

**Mercer County Regional Planning Commission**  
**Tuesday, May 26, 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 April 28, 2026, meeting-** Bill Anthony, Chairman  
Motion to approve, copy attached

**Financial statements-** Nick Hanahan, Treasurer  
Motion to approve April 2026, copy attached

**Zoning and Subdivision Committee Report-** committee chairman

1. Thiel College Athletic & Wellness Center Land Development (Greenville)
2. Joy Cone Expansion 2026- Land Development Plan (Hermitage)
3. Grove City College Preliminary/Final Land Development Athletic Complex (Grove City)
4. Edgewood Site Plan- Modification request for section 503.8 MC SALDO (Pymatuning)
5. City of Hermitage- Zoning Text Amendment- allow Animal Kennel as accessory use limited to Veterinary Service, in Institutional (IN) zoning district.
6. City of Sharon- 2026 Zoning Ordinance full rewrite.
7. Coolspring Township- EGF Zoning Amendment Tabled at the April meeting 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. No other changes from adopted EGF language.
8. Mercer County SALDO Amendment- Data Center

**Personnel Finance Committee-** committee chairman

**Guest Speaker-** Tamara O'Brien, Permaculture Landscape Designer

**Staff reports-** Professional Staff

- Any questions or discussion

**Discussion**

- RSVP Picnic
- Reminder: No full commission June, July, or August.

**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 – April 26, 2026 - 7:00 p.m.**

MUNICIPALITY	PRESENT	ABSENT
Farrell City		Venesta Kirk Lynda Moss-McDougall
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	Savannah Bungar	Nick Sicilian
New Lebanon Borough		Darlene Slemenda
Sandy Lake Borough		Glenn Leech
Sharpville 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**  
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MUNICIPALITY	PRESENT	ABSENT
Sandy Lake Township		Raymond Scofield Heather Bacher
Shenango Township	Tom Hubert	Matthew Stefanak
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
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	Chris Heck- Lakeview
Rosalynn Reagle, Senior Planner	
Jacob Matta, Planner	

**Call to Order-** Steve Tingley, Vice 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-** Steve Tingley, Vice Chairman.  
 No public comment

**Minutes of March 24, 2026, Meeting-** Steve Tingley, Vice Chairman  
 A motion was made by Tom Hubert, seconded by Tom Sauer, to approve the Minutes of the March 24, 2025, meeting. The Vice 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 Tom Hubert, seconded by Jeff Hoy, to approve the financial statements of March 2026, as presented. The Vice 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 – April 26, 2026 - 7:00 p.m.**

**Zoning and Subdivision Committee Report-** Rich McCullough, Chair recapped the Zoning Committee meeting.

1. Dunkin- Preliminary Plan- Greenville Borough

Preliminary Plan for the construction of a 2,848-square-foot building with a double drive-through, designed to accommodate up to 16 vehicles. The proposed development is located at the intersection of West Main Street and South High Street in Greenville Borough. Dunkin, is situated within the Commercial Residential 2 (CR-2) Zoning District. The existing structure on the property will be demolished to allow for the proposed development along with a 4 lot- Lot Consolidation Plan, during review, the Board discussed potential concerns related to traffic flow, noise from the drive-through speaker system, site lighting and screening. Based on the preliminary submission, the plan appears to meet the applicable zoning requirements for Greenville Borough.

A motion was made by Rich McCullough and seconded by Elliot Lengel to consider the Dunkin' Preliminary plan per Zoning and SALDO requirements being met. The Vice Chairman called for discussion; hearing none, a vote was called, and the motion carried.

2. Mercer Node Development Phase II and III - Preliminary Plan - City of Sharon

A Preliminary Land Development Plan proposes two on-site buildings on a 17.4-acre property: a 150,000-square-foot building to the south (Phase II) and a 45,000-square-foot building to the north (Phase III). Phase III also includes an 80 MW substation and relocation of the existing substation. Key Board considerations include landscaping, noise, and water usage, particularly the use of a closed-loop cooling system, previously discussed at the April 23 Zoning Hearing Board meeting. A variance allowing building heights up to 80 feet has been approved by the City of Sharon Zoning Hearing Board. Fire safety was also reviewed, including ladder reach for the proposed height and any specialized equipment or training needed by the City. Mercer Node Developers have agreed to coordinate with the City and support any required emergency response needs. Outstanding items include compliance with DEP regulations and screening requirements under SALDO and zoning provisions. These will require further evaluation, with proposed solutions to be presented during final plan review, and additional studies may be needed.

