

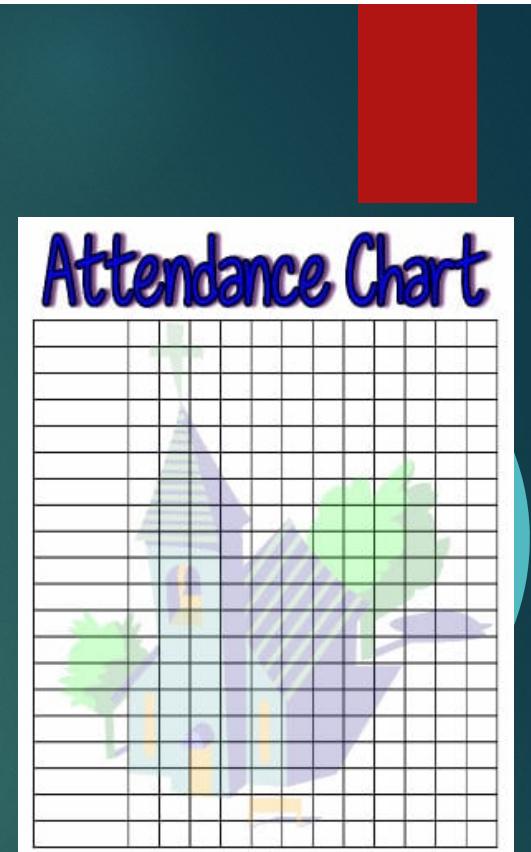


# Mercer County Regional Planning Commission

ZONING AND SUBDIVISION-REVIEW COMMITTEE

TUESDAY, FEBRUARY 17<sup>TH</sup> 2026

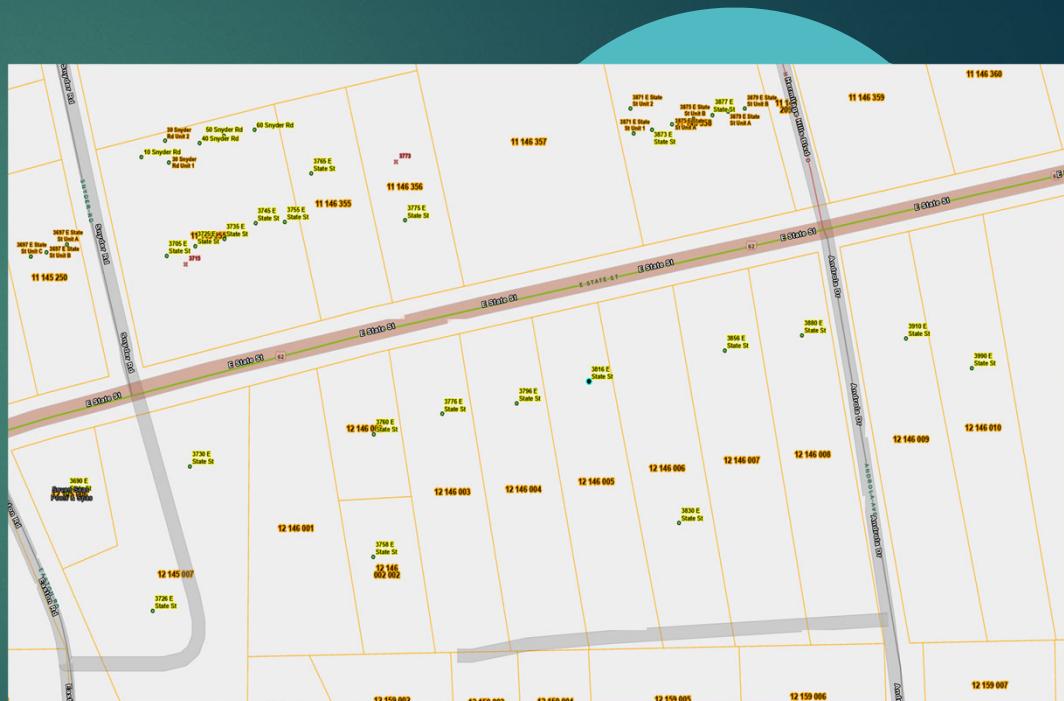
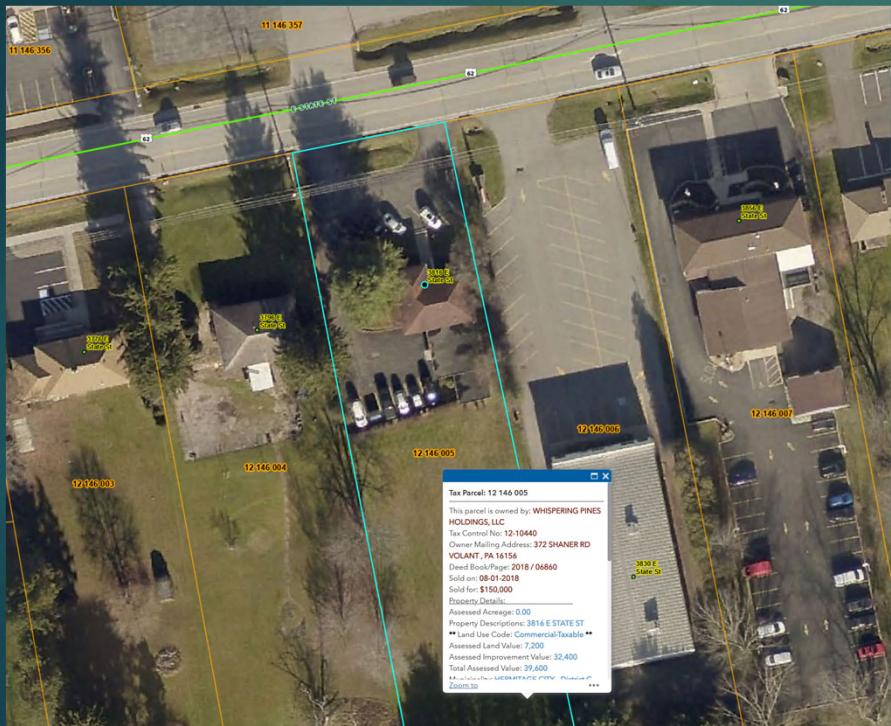
# ROLL CALL



