

MCRPC Zoning and Subdivision Review Committee
Tuesday, March 17, 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.

Elliot Lengel-Vice Chair	Matt Stefanak	Hardik Patel- Mercer Node
Larry McAdams	Suzanne Kepple	Mike Archer- CEC
Bill Anthony	Elizabeth Peluchette-MCRPC	Rachel McCone- CEC
Steve Tingley	Jeremy Coxe	Kevin Roberts-Mercer Node/Bitherns
Jay Russell		Adam Ventura- Clark Hill Mercer Node
Nick Hanahan		Danielle Warren- City of Sharon

2. Approval of Minutes

a. February 17, 2026-

A motion to approve the February 17, 2026, 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.

3. New Business

a. City of Hermitage Zoning Ordinance- Text Amendment

Text amendment would permit “Drive Through” options in the B-2 (Business 2) Zoning District.

A motion to recommend that the City of Hermitage amend the zoning ordinance to define “drive-through” as a use permitted solely as an accessory to a restaurant, and to allow such use within the B-2 (Business 2) Zoning District.

A motion was made by Steve Tingley and seconded by Bill Anthony. The Vice Chairman called for discussion; hearing none, a vote was taken, and the motion carried.

b. Mercer Node Development - Preliminary Plan - City of Sharon Mercer Node Development Phase 1- Preliminary Plan for Installation of 80 MW Electrical Substation to support the Mercer Node Development.

The total parcel size is 11.1 acres, and the limit of disturbance for the substation is 1.19 acres. 80 megawatts can power up to approximately 80,000 homes or a small city. The preliminary plan includes only the substation. It is zoned as M2 heavy industrial. No new streets or additional development required for the substation. There will be two 20-foot access gates.

Phase 2 future development will include two future buildings on both parcels on Clark St. the current Bitcoin mining facilities will be decommissioned. The relocation of the small 30MW substation moved. This phase aims to increase

power capacity at the site to support the two facilities as part of phase 2. A closed-loop system will be used for the cooling system, which will mean no major draw on water or discharge after the closed loop system is established. They are working on the NPDES permit for the conservation and the DEP permits. There are no impacts on streams or wetlands. They have the required zoning permit.

A motion was made by Steve Tingley and seconded by Larry McAdams to recommend that the City of Sharon proceed with Phase One of the preliminary plan, contingent upon meeting all land development requirements and obtaining all required permits. The Vice Chairman called for discussion; hearing none, a vote was taken, and the motion carried.

c. SCI Mercer Correctional Facility - Preliminary/Final - Findley Township

The project involves the construction of a central energy plant and related distribution infrastructure to serve various on-site buildings. It includes a 4,500-square-foot utility building and approximately 3,000 linear feet of underground piping. The applicant has obtained a zoning permit and is in the process of acquiring all other required permits. A modification request will be submitted to waive the requirement to survey the full 287.74 acres, as this is a state project and the survey is not included in the project budget.

A motion was made by Suzanne Kepple and seconded by Bill Anthony to recommend approval of the preliminary and final land development plan for the SCI Mercer Correctional Facility, for the construction of an energy plant and related distribution infrastructure, contingent upon meeting all land development requirements and obtaining all required permits. The Vice Chairman called for discussion; hearing none, a vote was taken, and the motion carried.

4. Old Business

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

- a. Zoning Map Request- The County GIS Coordinator is adding zoning maps to the parcel viewer; public access will be available upon completion. All prior map requests remain in progress.

5. Discussion

- a. Plan Submissions To-Date, attached.
- b. SALDO corrections 19 items on the correction list and counting
- c. SALDO Checklists will be submitted along with the correction list for approval

6. Motion to Adjourn- by Steve Tingley and seconded by Suzanne Kepple at 7:32 p.m.

Respectfully submitted,