our February meeting. The PennDOT Multimodal application is also open, as well as the Greenlight Go.

The draft County Comprehensive Plan is almost done, and we hope to get that out at the end of February for an early adoption. The comp plan will require a 45-day public comment period. Once the public comment period concludes, there will be a public hearing at the courthouse with the commissioners.

Katie Wickert from DCNR will be our speaker on February 24, 2025.

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**MERCER COUNTY REGIONAL PLANNING COMMISSION**  
**Hybrid Meeting: Tuesday – January 27, 2026 - 7:00 p.m.**

The Finance and Personnel Committee will meet at 6:00 p.m. We have a large agenda again this month.

The Zoning and Subdivision Committee meeting will be that same evening at 7:00 pm

**Adjournment-**

A motion was made by Elliot Lengel and seconded by Todd Spears to adjourn at 7:48 pm.

Submitted and Certified By:

\_\_\_\_\_  
Todd Spears, Secretary – MCRPC

Date: \_\_\_\_\_

Mercer Co Regional Planning Commission  
As of Jan 31, 2026

Bank Statement Date: January 31, 2026

Beginning GL Balance			32,410.27
Add: Cash Receipts			19,091.38
Less: Cash Disbursements			(17,348.30)
Add (Less) Other			(2,857.29)
Ending GL Balance			31,296.06
Ending Bank Balance			35,612.00
Add back deposits in transit			
Total deposits in transit			
(Less) outstanding checks			
	Jan 30, 2026	5132	(772.00)
	Jan 30, 2026	5133	(1,172.00)
	Jan 30, 2026	5134	(22.95)
	Jan 30, 2026	5135	(937.88)
	Dec 31, 2025	EFT	(50.00)
	Jan 30, 2026	EFT	(280.35)
Total outstanding checks			(3,235.18)
Add (Less) Other			
	Jan 31, 2026	BBP 07	(339.17)
	Jan 31, 2026	BBP 07	(54.00)
	Jan 31, 2026	BBP 07	(571.77)
	Jan 31, 2026	BBP 08	(115.82)
Total other			(1,080.76)
Unreconciled difference			0.00
Ending GL Balance			31,296.06

2/2/26 at 11:13:08.69

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Mercer Co Regional Planning Commission  
As of Jan 31, 2026

Bank Statement Date: January 31, 2026

Beginning GL Balance			325,747.08
Add: Cash Receipts			
Less: Cash Disbursements			
Add (Less) Other			(12,980.78)
Ending GL Balance			312,766.30
Ending Bank Balance			312,766.30
Add back deposits in transit			
Total deposits in transit			
(Less) outstanding checks			
Total outstanding checks			
Add (Less) Other			
Total other			
Unreconciled difference			0.00
Ending GL Balance			312,766.30



**MCRPC FINAL BUDGET 2026**  
**LAST REVISED**

2/19/2026

	2024	2025	2026	2026	2026	%
REVENUE	Year End	Year End	January	Year To Date	Approved Budget	Remaining
Member Municipalities	\$223,167.55	\$224,501.54	\$15,342.62	\$15,342.62	\$222,241.00	93%
<b>Subdivision Fees</b>	<b>\$45,272.95</b>	<b>\$56,199.25</b>	<b>\$3,675.00</b>	<b>\$3,675.00</b>	<b>\$45,000.00</b>	<b>92%</b>
Sales, Printing & Misc.	\$2,375.00	\$67.65	\$0.00	\$0.00	\$100.00	100%
<b>PennDOT MPO</b>	<b>\$142,346.07</b>	<b>\$239,786.77</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$275,000.00</b>	<b>100%</b>
CDBG Administration	\$95,821.08	\$133,054.10	\$0.00	\$0.00	\$134,586.00	100%
<b>Special Project Grants</b>	<b>\$28,500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$7,500.00</b>	<b>100%</b>
Interest	\$9,426.85	\$6,651.90	\$712.12	\$712.12	\$5,000.00	86%
<b>Total Revenue</b>	<b>\$546,909.50</b>	<b>\$660,261.21</b>	<b>\$19,729.74</b>	<b>\$19,729.74</b>	<b>\$689,427.00</b>	<b>97%</b>

	2024	2025	2026	2026	2026	%
EXPENSES	Year End	Year End	January	Year To Date	Approved Budget	Remaining
Salaries & Wages	\$427,440.46	\$306,446.18	\$19,357.34	\$19,357.34	\$384,082.66	95%
<b>Employee Benefits</b>	<b>\$104,326.25</b>	<b>\$95,909.92</b>	<b>\$4,991.29</b>	<b>\$4,991.29</b>	<b>\$127,414.00</b>	<b>96%</b>
Printing & Supplies	\$7,755.07	\$6,908.69	\$76.27	\$76.27	\$9,100.00	99%
<b>Quarters &amp; Operations</b>	<b>\$49,442.83</b>	<b>\$59,451.05</b>	<b>\$4,614.90</b>	<b>\$4,614.90</b>	<b>\$72,720.00</b>	<b>94%</b>
Travel & Expense	\$8,013.85	\$7,928.26	\$1,830.00	\$1,830.00	\$8,500.00	78%
<b>Insurance</b>	<b>\$2,149.00</b>	<b>\$1,996.00</b>	<b>\$1,944.00</b>	<b>\$1,944.00</b>	<b>\$2,600.00</b>	<b>25%</b>
Consultants	\$17,615.00	\$41,778.28	\$0.00	\$0.00	\$100,000.00	100%
<b>Equipment</b>	<b>\$4,175.48</b>	<b>\$23,773.90</b>	<b>\$347.57</b>	<b>\$347.57</b>	<b>\$13,000.00</b>	<b>97%</b>
Other	\$286.51	\$173.89	\$0.00	\$0.00	\$500.00	100%
<b>TOTAL EXPENSE</b>	<b>\$621,204.45</b>	<b>\$544,366.17</b>	<b>\$33,161.37</b>	<b>\$33,161.37</b>	<b>\$717,916.66</b>	<b>95%</b>

Balance \$ (74,294.95) \$ 115,895.04 \$ (13,431.63) \$ (13,431.63) \$ (28,489.66)