# Approval of Minutes

► January 20, 2026

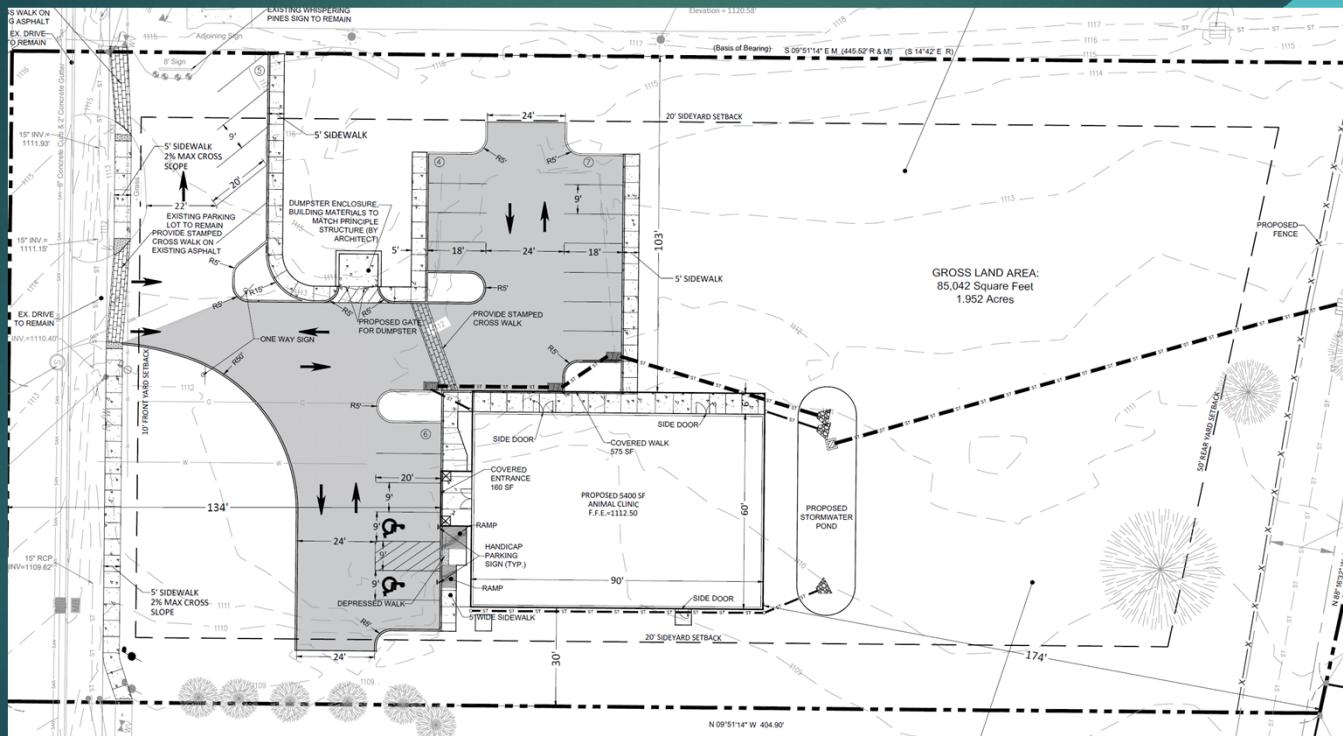
# Whispering Pines-Veterinary Clinic LDP- City Of Hermitage