A motion was made by Rich McCullough and seconded by Larry McAdams that the Preliminary Plan for the Mercer Node Development Phase II and III be conditionally considered, subject to compliance with the submission of a Final Land Development Plan, the obtaining of all required permits, and the completion of any additional studies that may be required. The Vice Chairman called for discussion; hearing none, a vote was called, and the motion carried.

3. Mercer Node Development Phase 1 - Final Plan - City of Sharon

Final Plan for Installation of an 80 MW Electrical Substation to support the Mercer Node development: The total parcel is 11.1 acres, with a 1.19-acre disturbance area for the substation. An 80-megawatt capacity can power up to ~80,000 homes or a small city.

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The preliminary plan includes only the substation, zoned M2 (heavy industrial), with no new streets or additional development required. Two 20-foot access gates will be installed.

**Phase 2:** Future development includes two buildings on parcels along Clark St.; current Bitcoin mining facilities will be decommissioned, and the existing 30 MW substation relocated. This phase increases site power capacity to support both facilities. A closed-loop cooling system will eliminate major water draw and discharge once operational. NPDES and DEP permits are in progress. There are no impacts to streams or wetlands, and required zoning permits are in place.

A motion was made by Rich McCullough and seconded by Larry McAdams that the Final Plan for Mercer Node Development Phase 1, 80MW Substation be conditionally considered, subject to compliance with the submission of a Final Land Development Plan and obtaining all required Permits. The Chairman called for discussion; hearing none, a vote was called, and the motion carried.

4. City of Hermitage Zoning Ordinance- Text Amendment

Text amendment would permit “Drive Through” options in the B-2 (Business 2) Zoning District. As a conditional accessory use only for restaurant and financial institutions. The board discussed to recommend that the City of Hermitage amend the zoning ordinance to include pharmacies and other potential uses for “drive through.”

A motion was made by Rich McCullough and seconded by Larry McAdams that we consider the Zoning text Amendment per meeting all City of Hermitage qualifications being met. The Vice Chairman called for discussion; hearing none, a vote was called, and the motion carried.

5. Shenango Township Zoning Ordinance- Text Amendment

The proposed text amendment would revise the Solar Energy Systems (“SES”) Ordinance to change the approval process from “special exception” to “conditional use.” During the review, the Board recommended a comprehensive revision of the entire SES Ordinance. Specific areas of concern include screening requirements around inverters due to the noise levels and other equipment that may generate noise, as well as provisions related to the 10-year bond requirement. The Board also suggested reviewing ordinances from other municipalities as a guide in updating and strengthening the SES regulations for Shenango Township.

A motion was made by Rich McCullough and seconded by that the Commission consider the Shenango Township Zoning Ordinance text amendment, following a comprehensive review of the entire Solar Energy Systems (“SES”) Ordinance. The Vice Chairman called for discussion; hearing none, a vote was called, and the motion carried.

6. Coolspring Township- EGF Zoning Amendment

The proposed amendment to “EGF” (Energy Generation Facilities) would revise Sections 500 and 613.02 to allow EGF as a conditional use only in Industrial and

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Commercial zoning districts, removing it as a permitted conditional use in Agricultural, Residential 1, and Residential 2 districts.

A vote at the Coolspring Township Supervisors meeting on April 6, 2026, passed 2–1 in favor, while the Planning Commission voted 3–2 not in favor. The amendment does not change existing setbacks or other district regulations. After substantial discussion, the Board voted to table the matter for further consideration.

A motion was made by Rich McCullough and seconded by Todd Spears that the Commission Table the Coolspring Township Zoning Ordinance amendment, following further considerations and discussions. The Vice Chairman called for discussion; hearing none, a vote was called, and the motion carried.

7. Coolspring Township-Minimum Dwelling Unit- Zoning Amendment

The proposed Coolspring Township Ordinance text amendment would remove the minimum dwelling unit floor area requirement in Sections 600 and 600.01, previously set at 750 square feet, and revise the definition of “Dwelling Unit.” The Board held no discussion on this amendment.

