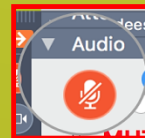


# MERCER COUNTY REGIONAL PLANNING COMMISSION MEETING

*Please mute your mic unless you are speaking. Thank you!*

Click the microphone logo to mute; and click again to un-mute. Once muted, microphone logo will be red and look like this →



If you're using the Telephone option, you need to enter your Audio PIN before you can use the Control Panel to mute yourself. Or, you can press \*6 on your telephone keypad.

7:00 p.m.

April 28, 2026

# MEETING REMINDERS

Online Attendees- Please log on a few minutes early 6:50 pm and we can provide technical assistance.

Be Ready to Unmute for Roll Call

Attending in person please sign in.

1. Please don't have side conversations during the meeting.
2. Please state your name for the motion and seconds.
3. If online attendees can not hear in person conversation please unmute and ask for us to repeat.
4. Questions are encouraged.

# PLEDGE OF ALLEGIANCE



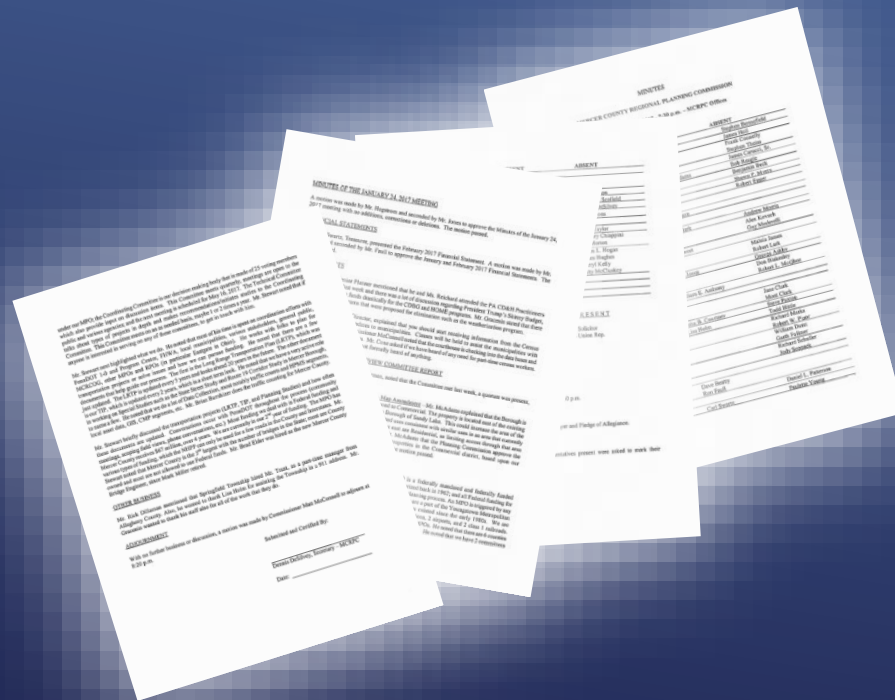
\*ROLL CALL- PLEASE STATE YOUR NAME

\*PUBLIC COMMENTS



# MINUTES OF THE 3/24/2026 MEETING

► Motion needed to approve



# MARCH 2026 FINANCIAL STATEMENT

	Cash Account	Cash-Sweep Account
March beginning balance	\$30,821.06	\$294,610.85
March receipts	\$39,871.32	
March cash disbursements	(\$32,111.16)	(\$17,729.96)
March Other (payroll and interest in cash account)	(\$4,394.81)	
March ending balance	\$34,186.41	\$276,880.89

	2024	2025	2026	2026	2026	
REVENUE	Year End	Year End	March	Year To Date	Approved Budget	% Remaining
Member Municipalities	\$223,167.55	\$224,501.54	\$37,344.32	\$57,728.34	\$222,241.00	74%
Subdivision Fees	\$45,272.95	\$56,199.25	\$2,527.00	\$8,577.00	\$45,000.00	81%
Sales, Printing & Misc.	\$2,375.00	\$67.65	\$9.99	\$9.99	\$100.00	90%
PennDOT MPO	\$142,346.07	\$239,786.77	\$0.00	\$9,802.90	\$275,000.00	96%
CDBG Administration	\$95,821.08	\$133,054.10	\$0.00	\$0.00	\$134,586.00	100%
Special Project Grants	\$28,500.00	\$0.00	\$0.00	\$0.00	\$7,500.00	100%
Interest	\$9,426.85	\$6,651.90	\$744.24	\$2,090.26	\$5,000.00	58%
Total Revenue	\$546,909.50	\$660,261.21	\$40,625.55	\$78,208.49	\$689,427.00	89%
	2024	2025	2026	2026	2026	
EXPENSES	Year End	Year End	March	Year To Date	Approved Budget	% Remaining
Salaries & Wages	\$427,440.46	\$306,446.18	\$27,374.92	\$71,165.28	\$384,082.66	81%
Employee Benefits	\$104,326.25	\$95,909.92	\$8,543.29	\$18,925.14	\$127,414.00	85%
Printing & Supplies	\$7,755.07	\$6,908.69	\$129.74	\$1,691.46	\$9,100.00	81%
Quarters & Operations	\$49,442.83	\$59,451.05	\$4,641.07	\$14,007.65	\$72,720.00	81%
Travel & Expense	\$8,013.85	\$7,928.26	\$84.75	\$2,405.40	\$8,500.00	72%
Insurance	\$2,149.00	\$1,996.00	\$0.00	\$1,944.00	\$2,600.00	25%
Consultants	\$17,615.00	\$41,778.28	\$14,308.05	\$14,308.05	\$100,000.00	86%
Equipment	\$4,175.48	\$23,773.90	\$328.16	\$992.71	\$13,000.00	92%
Other	\$286.51	\$173.89	\$20.00	\$20.00	\$500.00	96%
TOTAL EXPENSE	\$621,204.45	\$544,366.17	\$55,429.98	\$125,459.69	\$717,916.66	83%
Balance	\$ (74,294.95)	\$ 115,895.04	\$ (14,804.43)	\$ (47,251.20)	\$ (28,489.66)	