# Whispering Pines-Veterinary Clinic LDP- City Of Hermitage

- ▶ Proposed 5400 SF Animal Clinic with a covered entrance and walk way
- ▶ Expansion of Parking area, sidewalks, utilities and stormwater management facility
- ▶ Existing parking and entrance drives onto E. State St, will remain.
- ▶ Existing Building and residential structure will be razed on now adjoined parcel per MCRPC
- ▶ A previous minor lot consolidation plan was approved by City or MCRPC -Approved Jan 2026

# Whispering Pines-Veterinary Clinic LDP- City Of Hermitage - CONTIN'D



# Baker Lot Consolidation Plan

## Lackawannock Township

- ▶ Lackawannock does not have zoning
- ▶ Parcel square footage currently does not meet the SALDO requirements of 1 Acre Lot with on lot sewage- 503.2
- ▶ Lot Consolidation and Subdivision Plan

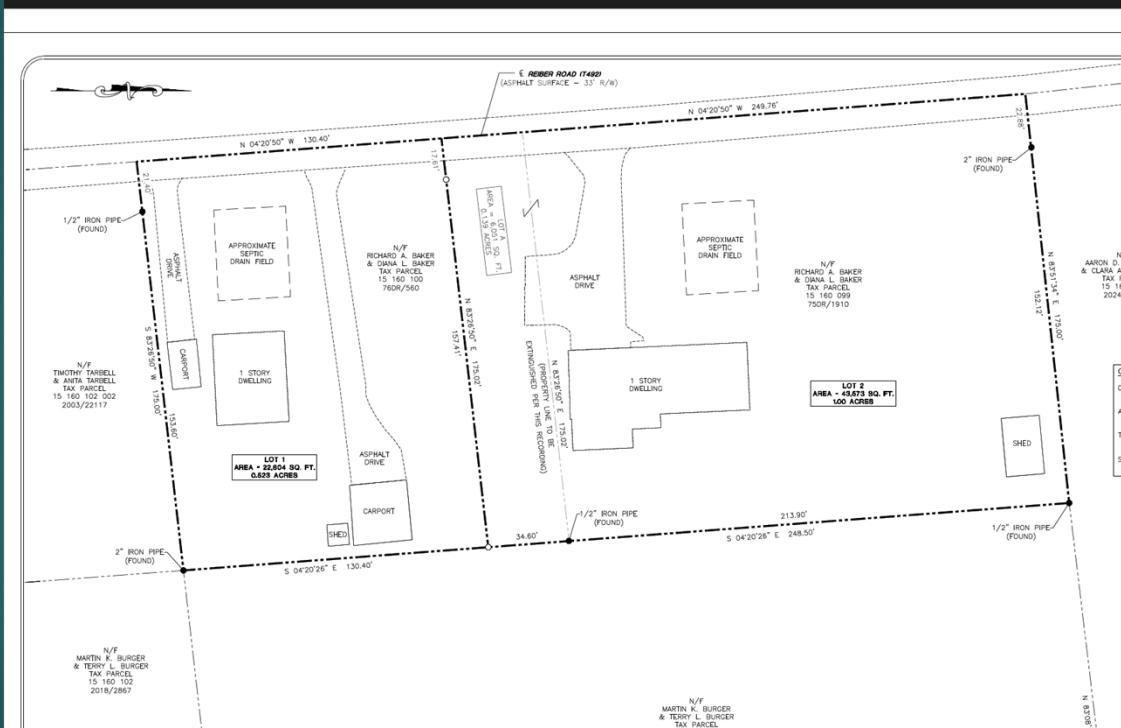
**503.2:** The following Table 503.2 specifies minimum requirements for proposed lots:

**Table 503.2: Lot Requirements**

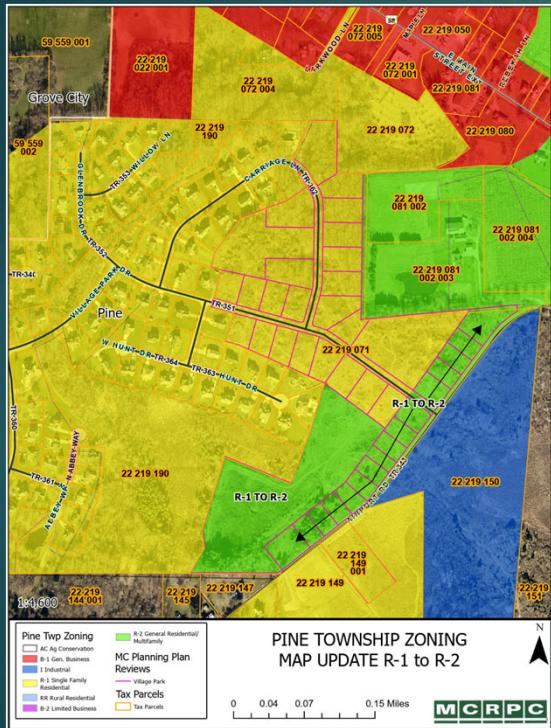
LOT REQUIREMENTS	With Both Community Water and Sewer	With Community Sewer	With Approved On-Lot Sewer
<b>Minimum Net Lot Area</b>	7,500 Square Feet	10,000 Square Feet	1 Acre

# Baker Lot Consolidation Plan

## Lackawannock Township



# Zoning Change-Pine Township R-1 to R-2 Village Park- Modified



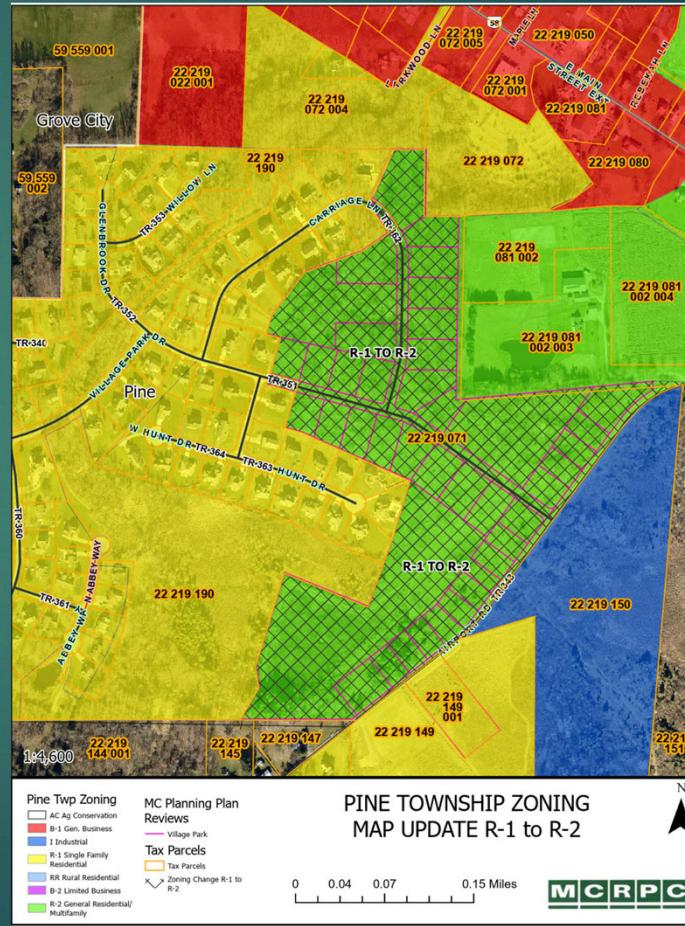
Previously  
Voted On  
Maps and  
Area Only  
on Along  
Airport Rd



# Zoning Change-Pine Township R-1 to R-2 Village Park- Modified

- ▶ Zoning Maps and Updates
  - ▶ Pine Twp-Previously Submitted and voted on from October 2025
  - ▶ Entire Parcel of Village Park to R-2
  - ▶ Parcel Id is 22 219 071
  - ▶ Per township solicitor cannot be part of a parcel, needed meets and bounds for a legal description or entire parcel ID

# New Zoning Area from R-1 to R-2



# DISCUSSION

- ▶ ONGOING PROJECTS
- ▶ Zoning Maps and Updates
  - ▶ Pine Twp-
  - ▶ Hempfield Twp-
  - ▶ Shenango Twp-
  - ▶ Pymatuning Twp-
  - ▶ Jackson Center- Land-Use Map
  - ▶ South Pymatuning Twp-

# DISCUSSION Continued

- ▶ Ongoing Projects Continued
  - ▶ City of Sharon-New Zoning Ordinance
  - ▶ Jefferson Township Zoning Ordinance Update
  - ▶ Coolspring Zoning Ordinance Update
- ▶ Other Discussion
  - ▶ Plan Submissions
  - ▶ SALDO Corrections- Currently 16 Items
  - ▶ SALDO Checklist



Submission Deadline  
Tuesday, March 3, 2026



Next Meeting Tuesday, March 17 @ 7:00  
pm

Adjournment