

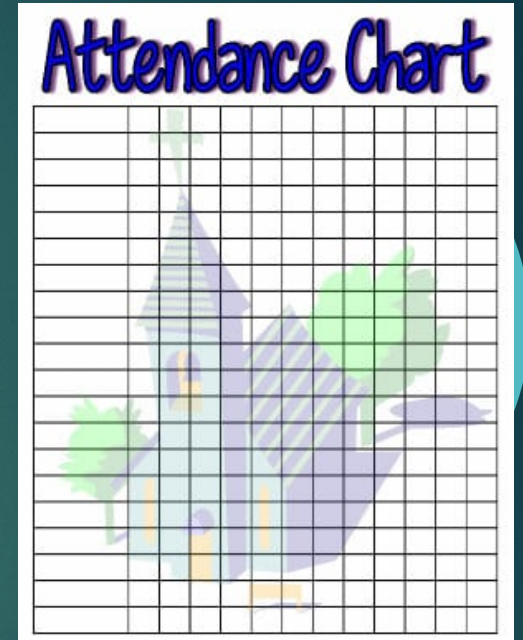


Mercer County Regional Planning Commission

ZONING AND SUBDIVISION-REVIEW COMMITTEE

TUESDAY, FEBRUARY 17TH 2026

ROLL CALL

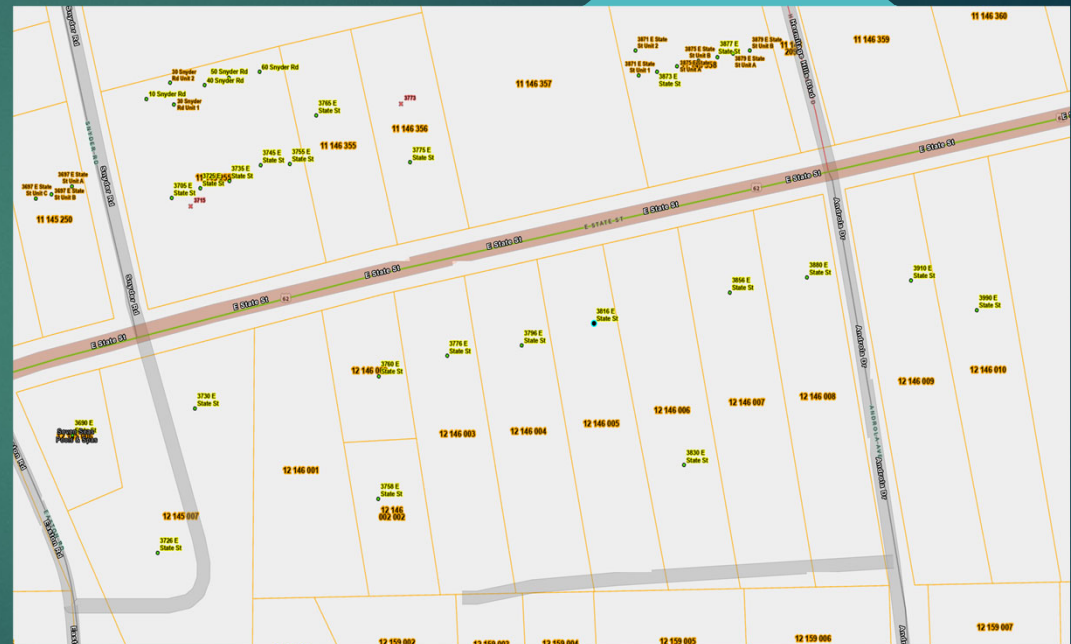
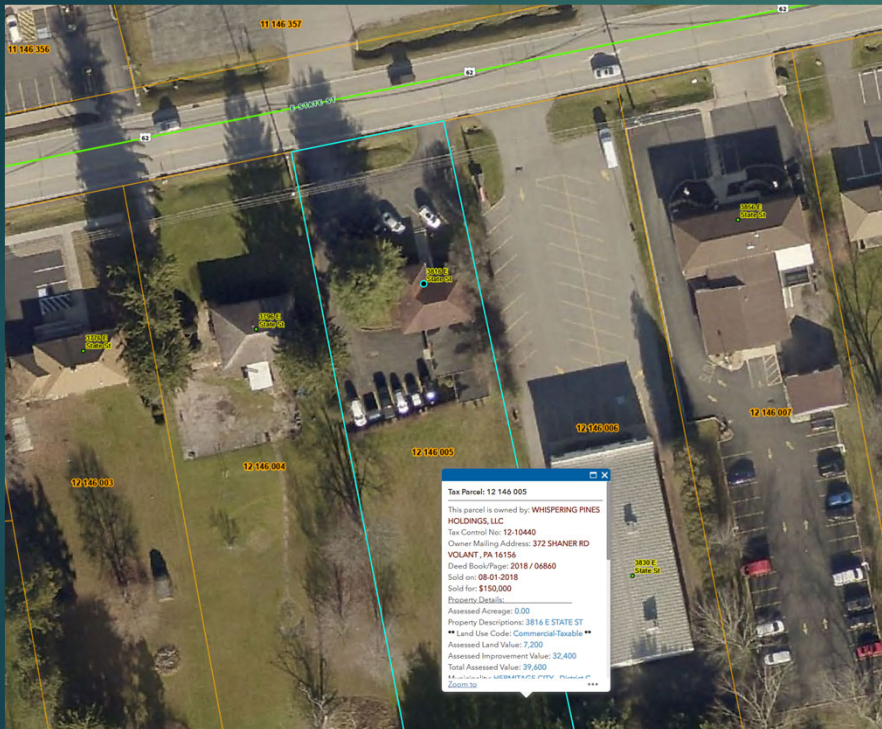