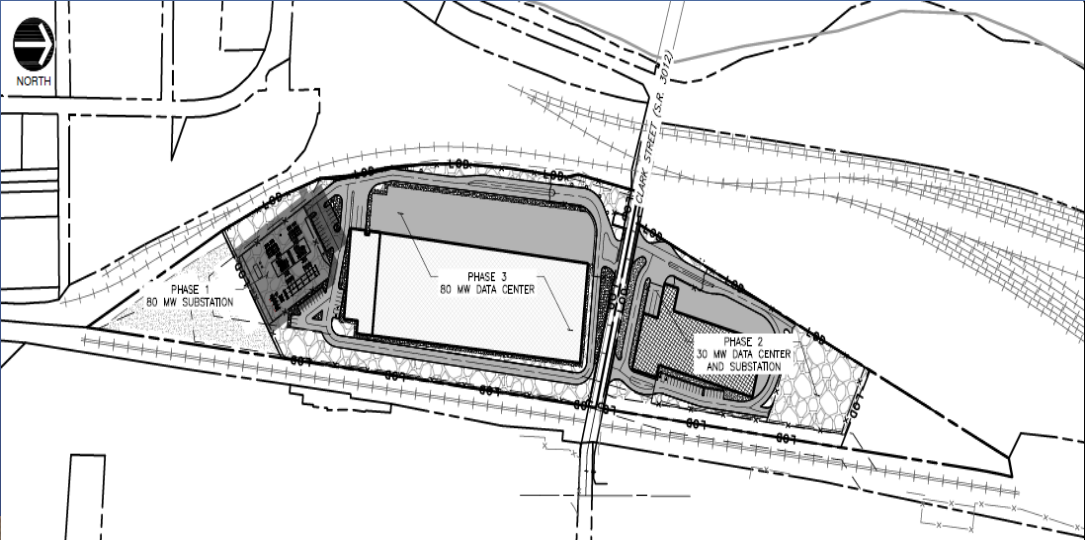


# DUNKIN'-PRELIMINARY- GREENVILLE BOROUGH

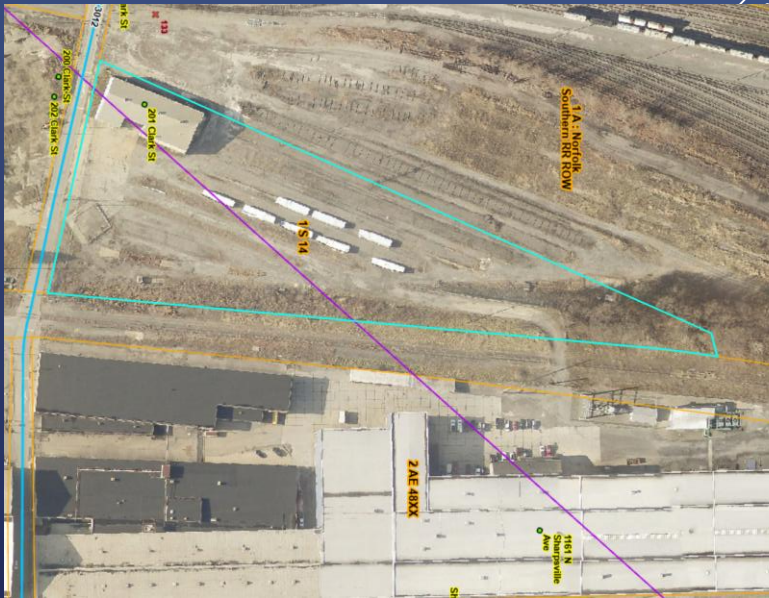
- Proposed 2,848 Sq. Ft. Building on West Main and South High Street
- Area of Possible Disturbance is 0.81 +/- Acres
- Currently on 4 lots and lots will be consolidated into 1 Lot
- One Parcel is not yet owned by the owner / waiting for current lease to expire to finish purchase agreement
- Current Building on lot will be razed
- Construction of associated Double Drive Thru Lanes with a 16 car capacity
- There is a residential dwelling adjacent to the proposed building; therefore, potential noise from the drive-through speakers should be carefully considered and mitigated to ensure it does not adversely impact the neighboring properties
- Screening will need to be adapted to fit space for Final Plan submission
- Zoning approval from the Greenville Borough will follow the old Zoning. Current Zoning is CR-2 "Commercial Residential 2" Greenville Borough adopted their new Zoning Ordinance April 13, 2026

