

Mercer County Regional Planning Commission

Tuesday, April 28, 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 March 24, 2026, meeting- Bill Anthony, Chairman

Motion to approve, copy attached

Financial statements- Nick Hanahan, Treasurer

Motion to approve March 2026, copy attached

Zoning and Subdivision Committee Report- committee chairman

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

Mercer County Regional Planning Commission

Tuesday, April 28, 2026- 7:00 PM – MCRPC Hybrid Meeting

Personnel Finance Committee- committee chairman

1. Motion to approve amended budget and authorize advertisement request for proposal for the ATV Feasibility Study.
2. Motion to approve entering into a lease with Ford Business Machin for a new copier.

Staff reports- Professional Staff

- Any questions or discussion

Discussion

-County Comprehensive Plan Summary

Guest Speaker in May- Tamara O'Brien, Permaculture

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 – March 24, 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	Trey Wilt	Jean Carr-Fisher
Grove City Borough	Patrick Eakin	Taylor Pokrant
Jackson Center Borough	John Chlpka	
Jamestown Borough	Justin Pipp	Danean Jordan
Mercer Borough	Nick Sicilian	Savannah Bungar
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	
Jefferson Township		Richard McCullough Tony Settle
Lake Township	Steve Tingley	
Liberty Township	Brenda Heck	Joseph Matthews
New Vernon Township		Daniel L. Patterson
Otter Creek Township	Carl Swartz	Paulette Young
Perry Township	Bonnie McCartney	Gary King
Pine Township	Todd Spears	Dennis Crumb
Pymatuning Township		Jim Rowe Ryan Zarecky

MINUTES
MERCER COUNTY REGIONAL PLANNING COMMISSION
Hybrid Meeting: Tuesday – March 24, 2026 - 7:00 p.m.

MUNICIPALITY	PRESENT	ABSENT
Sandy Lake Township		Raymond Scofield Heather Bacher
Shenango Township	Matthew Stefanak	Tom Hubert
South Pymatuning Township		M. Mourine Rodgers Johnathon Leyshon
Springfield Township	Tim Stiffy	Marcus Kohan
Wilmington Township	Robert Steingrabe	
Wolf Creek Township	Charles Weber	John Ligo
Mercer County	Jeff Hoy Elliot Lengel Sheryl Kelly Larry McAdams Jay Russell	Jared Grandy Richard Stachel
Boroughs Association		Paul Hamill
Supervisors Association		
County Commissioner	Ann Coleman	Tim McGonigle
Solicitor	James Nevant, II	
Staff	Others Present	
Doniele Russell, Executive Director	Jessica Talbert-Kirsch- City of Farrell	
Elizabeth Peluchette, Senior Planner	Zachary Norwood- DCED	
Rosalynn Reagle, Senior Planner	Christopher Heck- Lakeview	
Jacob Matta, Planner		

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.

No public comment

Minutes of February 24, 2026, Meeting- Bill Anthony, Chairman

A motion was made by Matt Stefanak, seconded by Nick Hanahan, to approve the Minutes of the February 24, 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 Stephen Theiss, to approve the financial statements of February 2026, as presented. The Chairman called for any discussion, hearing none; a vote was called for, and the motion carried.

MINUTES
MERCER COUNTY REGIONAL PLANNING COMMISSION
Hybrid Meeting: Tuesday – March 24, 2026 - 7:00 p.m.

Zoning and Subdivision Committee Report- Elliott Lengel, Vice Chair recapped the Zoning Committee meeting on March 17, 2026.

1. **City of Hermitage Zoning Ordinance- Text Amendment to permit “Drive Through” options in B-2.** This item was removed from the agenda.
2. **Mercer Node Development- Preliminary LD Plan City of Sharon.**
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, a heavy industrial zone. 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 additional buildings on both parcels on Clark Street. The current Bitcoin mining facilities will be decommissioned. The relocation of the small 30MW substation has been 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 result in 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 Elliot Lengel and seconded by Steven Theiss that the Preliminary Plan for Mercer Node Development Phase One, an 80MW Substation, be conditionally considered, subject to submission of the Final Land Development Plan and receipt of all required permits. The Chairman called for discussion; hearing none, a vote was called, and the motion carried

3. **SCI Mercer Correctional Facility- Pre/Final LD Plan 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 Elliot Lengel and seconded by Tim Stiffy that the Commission take into consideration the SCI Mercer Correctional Facility in Findley Township, subject to meeting all land development requirements and obtaining all required permits. The Chairman called for discussion; hearing none, a vote was called, and the motion carried.