Approval of Minutes

▶ January 20, 2026



Whispering Pines-Veterinary Clinic LDP- City Of Hermitage

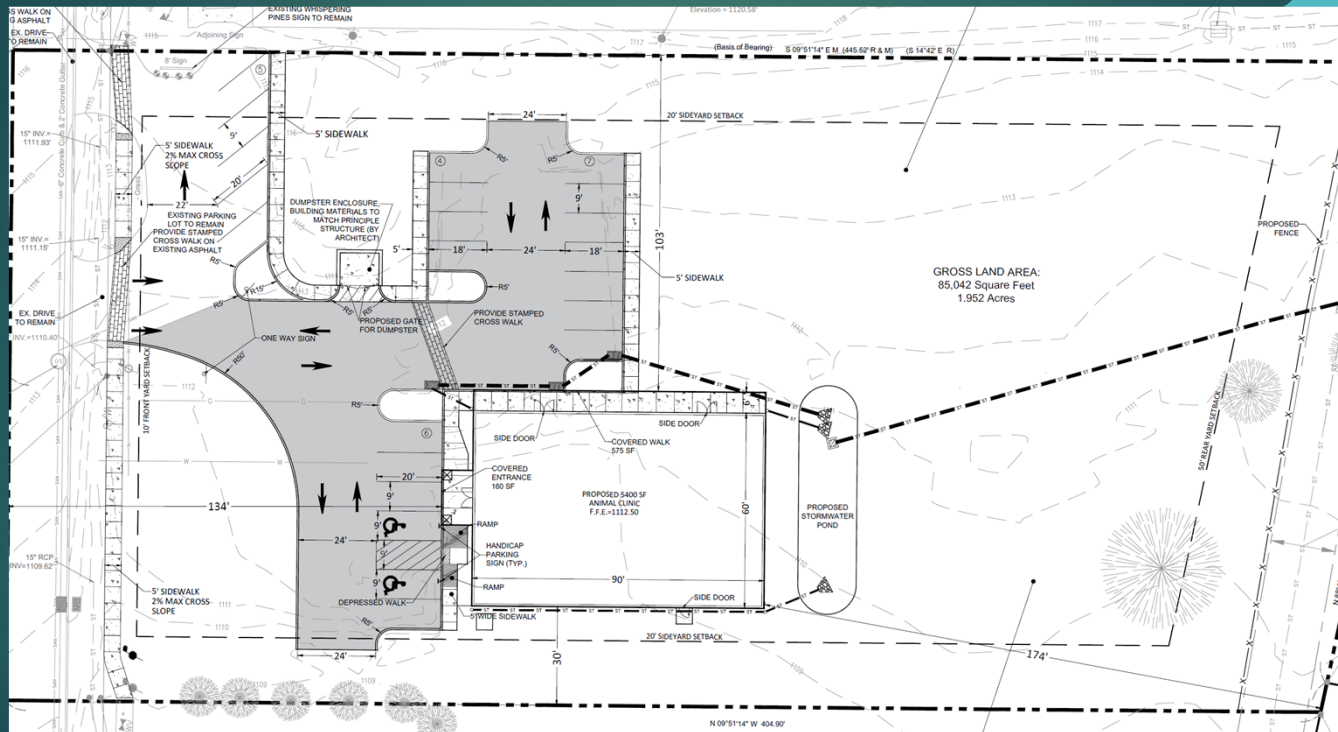


Whispering Pines-Veterinary Clinic

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

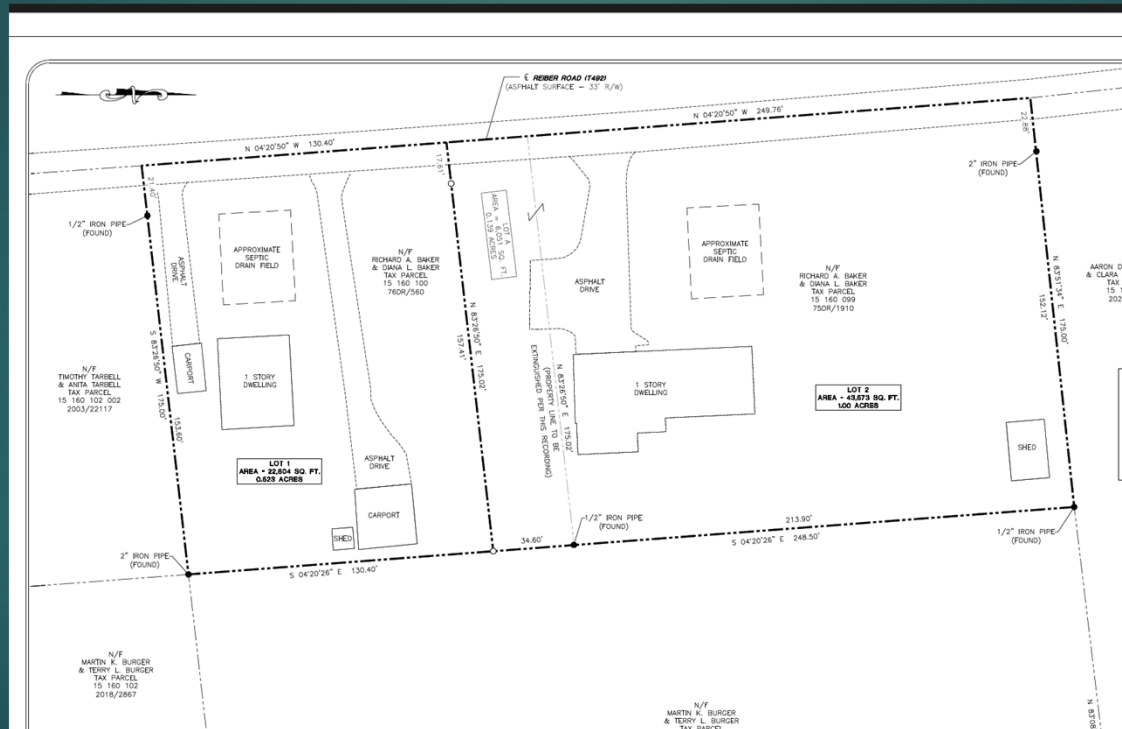
- ▶ Lackawannock does not have [zoning](#)
- ▶ Parcel square footage currently does not meet the SALDO requirements of 1 Acre Lot with on lot sewage- 503.2