# PRELIMINARY MERCER NODE DEVELOPMENT PHASE II AND III DATA CENTER AND SUBSTATION

80 MW &  
30 MW



City of  
Sharon

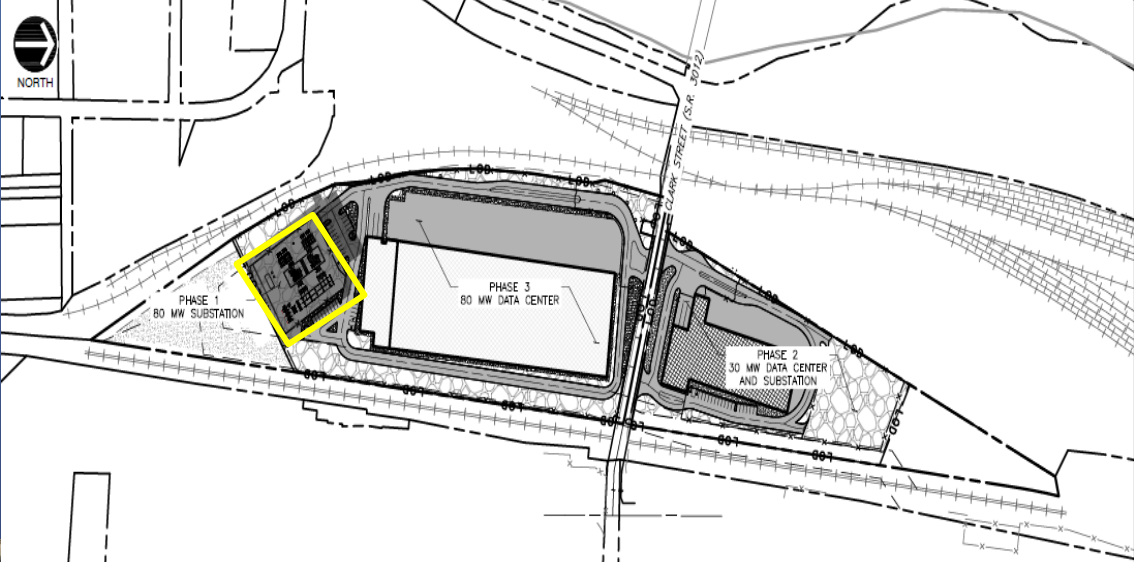


# Mercer Node Development Phase II AND III - 80 MW & 30 MW Data Center and Substation – City of Sharon

- ▶ Construction of 2 on-site buildings on 17.4 acres
- ▶ Building on the south will be approximately 150,000 sq. ft. Phase II – 11.81 acres
- ▶ Building on the north will be approximately 45,000 sq. ft. Phase III -5.68 acres and will be 80 Ft
- ▶ Surrounding buildings are roughly 80-100 ft in height
- ▶ Installation of curb cuts and future employee parking areas
- ▶ Relocation of the existing 30 MW substation ( will be moved after Installation of 80 MW Substation)
- ▶ Landscaping, noise levels, and water usage—particularly the closed-loop system—remain concerns for the City and will be addressed as part of the Zoning Hearing Board proceedings for the City of Sharon
- ▶ Zoning was denied for phase II and III to be able to apply for a variance for one of the buildings- Zoning has a 50ft Min. City of Sharon Thursday, April 23
- ▶ Permitting Status is currently in Process for both phases

# FINAL MERCER NODE DEVELOPMENT PHASE 1 ELECTRICAL SUBSTATION

City of Sharon

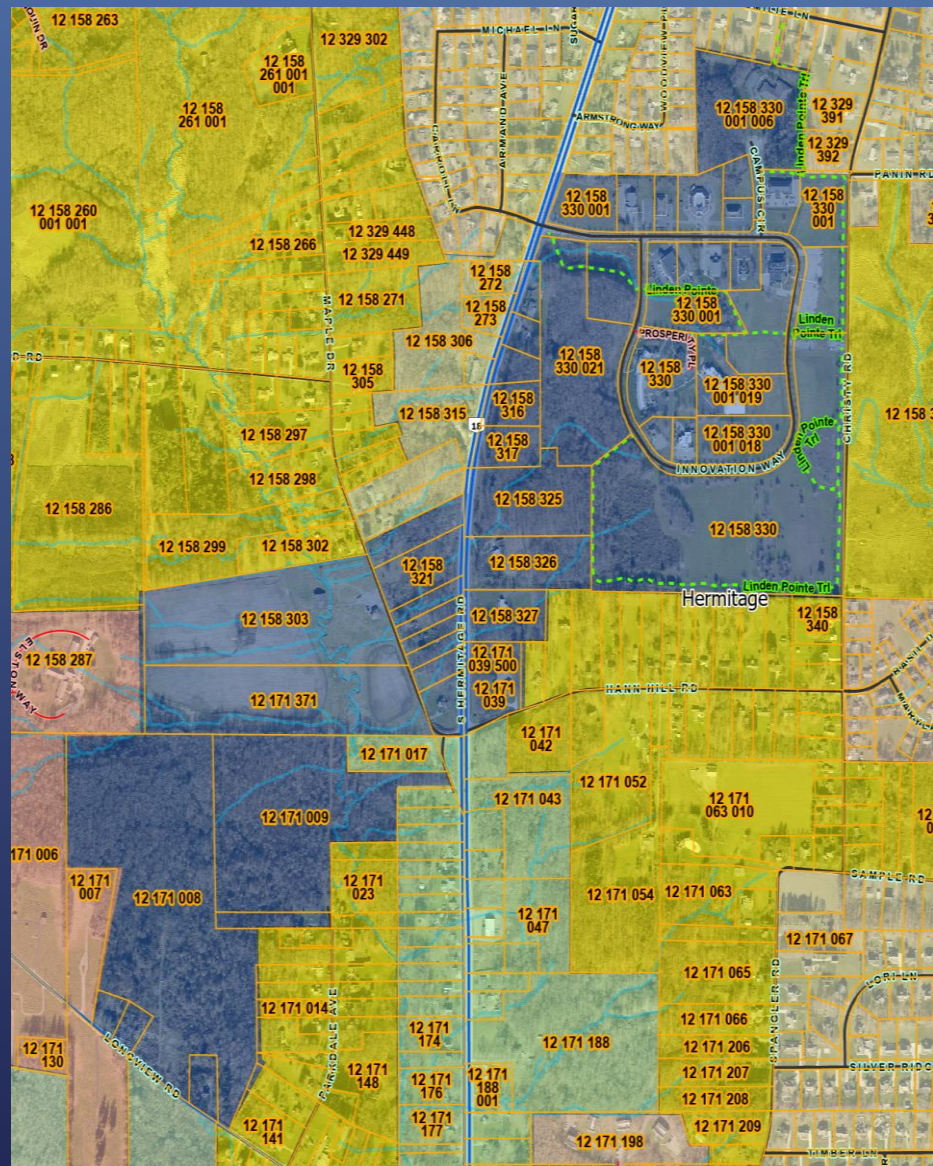


# MERCER NODE DEVELOPMENT PHASE 1 ELECTRICAL SUBSTATION-FINAL PLAN-CITY OF SHARON

- ▶ 80 MW Substation on the South Portion of Parcel 1 S 15 (200 Clark St.)
- ▶ 80 MW can power approximately 48,000 to 80,000 homes
- ▶ Zoned M-2 Heavy Industrial District- Has Zoning Permit
- ▶ No new streets or additional development required for the substation
- ▶ There are Two Access 20' Access Gates
- ▶ Phase 2 will include construction of two on-site buildings and relocation of a 30 MW substation
- ▶ Permits are currently in process
- ▶ Motion to forward comments to the City with the understanding that full compliance with all applicable Land Development regulations and the acquisition of all required permits is required prior to County approval and signature.