MINUTES
MERCER COUNTY REGIONAL PLANNING COMMISSION
Hybrid Meeting: Tuesday – March 24, 2026 - 7:00 p.m.

Personnel Finance Committee- Jeff Hoy, Committee Chairman, summarized the committee meeting on March 17, 2026.

1. Motion to Accept the Resignation of Peter Messina

Motion to formally accept the resignation of Peter Messina, effective March 6. **A motion was made by Jeff Hoy and seconded by Patty McAdams to formally accept the resignation of Peter Messina, as presented. The Chairman called for discussion; hearing none, a vote was called, and the motion carried.**

2. Motion to Approve Hiring of a summer intern

Motion to approve hiring Brock Esenwein as a summer intern. Brock is a student at Slippery Rock University (SRU) and will work to complete the countywide GIS zoning layer and begin the Active Transportation Inventory project. The internship will be for a duration of 12 weeks, with a 35-hour work week at a rate of \$10.00 per hour, with no benefits.

A motion was made by Jeff Hoy and seconded by Tom Sauer to approve the hiring of Brock Esenwein as a summer intern, as presented. The Chairman called for discussion; hearing none, a vote was called, and the motion carried.

3. Motion to Authorize Contract for Electronic Payment System

Motion to authorize the Executive Director to enter into a contract with PNC Financial Services for the implementation of the Clover payment system offered by PNC. MCRPC will pay a one-time setup fee and a monthly fee. The system will provide credit card processing at the counter and enable online payments. Customers will be responsible for any associated transaction fees. Payments by check will continue to be accepted at no additional cost.

A motion was made and seconded to authorize the Executive Director to enter into a contract with PNC Financial Services for the implementation of the Clover payment system, as presented. The Chairman called for discussion.

During the discussion, Elliot Lengel, drawing on his experience with PNC, expressed concerns about potential additional or increasing fees. Doniele Russel, the Executive Director, stated that there would be no long-term contract and that the agreement could be canceled at any time. **Hearing no further discussion, a vote was called, and the motion carried.**

MINUTES
MERCER COUNTY REGIONAL PLANNING COMMISSION
Hybrid Meeting: Tuesday – March 24, 2026 - 7:00 p.m.

Presentation- Zachary Norwood, Local Government Planning Specialist-DCED

Zachary Norwood discussed the Governor's Center for Local Government Services (GCLGS). The GCLGS has four departments: Financial, Operational and Policy; Community Planning; Emergency Services; and Municipal Statistics.

Mary Amen is the representative for the Financial Operations Department. The Financial Operations Department offers Act 47: Municipalities Financial Recovery Act, Strategic Management Planning Program (STMP), and the Municipal Assistance Program (MAP).

The Emergency Services Department works solely to benefit police, fire, and EMS services across the commonwealth. If a community is having trouble, has questions, or needs help investing in those services, there are dedicated staff members whose focus is to improve those services for municipalities.

The Municipal Statistics Department is where audits and other documents submitted to the commonwealth are compiled. That data is publicly accessible at DCED.PA.gov.

Zachary Norwood serves as the Local Planning Specialist for Mercer, Lawrence, Butler, Venango, Clarion, and Armstrong counties.

Community Planning offers technical and financial assistance to help with land use, revitalization, preservation, and infrastructure. Additional information is available at DCED.pa.gov/planning.

The Community Planning Technical Assistance Program (CTAP) places one of 12 planning specialists in a community to assist with a specific planning issue. Planning Specialists provide direct technical support, up to 400 hours, to municipalities for specific planning and zoning projects. Peer Assistance is available for a variety of roles, including secretary, plow driver, fire chief, and others.