A motion by Rich McCullough, seconded by Larry McAdams, that the Commission to consider the Coolspring Township Zoning Ordinance text amendment removing the minimum dwelling unit size requirement. With no discussion, the Vice Chairman called for a vote, and the motion carried.

8. Mercer County Comprehensive Plan- Mercer County

The adoption of the Mercer County Comprehensive Plan includes a public hearing on April 30 at 2:30 PM, with commissioners planning adoption on May 21 following the public comment period. The Board remains in the review phase, incorporating feedback, and has discussed refining the mapping by region to provide more detailed, localized views.

A motion by Rich McCullough, seconded by Elliot Lengel, that the Commission to consider the Mercer County Comprehensive Plan, including breaking down the mapping by regional areas for a more focused and clearer view. With no discussion, the Vice Chairman called for a vote, and the motion carried. Commissioner Ann Coleman abstained.

**Personnel Finance Committee-** Jeff Hoy, Committee Chairman, summarized the committee meeting on April 19, 2026.

1. A motion was made to approve an amended budget and authorize advertisement of a Request for Proposal (RFP) for the ATV Feasibility Study. The DCNR ATV contract was recently secured but was not included in the approved 2026 budget. Staff has received the contract and will need to solicit a consultant to complete the work. As a result, the Personnel Finance Committee recommends the budget amendment.
  - Increase Special Project Grants revenue by \$124,600
  - Increase Consultant expenses by \$124,600
  - This is a fully offset amendment with no net impact on the overall budget

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A motion by Jeff Hoy, seconded by Patty McAdams, approved the 2026 budget amendment as presented, authorized staff to advertise the RFP, and permitted the Personnel Finance Committee to award the contract during the summer months. With no discussion, the Vice Chairman called for a vote, and the motion carried.

2. A motion to approve entering into a new 60-month lease with Ford Business Machines for a copier at \$103 per month, an increase from \$88.

A motion by Jeff Hoy, seconded by Nick Hanahan, authorized staff to enter into a new 60-month lease agreement with Ford Business Machines for a new machine at a monthly rate of \$103. With no discussion, the Vice Chairman called for a vote, and the motion carried.

**Staff Reports- Professional Staff.**

- **Liz Peluchette:** ~50 minor plans this year; SALDO updates now priority; zoning maps and GIS work ongoing; outreach materials completed.
- **Rosalynn Reagle:** Multiple projects in progress; assisting with grants (May/July deadlines); housing consultant proposals due May 8.
- **Jacob Matta:** Environmental reviews (demolition/housing), construction support, TIP public comment, Safe Streets funding research.
- **Doniele Russell:** SALDO data center amendment in progress; impacts 36 municipalities; Pine Township may pause data center proposals during updates.

**Discussion – Comprehensive Plan**

Doniele Russell reported the plan is nearing completion (first update in 20 years). Public hearing scheduled; adoption expected in May. Focus areas: economic development, housing, infrastructure, natural resources, and quality of life, with 1 to 10-year implementation goals.

**Adjournment-**

A motion was made by Rich McCullough and seconded by Nick Hanahan to adjourn at 7:39 pm.

Submitted and Certified By:

\_\_\_\_\_  
Todd Spears, Secretary – MCRPC

Date: \_\_\_\_\_

**Mercer Co Regional Planning Commission**  
**Account Reconciliation**  
**As of Apr 30, 2026**  
**01-0105-000 - Cash-PNC Account**  
**Bank Statement Date: April 30, 2026**

Filter Criteria includes: Report is printed in Detail Format.

Beginning GL Balance			34,186.41
Add: Cash Receipts			18,520.74
Less: Cash Disbursements			(19,912.45)
Add (Less) Other			(1,681.63)
Ending GL Balance			31,113.07
Ending Bank Balance			35,000.00
Add back deposits in transit			
Total deposits in transit			
(Less) outstanding checks			
	Apr 30, 2026	5164	(18.75)
	Apr 30, 2026	5165	(15.45)
	Apr 30, 2026	5166	(340.00)
	Apr 30, 2026	5167	(1,220.86)
	Apr 30, 2026	5168	(198.20)
	Apr 30, 2026	5169	(1,561.54)
	Apr 30, 2026	EFT	(188.01)
	Apr 30, 2026	EFT	(344.12)
Total outstanding checks			(3,886.93)
Add (Less) Other			
Total other			
Unreconciled difference			0.00
Ending GL Balance			31,113.07

5/4/26 at 14:43:46.89

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**Mercer Co Regional Planning Commission**  
**Account Reconciliation**  
**As of Apr 30, 2026**  
**01-0106-000 - Cash-Sweep-PNC**  
**Bank Statement Date: April 30, 2026**

Filter Criteria includes: Report is printed in Detail Format.