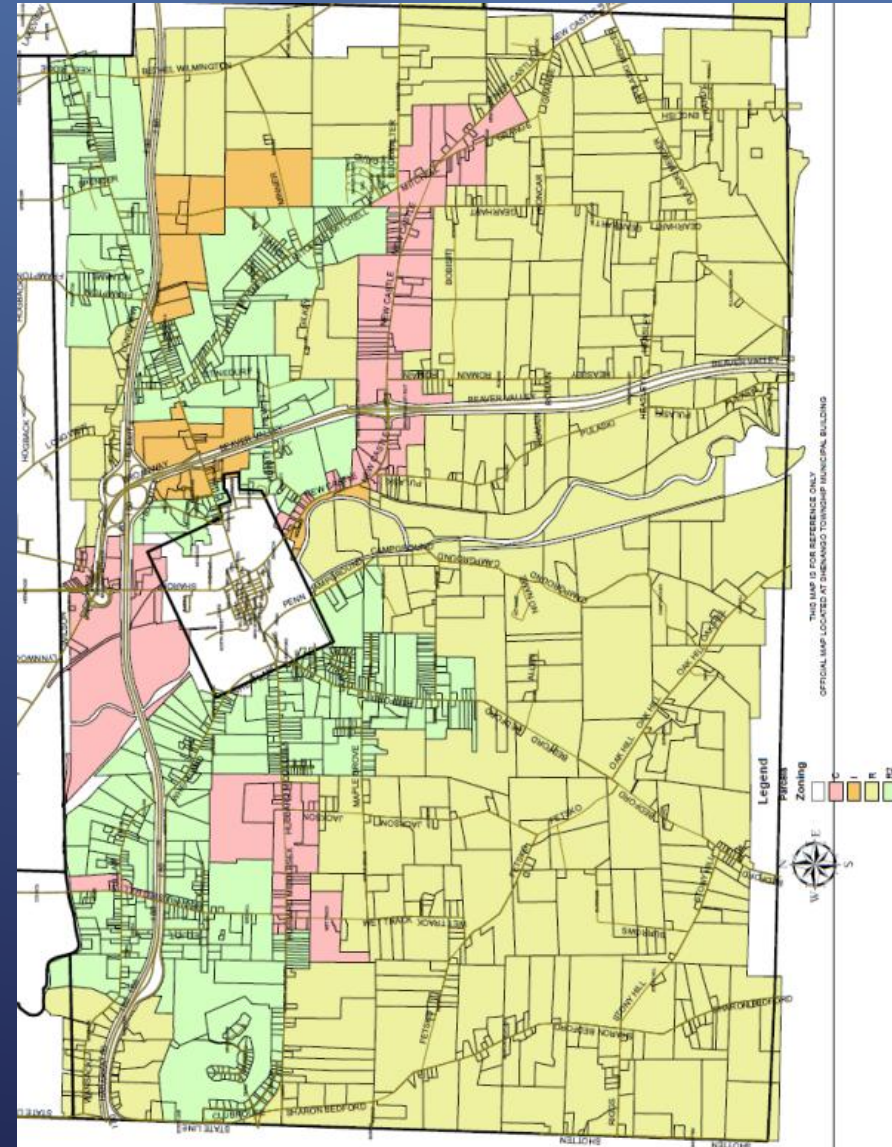
# CITY OF HERMITAGE ZONING ORDINANCE-TEXT AMENDMENT

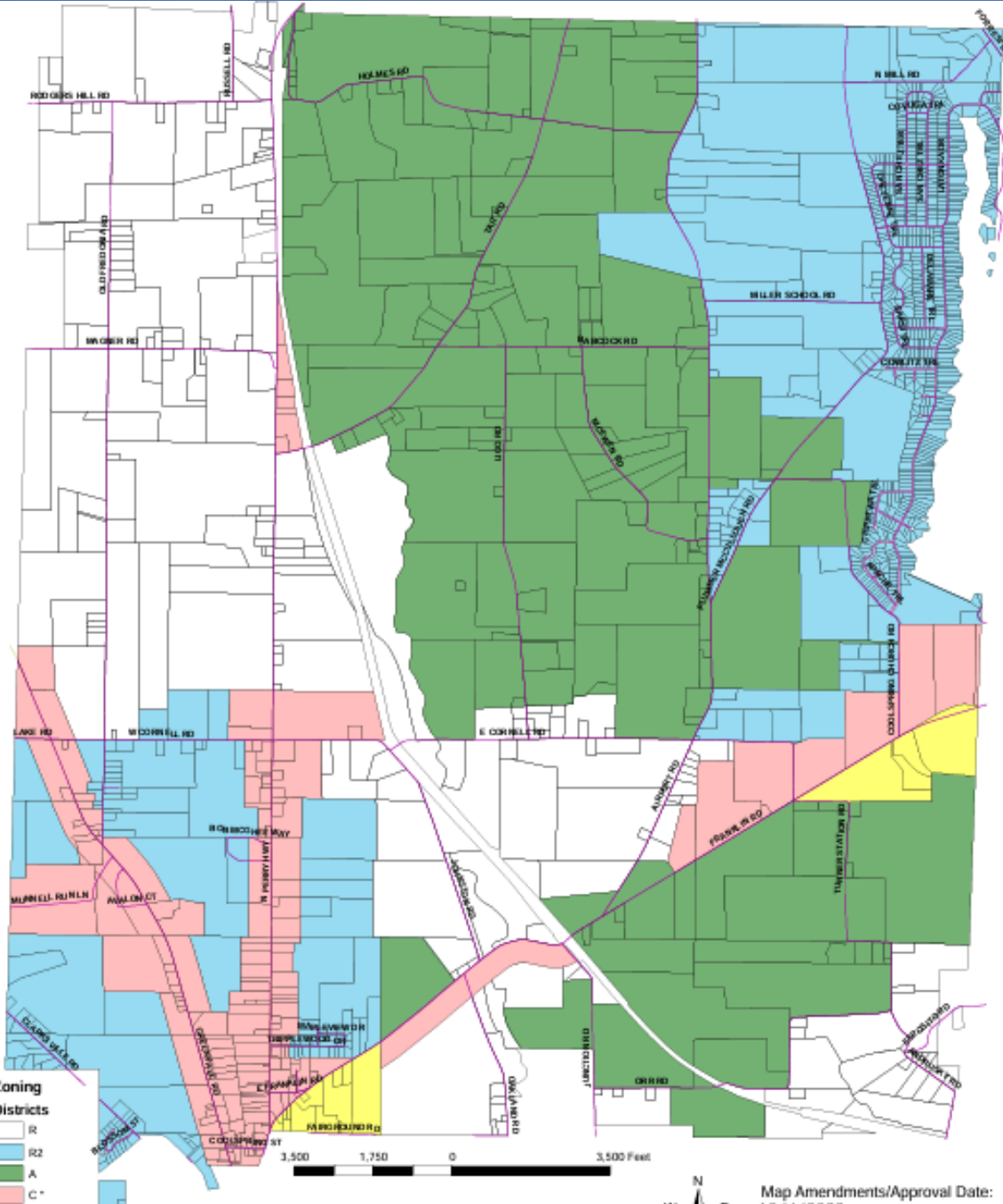
- Text Amendment would permit “Drive Through” options in the B-2 (Business 2) Zoning District 321.220 (Blue Area)
- Limited to restaurant use and financial institutions only
- Will not be applied to “pick up” windows
- “Drive-Through” A building opening, including windows, doors or mechanical devices, through which occupants of a motor vehicle receive or obtain a product or service.”
- Motion to recommend the definition of “drive Through” in ordinance align better with Hermitages Zoning Ordinance-Definition does not limit to restaurant use.



