

MCRPC ZONING AND SUBDIVISION REVIEW COMMITTEE

Tuesday, May 19, 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 | |

2. Approval of Minutes

- a. April 21, 2026, attached.

3. New Business

- A. Thiel College Athletic & Wellness Center Land Development (Greenville)
- Construction of an addition for locker rooms, recreation and restroom concession area. Total acres are 34 of which 0.9 disturbed.
- B. Joy Cone Expansion 2026- Land Development Plan (Hermitage)
- Construction of 3 buildings and associated utility, stormwater and re-pavement on approximately 59.42 acres.
 - Two one-story buildings
 - One two-story building
- C. Grove City College Preliminary Final Land Development Athletic Complex (Grove City)
- Construction of a new collegiate baseball facility.
 - 125,000 sf synthetic turf baseball field with synthetic turf bullpen and batting tunnel areas.
 - 2 story support building with storage and family-style restrooms at ground level with press box above.
 - Relocation of scoreboard and fencing. Stormwater management system beneath the field for required stormwater management.
 - Air Supported Structure "Dome" for student training and recreation.
 - Parking and walkway surrounding the entire perimeter.
- D. Edgewood Site Plan- Modification request for section 503.8 MC SALDO (Pymatuning)
- Lot 2A is 0.910 Acres (~92 ft x ~427 ft) and the applicant is proposing 7,936 sq ft building with parking and access for Edgewood Medical.
- E. City of Hermitage- Zoning Text Amendment- allow Animal Kennel as accessory use limited to Veterinary Service, in Institutional (IN) zoning district.

MCRPC ZONING AND SUBDIVISION REVIEW COMMITTEE

Tuesday, May 19, 2026 – 7:00 p.m.

In-Person or Online

F. City of Sharon- 2026 Zoning Ordinance full rewrite sent via email from Suzanne.

4. Old Business

A. Coolspring Township- EGF Zoning Amendment Tabled at the April meeting

- a. 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.

B. Mercer County SALDO Amendment- Data Center

5. Discussion

- a. Ongoing Project Updates
- b. SALDO Updates On-going

6. Adjournment

Next Meeting: Tuesday, June 16, 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

United States: [+1 \(872\) 240-3412](tel:+18722403412)

MCRPC ZONING AND SUBDIVISION REVIEW COMMITTEE

Tuesday, May 19, 2026 – 7:00 p.m.

In-Person or Online

503.8: Depth to Width Ratio: The depth of a lot shall not exceed four times the width (4:1). The lot width shall be measured at the building setback line. This 4:1 depth-to-width ratio is intended to ensure that all lots, both present and future, are adequate for access to septic and water systems.

1. For lots that exceed one (1) acre in area and are irregular in shape, the depth-to width ratio may be calculated using the average width and average depth of the lot, rather than strict measurements at the setback line.

2. When the width of a lot exceeds two hundred (200) feet, the depth-to-width ratio requirement set forth in subsection (a) shall not apply.