Beginning GL Balance			276,880.89
Add: Cash Receipts			
Less: Cash Disbursements			
Add (Less) Other			(16,776.74)
Ending GL Balance			260,104.15
Ending Bank Balance			260,104.15
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			260,104.15

Revised

5/11/2026

	2024	2025	2026	2026	2026	%
REVENUE	Year End	Year End	April	Year To Date	Approved Budget	Remaining
Member Municipalities	\$223,167.55	\$224,501.54	\$12,703.55	\$70,431.89	\$222,241.00	68%
Subdivision Fees	<b>\$45,272.95</b>	<b>\$56,199.25</b>	<b>\$5,511.00</b>	<b>\$14,088.00</b>	<b>\$45,000.00</b>	<b>69%</b>
Sales, Printing & Misc.	\$2,375.00	\$67.65	\$0.00	\$9.99	\$100.00	90%
PennDOT MPO	<b>\$142,346.07</b>	<b>\$239,786.77</b>	<b>\$0.00</b>	<b>\$9,802.90</b>	<b>\$275,000.00</b>	<b>96%</b>
CDBG Administration	\$95,821.08	\$133,054.10	\$0.00	\$0.00	\$134,586.00	100%
Special Project Grants	<b>\$28,500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$132,100.00</b>	<b>100%</b>
Interest	\$9,426.85	\$6,651.90	\$658.26	\$2,748.52	\$5,000.00	45%
<b>Total Revenue</b>	<b>\$546,909.50</b>	<b>\$660,261.21</b>	<b>\$18,872.81</b>	<b>\$97,081.30</b>	<b>\$814,027.00</b>	<b>88%</b>
EXPENSES	Year End	Year End	April	Year To Date	Approved Budget	%
Salaries & Wages	\$427,440.46	\$306,446.18	\$25,691.46	\$96,856.74	\$384,082.66	75%
Employee Benefits	<b>\$104,326.25</b>	<b>\$95,909.92</b>	<b>\$7,170.85</b>	<b>\$26,095.98</b>	<b>\$127,414.00</b>	<b>80%</b>
Printing & Supplies	\$7,755.07	\$6,908.69	\$408.61	\$2,100.07	\$9,100.00	77%
Quarters & Operations	<b>\$49,442.83</b>	<b>\$59,451.05</b>	<b>\$4,304.38</b>	<b>\$18,312.03</b>	<b>\$72,720.00</b>	<b>75%</b>
Travel & Expense	\$8,013.85	\$7,928.26	\$105.89	\$2,511.29	\$8,500.00	70%
Insurance	<b>\$2,149.00</b>	<b>\$1,996.00</b>	<b>-\$170.00</b>	<b>\$1,774.00</b>	<b>\$2,600.00</b>	<b>32%</b>
Consultants	\$17,615.00	\$41,778.28	\$0.00	\$14,308.05	\$224,600.00	94%
Equipment	<b>\$4,175.48</b>	<b>\$23,773.90</b>	<b>\$439.08</b>	<b>\$1,431.79</b>	<b>\$13,000.00</b>	<b>89%</b>
Other	\$286.51	\$173.89	\$0.00	\$20.00	\$500.00	96%
<b>TOTAL EXPENSE</b>	<b>\$621,204.45</b>	<b>\$544,366.17</b>	<b>\$37,950.27</b>	<b>\$163,409.95</b>	<b>\$842,516.66</b>	<b>81%</b>
Balance	<b>\$ (74,294.95)</b>	<b>\$ 115,895.04</b>	<b>\$ (19,077.46)</b>	<b>\$ (66,328.65)</b>	<b>\$ (28,489.66)</b>	