DCED also maintains a public library with handbooks, reference manuals, and guides available at DCED.PA.gov/publications.

DCED offers core trainings including Chart of Accounts, Budget and Finance, ESA Grants, Organization Meeting Preparation, Year-End Reporting, Elected Auditor Training, Public Safety, and Community Planning.

Staff Reports- Professional Staff.

Liz Peluchette recapped that she is working with the City of Sharon on a new Zoning Ordinance and map, is also working on several land developments presented tonight, has attended the Northwest GIS User Group, and continues to work on minor subdivisions. She is also maintaining a SALDO update list, and is still working on the SALDO checklist and brochure, as well as community zoning maps, which the intern will help with.

Rosalynn Reagle recapped that she is continuing to learn the programs and is working on gaining access to reporting and financial records for the CDBG program. She has completed multiple reports and financial audits for the CDBG program. She has met with and attended

MINUTES
MERCER COUNTY REGIONAL PLANNING COMMISSION
Hybrid Meeting: Tuesday – March 24, 2026 - 7:00 p.m.

meetings with the CDBG communities, as well as participating in efforts related to the Comprehensive Plan.

Jacob Matta updated the group that he has completed eight environmental reviews for both the HOME and CDBG programs. He also updated the transportation plans that needed to be open for public comment for the 2027–2030 TIP. He attended multiple PennDOT scoping meetings and completed the WalkWorks application that was submitted last week. He continues to update the website and encouraged members to reach out if there is something that needs to be updated. He is continuing to read and learn the processes in the office.

Tara Floch- Her report was summarized by Doniele in her absence. Doniele reiterated that Tara has fire department training on Tuesdays and cannot join the group, but she is always available to members if they have questions. Tara continues to assist Liz with all the minor intakes and UPI, has assisted in the PNC meetings, and has met with DCNR regarding the ATV study. Doniele encouraged members to send social media items to Tara. The Facebook page is starting to gain more followers.

Doniele Russell continued her report, noting that the office is beginning to balance out with a full team, though a significant amount of work is still ongoing. She highlighted municipal assistance efforts in Jefferson Township, Coolspring Township, Jamestown Borough, Jackson Center Borough, Mercer Borough, New Vernon Township, the City of Farrell, and the City of Sharon. She also noted that the Comprehensive Plan is currently in the public comment period and encouraged members to review the draft on the website. Additionally, the Long-Range Transportation Plan and TIP public meeting will be held here on April 21 for those interested. She reminded the group that the DCNR application is due in April and advised members to include the required resolutions on their agendas to ensure a complete application by the April 30 deadline. Finally, she encouraged members to reach out to her or other team members if they need any technical assistance.

Adjournment-

A motion was made by Steve Tingley and seconded by Nick Hanahan to adjourn at 8:22 pm.

Submitted and Certified By:

Todd Spears, Secretary – MCRPC

Date: _____

Mercer Co Regional Planning Commission
 As of Mar 31, 2026
 01-0105-000 - Cash-PNC Account
 Bank Statement Date: March 31, 2026

Beginning GL Balance			30,821.06
Add: Cash Receipts			39,871.32
Less: Cash Disbursements			(32,111.16)
Add (Less) Other			(4,394.81)
Ending GL Balance			34,186.41
Ending Bank Balance			35,755.00
Add back deposits in transit			
Total deposits in transit			
(Less) outstanding checks			
	Mar 31, 2026	5155	(22.95)
	Mar 31, 2026	5156	(1,325.03)
	Mar 31, 2026	EFT	(220.61)
Total outstanding checks			(1,568.59)
Add (Less) Other			
Total other			
Unreconciled difference			0.00
Ending GL Balance			34,186.41

Mercer Co Regional Planning Commission
 As of Mar 31, 2026
 01-0106-000 - Cash-Sweep-PNC
 Bank Statement Date: March 31, 2026