# SHENANGO TOWNSHIP ZONING ORDINANCE - TEXT AMENDMENT

- ▶ This amendment corrects an inconsistency in the Zoning Ordinance, Solar Energy Systems (SES) were identified as a Conditional Use in the use chart but regulated under Section 604 (Special Exceptions). The proposed change reclassifies SES as a Conditional Use, relocates the applicable standards to Section 605, and updates all related references and forms.
- ▶ \*All Zoning Districts allow Solar Energy Systems as a Conditional Use.\*





### Zoning Districts

- R
- R2
- A
- C\*
- I \*Comm

**Zoning Districts**

- R
- R2
- A
- C\*
- I

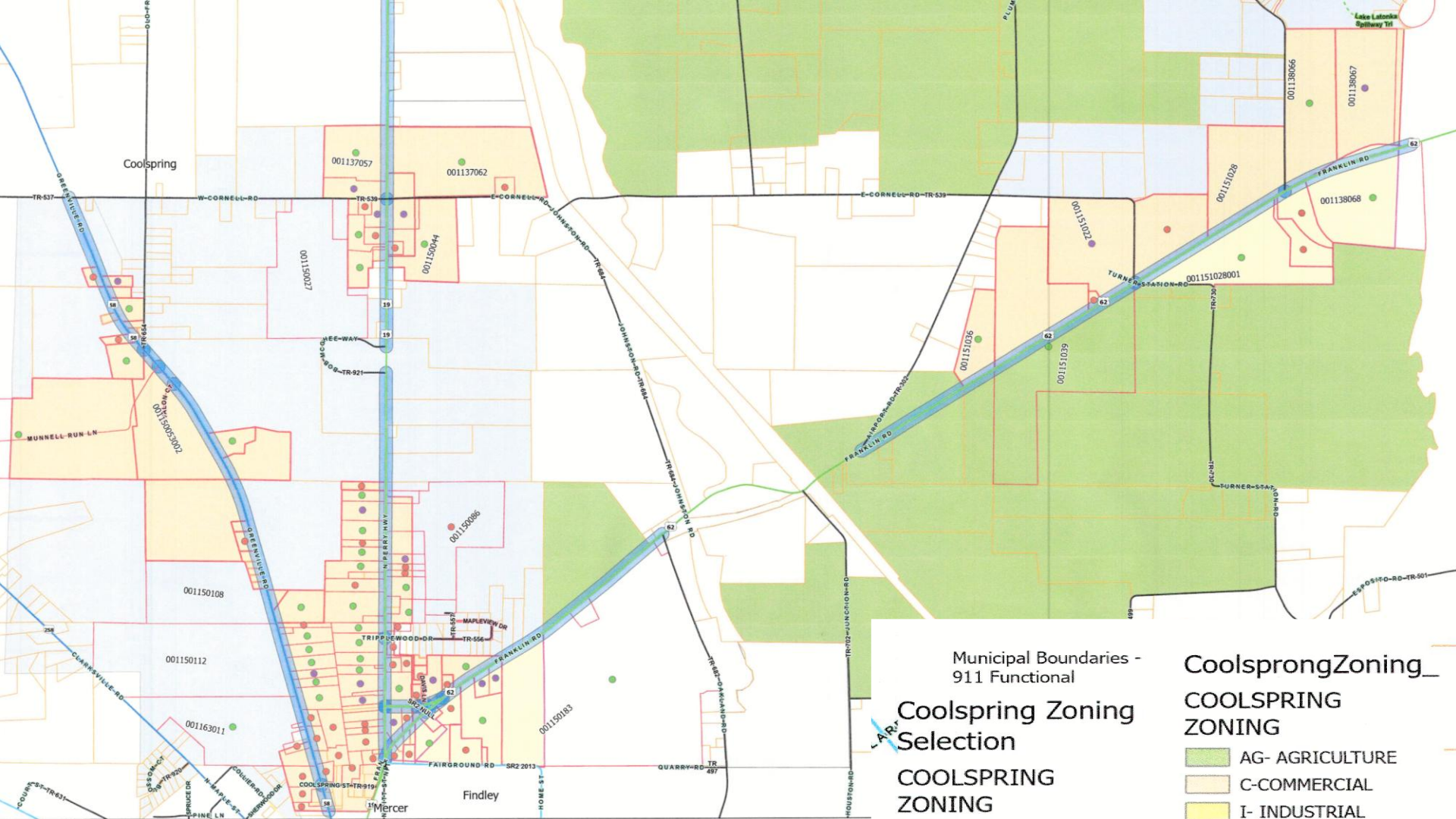
\*Commercial District Zone is 500' from centerline or to property line as shown.