- ▶ Lot Consolidation and Subdivision Plan

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

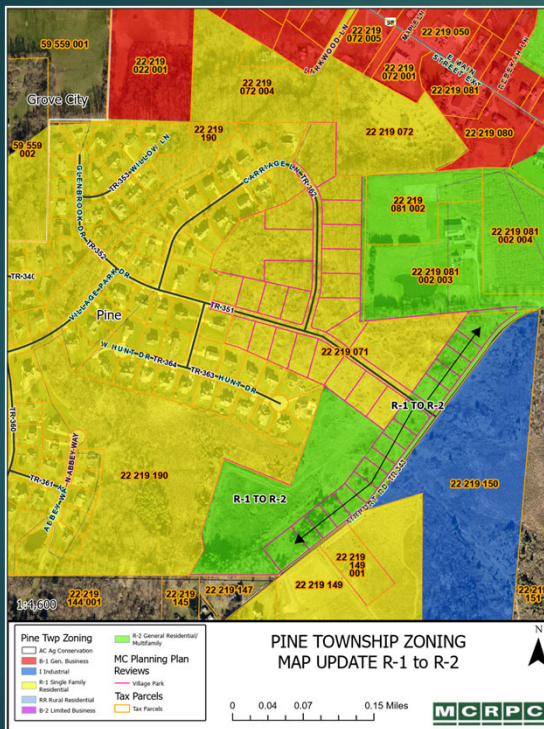
Table 503.2: Lot Requirements

LOT REQUIREMENTS	With Both Community Water and Sewer	With Community Sewer	With Approved On-Lot Sewer
Minimum Net Lot Area	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

100



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