

# MCRPC ZONING AND SUBDIVISION REVIEW COMMITTEE

Tuesday, April 21, 2026 – 7:00 p.m.

In-Person or Online

## AGENDA

### 1. Roll Call- **Start the recording**

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

### Committee Discussion:

### 2. Approval of Minutes

- a. **March 17, 2026**, attached.

### 3. New Business

- a. *Dunkin' -Preliminary- Greenville Borough*
  1. A Proposed 2,848 Sq. Ft. Building on West Main and South High Street
- b. *Mercer Node- Phases II and III- Preliminary-City of Sharon*
  1. *Construction of onsite buildings and relocation of 30MGW PowerStation and associated parking*
- c. *Mercer Node Development - Final Plan - City of Sharon*
  1. Mercer Node Development Phase 1- Preliminary Plan for Installation of 80 MW Electrical Substation to support the Mercer Node Development
- d. *City of Hermitage Zoning Ordinance- Text Amendment*
  1. Text amendment would permit “Drive Through” options in the B-2 (Business 2) Zoning District
- e. *Shenango Township -Amended Solar Energy Systems “SES” Ordinance*
  1. Text amendment will change zoning from “special exception” to “conditional use”
- f. *Coolspring Township- EGF Zoning Amendment*
  1. Proposed Amendment to revise section 500 and Section 613.02 to provide that EGF shall be permitted as a conditional use in Industrial and Commercial Zoning Districts only
- g. *Coolspring Township-Minimum Dwelling Unit- Zoning Amendment*
  1. Text amendment would remove minimum dwelling unit floor area.
- h. *Mercer County Comprehensive Plan*
  1. Adoption of the Mercer County Comprehensive Plan

### 4. Old Business

- a. Pine Township Zoning Map is currently being reviewed by Zoning Officer

### 5. Discussion

**MCRPC ZONING AND SUBDIVISION REVIEW COMMITTEE**

**Tuesday, April 21, 2026 – 7:00 p.m.**

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a. Ongoing Project Updates

b. SALDO Updates

**6. Adjournment**

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

If necessary, you may join the meeting from your computer, tablet or smartphone.

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

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