Map Amendments/Approval Date:  
12/4/2023

# COOLSPRING TOWNSHIP ZONING ORDINANCE -TEXT AMENDMENT

- ▶ EGF Zoning Amendment-  
Section 500 Permitted Principal  
Use Table and Section 613.02  
Energy Generation Facilities
- ▶ Energy Generation Facilities –  
shall be permitted as a  
conditional use in the Industrial  
and Commercial Zoning Districts  
only and removing from the  
Agriculture (AG), Residential (R-  
1) and Residential (R-2)
- ▶ This does not change current  
zoning setbacks or any other  
district regulations
- ▶ Supervisors Meeting a 2-1 Vote,  
Coolspring Planning Commission  
Vote 3-2 Not in Favor





Municipal Boundaries - 911 Functional

### Coolspring Zoning Selection

#### COOLSPRING ZONING

- C-COMMERCIAL
- I- INDUSTRIAL
- Coolspring Updated Parcels
- CoolspringParcels > 1 Acre

### CoolspringZoning\_

#### COOLSPRING ZONING

- AG- AGRICULTURE
- C-COMMERCIAL
- I- INDUSTRIAL
- R1-RESIDENTIAL 1
- R2- RESIDENTIAL 2
- US State RT with 100 FT BUFFER
- 100 Ft Buffer/Setback

#### Parcel Study Area

- Yes-40
- No-51
- Unlikely-15

# COOLSPRING TOWNSHIP ZONING ORDINANCE -TEXT AMENDMENT

- ▶ Coolspring Township Zoning Ordinance –Text amendment to remove minimum dwelling unit floor area requirements – Section 600 and 600.01- Previously a minimum of (750) sq. ft. –
- ▶ Revised the definition of Dwelling Unit
  - ▶ Definition: A building or portion thereof arranged and used for residential occupancy providing complete housekeeping facilities for one family. The term shall include all structures designed for and used for living purposes, including single family dwellings, manufactured homes, prefabricated dwellings, and similar factory built or portable residential structures. All dwelling units shall comply with applicable federal, state, and local construction, safety and habitability standards, including the U.S. department of housing and Urban Developments Manufactured Housing Standards, where applicable.

# PERSONNEL FINANCE COMMITTEE

▶ **Motion to approve amended budget and authorize advertisement for ATV Study**

Motion that the Commission approve the amendment to the 2026 budget as presented and authorize staff to advertise the RFP and permit the Personnel Finance Committee to award the contract during the summer months.

▶ **Motion to approve entering into a lease with Ford Business Machine** Motion that the Commission authorize staff to enter into a new 60-month lease agreement with Ford Business Machines for a new machine at a monthly rate of \$103.

# MERCER COUNTY COMPREHENSIVE PLAN

- ▶ Please make sure to review the plan and make any recommendations to the full commission of final revisions
- ▶ Public Hearing will be April 30<sup>th</sup> at 2:30pm
- ▶ The commissioners can officially adopt on the 30<sup>th</sup> but waiting for any public comment or recommendations for the board
- ▶ Commissioners to adopt May 21st

Motion to forward to the County Commissioner for approval in May, with minor edits to the maps. The Future Land Use Map should be broken down by Subregions.

# STAFF REPORTS



- ▶ For information and any questions/discussion

# LIZ PELUCHETTE, SENIOR GIS PLANNER

## SUBDIVISION & LAND DEVELOPMENT

- ▶ Sharon City Zoning and proposal Mapping to ensure proper Zoning Areas – Attended Zoning Meetings for New City Zoning Adoption
- ▶ Zoning and Subcommittee Plans and Reviews – Working on Several Major Land Developments
- ▶ Minor Plan Submission and Reviews 44 for the year 29 reviewed or completed
- ▶ Assisting Surveyors with modifications of plans if needed while building new relationships with new surveyors and engineers for Mercer County
- ▶ SALDO Updates and Revisions
- ▶ New SALDO Checklist- Minor checklist is still in progress will go along with new revisions of SALDO- Major and Land Developments is complete
- ▶ Zoning and Subcommittee remains busy with a full agenda for May
- ▶ Zoning Maps Updates for all zoned communities
- ▶ Lot consolidation and subdivision flier
- ▶ Specialty Maps- River Watchers – Trail Maps

# ROSALYNN REAGLE, SENIOR PLANNER

## COMMUNITY DEVELOPMENT

### ✓ Project Status Report

#### ✓ N. Mercer Avenue, Sharpsville

- ✓ Sidewalk Improvement Project
- ✓ Anticipating completion in May

#### ✓ Spearman Avenue, Farrell

- ✓ Public Facilities Improvement Project
- ✓ Parking for Veteran's Square Park
- ✓ Awarded contractor: Youngblood Paving Inc.
- ✓ Attended Pre-construction meeting 4/21
- ✓ Anticipated starting the week of 5/4

#### ✓ Bond Street, Farrell

- ✓ Street Improvement Project
- ✓ Paving and curbing work
- ✓ Awarded contractor: Youngblood Paving Inc.
- ✓ Attended Pre-construction meeting 4/21
- ✓ Anticipated start in May, overlapping with the Spearman Avenue project.