Beginning GL Balance			294,610.85
Add: Cash Receipts			
Less: Cash Disbursements			
Add (Less) Other			(17,729.96)
Ending GL Balance			276,880.89
Ending Bank Balance			276,880.89
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			276,880.89

Revised 4/10/2026

REVENUE	2024		2025		2026		Amendment		2026		Apr-26		%
	Year End	Year End	Year End	Year End	March	March	DCNR	DCNR	Year To Date	Approved Budget	Revised DCNR	Remaining	
Member Municipalities	\$223,167.55	\$224,501.54	\$224,501.54	\$37,344.32					\$57,728.34	\$222,241.00			74%
Subdivision Fees	\$45,272.95	\$56,199.25	\$56,199.25	\$2,527.00					\$8,577.00	\$45,000.00			81%
Sales, Printing & Misc.	\$2,375.00	\$67.65	\$67.65	\$9.99					\$9.99	\$100.00			90%
PennDOT MPO	\$142,346.07	\$239,786.77	\$239,786.77	\$0.00					\$9,802.90	\$275,000.00			96%
CDBG Administration	\$95,821.08	\$133,054.10	\$133,054.10	\$0.00					\$0.00	\$134,586.00			100%
Special Project Grants	\$28,500.00	\$0.00	\$0.00	\$0.00			\$124,600.00		\$0.00	\$7,500.00	\$132,100.00		100%
Interest	\$9,426.85	\$6,651.90	\$6,651.90	\$744.24					\$2,090.26	\$5,000.00			58%
Total Revenue	\$546,909.50	\$660,261.21	\$660,261.21	\$40,625.55					\$78,208.49	\$689,427.00	\$814,027.00		89%

EXPENSES	2024		2025		2026		Amendment		2026		Apr-26		%
	Year End	Year End	Year End	Year End	March	March	DCNR	DCNR	Year To Date	Approved Budget	Revised DCNR	Remaining	
Salaries & Wages	\$427,440.46	\$306,446.18	\$306,446.18	\$27,374.92					\$71,165.28	\$384,082.66			81%
Employee Benefits	\$104,326.25	\$95,909.92	\$95,909.92	\$8,543.29					\$18,925.14	\$127,414.00			85%
Printing & Supplies	\$7,755.07	\$6,908.69	\$6,908.69	\$129.74					\$1,691.46	\$9,100.00			81%
Quarters & Operations	\$49,442.83	\$59,451.05	\$59,451.05	\$4,641.07					\$14,007.65	\$72,720.00			81%
Travel & Expense	\$8,013.85	\$7,928.26	\$7,928.26	\$84.75					\$2,405.40	\$8,500.00			72%
Insurance	\$2,149.00	\$1,996.00	\$1,996.00	\$0.00					\$1,944.00	\$2,600.00			25%
Consultants	\$17,615.00	\$41,778.28	\$41,778.28	\$14,308.05			\$124,600.00		\$14,308.05	\$100,000.00	\$224,600.00		86%
Equipment	\$4,175.48	\$23,773.90	\$23,773.90	\$328.16					\$992.71	\$13,000.00			92%
Other	\$286.51	\$173.89	\$173.89	\$20.00					\$20.00	\$500.00			96%
TOTAL EXPENSE	\$621,204.45	\$544,366.17	\$544,366.17	\$55,429.98					\$125,459.69	\$717,916.66	\$842,516.66		83%
Balance	\$ (74,294.95)	\$ 115,895.04	\$ 115,895.04	\$ (14,804.43)					\$ (47,251.20)	\$ (28,489.66)	-\$28,489.66		

America 250



2026 MCRPC BBQ

Tuesday, July 28

DELAWARE TOWNSHIP COMMUNITY BUILDING
53 ONIONTOWN ROAD
GREENVILLE, PA 16125

FOOD WILL BE READY AT 4:00 P.M.

For more information, contact us at
(724) 981-2412 or email TFloch@mcrpc.com

PLEASE RSVP BY: JULY 21, 2026

Families are welcome.

NAME: _____

PHONE: _____ # OF ATTENDEES _____

EMAIL: _____

ADDRESS: _____