#### ✓ College Avenue & Elm Street, Grove City

- ✓ Sidewalk Improvement Project
- ✓ Currently out for bids – opening scheduled for 5/11

#### ✓ Woodland Avenue, Grove City

- ✓ ADA Curb Ramp Improvement Project
- ✓ Currently accepting RFP's for Engineering services – submissions are due 5/1

### ✓ Grant Application Assistance

- ✓ Lake Township application submission through the DCED Multimodal Program – due by 7/31
- ✓ City of Farrell (Nathan Park) application submission through the Greenways, Trails and Recreation Program – due by 5/31

### ✓ Accepting Proposals for Housing Rehabilitation Consulting Services

- ✓ Submissions due by 2pm on 5/8

### ✓ HUD has announced the 2026 allocations

# JACOB MATTA, PLANNER ENVIRONMENTAL & TRANSPORTATION

## Environmental Reviews (CDBG)

- ▶ 2024 Farrell Demolitions – Tier 2 Reviews in Progress
  - ▶ 201 Idaho St, 508 Wallis Ave, 602 Wallis Ave, 1004 Walnut Street, 1010 Washington Street, 1213 Dakota Street all cleared
  - ▶ Waiting on 76 Shenango Blvd to clear SHPO
- ▶ Housing Rehabs
  - ▶ Pine Township, Greenville awaiting AUGF
  - ▶ Mercer County in Public Comment
- ▶ North Mercer Avenue Interviews


## TIP/LRTP (Transportation)

- ▶ LRTP Workshop
- ▶ TIP Posting
  - ▶ Tribal Outreach
  - ▶ Community Demographic Assessment, Public Participation Plan, Title VI, and LEP
  - ▶ Website Posting
- ▶ Scoping Field Views
  - ▶ MPMS #81460, #117587, #116651, #423
- ▶ SS4A (Safe Streets for All 2027)

## Other

- ▶ Website Modernization/Updates
- ▶ ER Organization/Digital Cataloguing
- ▶ Lots of reading/learning!

# DONIELE RUSSELL, EXECUTIVE DIRECTOR

- ▶ Trainings
  - ▶ CDBG
  - ▶ DCNR ATV Study-
  - ▶ Municipal Assistance
    - ▶ Jefferson Township- Zoning Amendment
    - ▶ Coolspring Township-Zoning Amendments
    - ▶ Jamestown Borough-Grant Assistance
    - ▶ Lake Township- Grant Assistance
  - ▶ Comp Plan
  - ▶ SALDO-Data Center Amendment
  - ▶ MPO
  - ▶ LRTP
  - ▶ Invoices
- 

# COUNTY COMPREHENSIVE PLAN

- Public Comment closes April 30
- Public Hearing 2:30 County Commissioners Meeting Room
- Adoption County Commissioners May

*"By failing to prepare, you are preparing to fail." Benjamin Franklin*





# Moving Mercer Forward 2026 County Comprehensive Plan

## Implementable Comprehensive Plan vs. Traditional Plan

- ▶ Mercer County wanted an *implementable* plan with specific action steps, benchmarks to track progress, and broad strategies to move Mercer County forward.
- ▶ Our last plan, adopted in 2006, was very data heavy with 7 volumes and multiple chapters. Our new plan outlines five focus areas for the next 10 years.



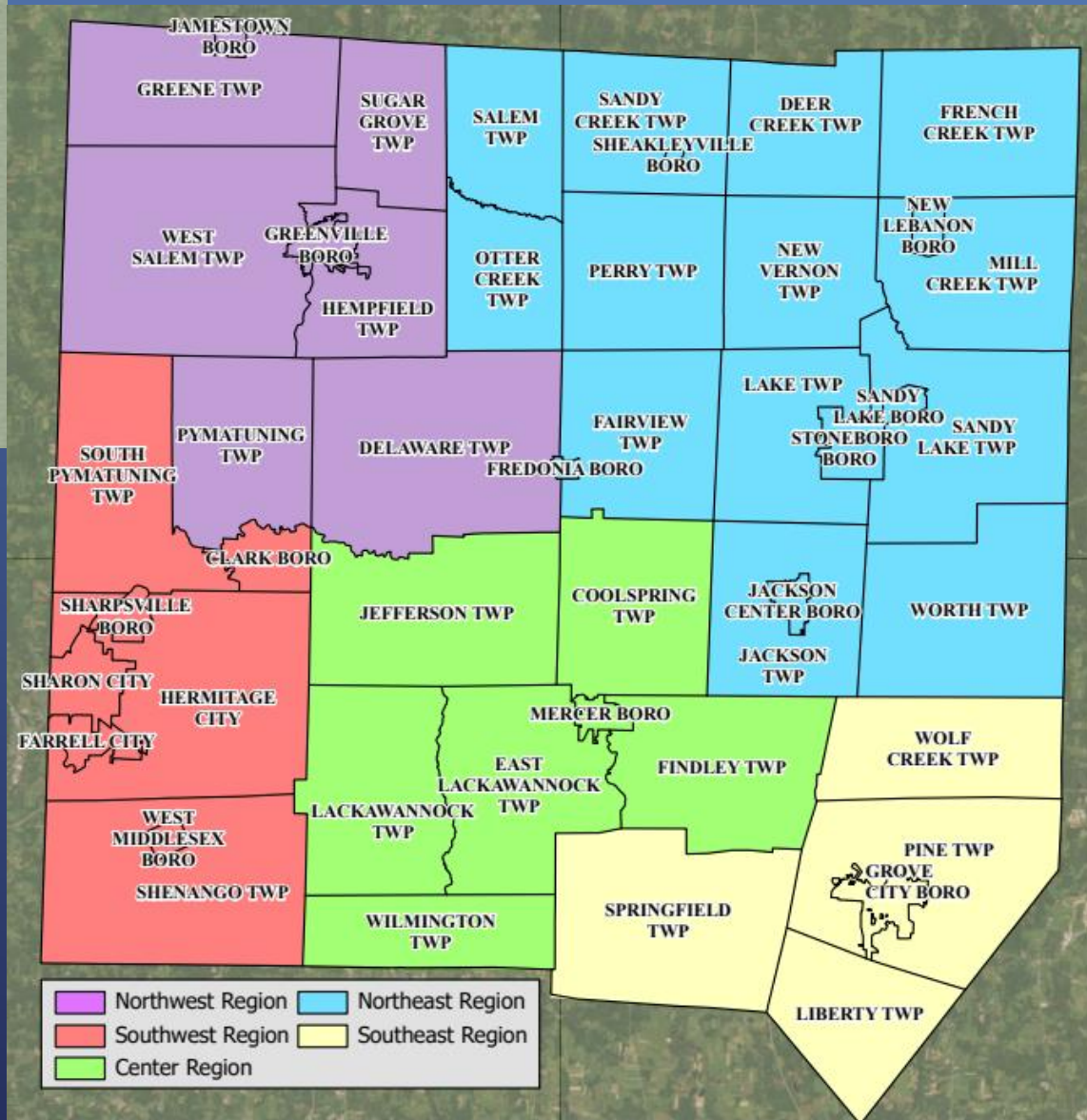
# Vision Statement

Mercer County envisions a vibrant future where growth is guided by our heritage and community values. Through collaboration, innovation, and smart planning, our interconnected communities will support thriving downtowns, sustainable industries, accessible housing, quality infrastructure and services, and a healthy environment. By strengthening partnerships and fostering resilience, Mercer County will remain a place where current and future generations can thrive



# 5 SUBREGIONS

- ▶ Northwest Region
- ▶ Northeast Region
- ▶ Center Region
- ▶ Southwest Region
- ▶ Southeast Region





**VIBRANT ECONOMY & WORKFORCE DEVELOPMENT**

**RESILIENT INFRASTRUCTURE & CONNECTED COMMUNITIES**

**THRIVING COMMUNITIES & ENHANCED QUALITY OF LIFE**



1

2

3

4

5



**DIVERSE HOUSING & STRONGER NEIGHBORHOODS**

**STEWARDSHIP OF NATURAL RESOURCES & OUTDOOR ASSETS**

- ▶ Vibrant Economy & Workforce Development
- ▶ Diverse Housing & Stronger Neighborhoods
- ▶ Resilient Infrastructure & Connected Communities
- ▶ Stewardship of Natural Resources & Outdoor Assets
- ▶ Thriving Communities & Enhanced Quality of Life



## VIBRANT ECONOMY & WORKFORCE DEVELOPMENT

**Goal: Grow a Diverse Economy that Retains Youth, Supports Businesses, and Creates Good-Paying Jobs.**

- ▶ Support existing Industries, Attract New Industries, and Redevelop Underutilized Properties for Economic Growth.
- ▶ Support Entrepreneurship, Local Businesses, City Centers, and Downtown Vitality.
- ▶ Build a Skilled Workforce and Retain Youth Through Career Pathways and Training.



- ▶ Expand and Diversify Housing Options for Residents of All Ages and Income Levels.
- ▶ Revitalize Blighted Properties and Strengthen Neighborhood Conditions.
- ▶ Improve Neighborhood Quality and Increase Attainable Housing.

## DIVERSE HOUSING & STRONGER NEIGHBORHOODS

Goal: Ensure safe, Attainable, and Varied Housing Options While Revitalizing Existing neighborhoods.





- ▶ Maintain, Modernize, and Expand Infrastructure to Support growth, Safety, and Long-Term Sustainability.
- ▶ Expand Broadband and Digital connectivity Across the County.
- ▶ Strengthen Multimodal Transportation and Intergovernmental Coordination.

## RESILIENT INFRASTRUCTURE & CONNECTED COMMUNITIES

Goal: Build the Physical and digital Foundation that Supports Safe, Accessible, and Sustainable Communities





## STEWARDSHIP OF NATURAL RESOURCES & OUTDOOR ASSETS

Goal: Protect and Enhance Rural Landscapes, Waterways, Farmlands, and Recreation Resources.

- ▶ Expand Trails, Blueways, and Recreation Access As Part of the a Countywide Outdoor Network.
- ▶ Protect Farmland, Open Space, and Sensitive Environments Through Long-Range Planning.
- ▶ Promote Outdoor Recreation as A Driver For Tourism and Economic Development.





- ▶ Expand Healthcare Access, Public Safety, and Basic Services For All Residents.
- ▶ Strengthen Education, Youth Engagement, and Family Support Systems.
- ▶ Promote community Involvement, Access, and Support For All County Residents.

## THRIVING COMMUNITIES & ENHANCED QUALITY OF LIFE

Goal: Support the Health, Safety, Identity, and Well-Being of All Residents and Communities Across the County.





- ▶ Multiple Tools to ensure the plan is Implemented.
  - ▶ Vision For Implementation outlines 6 steps.
  - ▶ Milestones and Performance Indicators for each of the Focus Areas
    - ▶ Years 1-5
    - ▶ Years 6-10
    - ▶ Aggressive Indicators for Each of the Objectives
  - ▶ Matrix for Each Focus Area's Catalytic Objective
    - ▶ Action, Costs, Funding, Timelines
  - ▶ Future Land Use Map
  - ▶ Partnership As the Engine


## IMPLEMENTATION

*"Good planning without good working is nothing." Dwight D. Eisenhower*





# NEXT MEETING MAY 26, 2026

- ▶ Submission Deadline May 5, 2026
  - ▶ Finance & Personnel Meeting May 19<sup>th</sup> at 6:00 pm
  - ▶ Zoning Subdivision Meeting May 19<sup>th</sup> at 7:00 pm
  - ▶ Guest Speaker
    - ▶ Tamara O'Brien, President of Western PA Wild Ones, Founder/Director of Plant it Further, Permaculture Landscape Designer
  - ▶ July 28<sup>th</sup> RSVP- BBQ- Delaware
  - ▶ Adjournment
- 



*"Planning is bringing the  
future into the present so  
that you can do something  
about it now."*

---

ALAN LAKEIN

