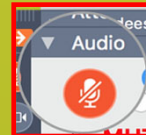


MERCER COUNTY REGIONAL PLANNING COMMISSION MEETING

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.

May 26, 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



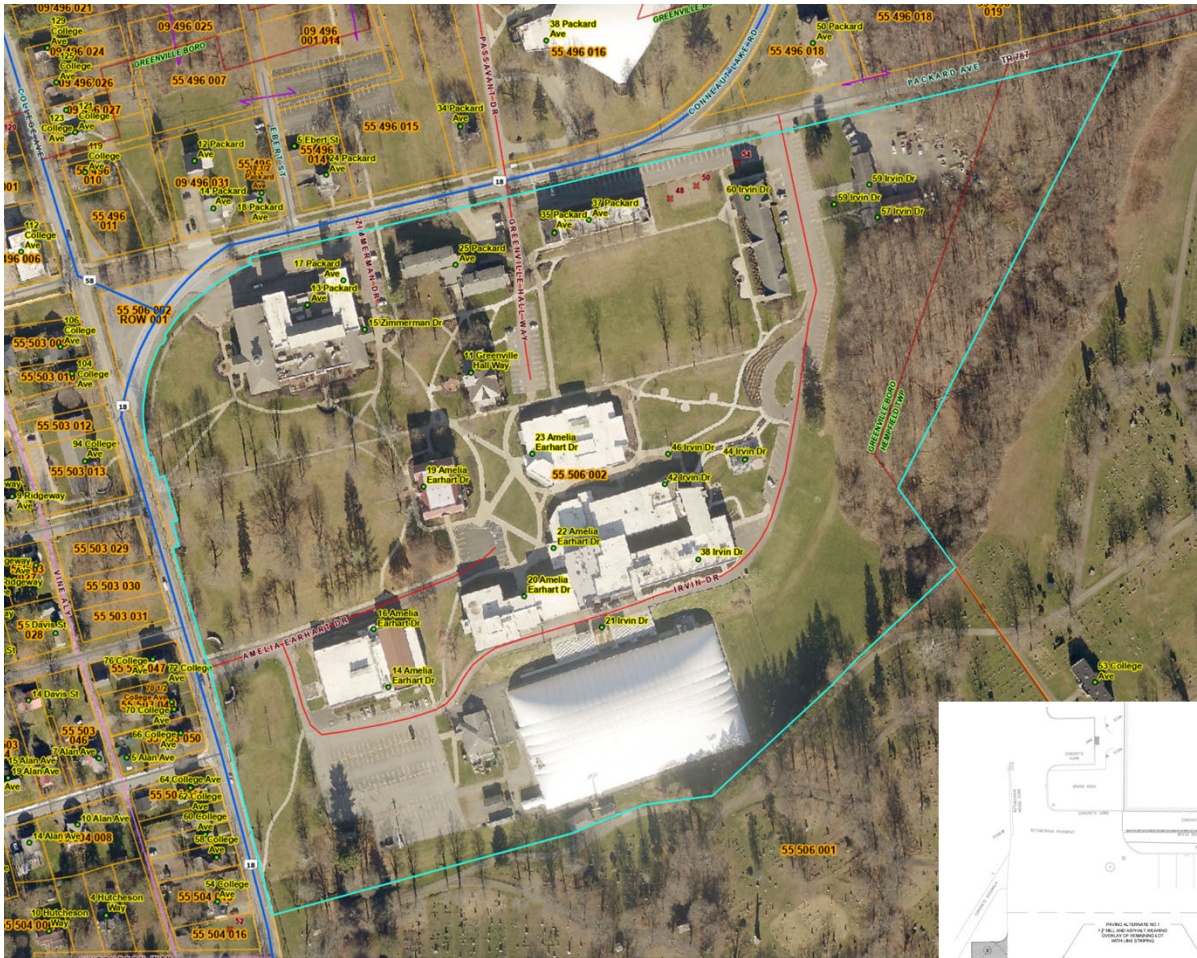
Revised

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

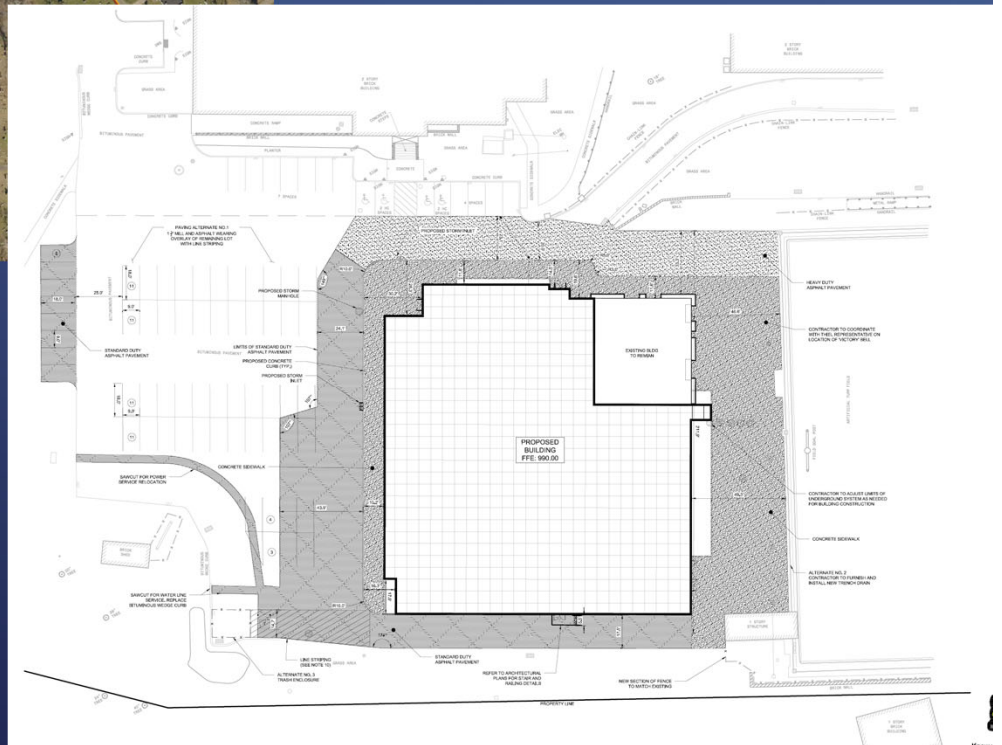
APRIL 2026 FINANCIAL STATEMENT

	Cash Account	Cash-Sweep Account
April beginning balance	\$34,186.41	\$276,880.89
April receipts	\$18,520.74	
April cash disbursements	(\$19,912.45)	(\$16,776.74)
April Other (payroll and interest in cash account)	(\$1,681.63)	
April ending balance	\$31,113.07	\$260,104.15



THIEL COLLEGE ATHLETIC CENTER

PRELIMINARY & FINAL LAND DEVELOPMENT



- ▶ Construction of 990 sq ft addition for locker rooms, recreation, and restroom/concession area. Total project area is 34 acres, of which 0.9 acres will be disturbed.
- ▶ Thiel College completed a parking study.

MOTION TO RECOMMEND THE THIEL COLLEGE PRELIMINARY AND FINAL LAND DEVELOPMENT PLAN FOR THE ATHLETIC AND WELLNESS CENTER, CONTINGENT UPON ALL REQUIRED PERMITS AND APPROVALS BEING OBTAINED.

- ▶ Construction of 3 additional buildings and associated infrastructure (parking, stormwater, utility). Total project area is 59.42 acres, of which 2.3 acres will be disturbed.
- ▶ Zoning Approved by the City of Hermitage

MOTION TO RECOMMEND THE JOY CONE EXPANSION PRELIMINARY AND FINAL LAND DEVELOPMENT PLAN, CONTINGENT UPON ALL REQUIRED PERMIT REQUIREMENTS BEING SATISFIED.

- ▶ Grove City College Preliminary Final Land Development Athletic Complex – Grove City Borough. Construction of a new collegiate baseball facility, including:
 - i. A 125,000 sq. ft. synthetic turf baseball field with synthetic turf bullpen and batting tunnel areas
 - ii. A two-story support building with storage and family-style restrooms at ground level and a press box above
 - iii. Relocation of the scoreboard and fencing, and installation of a stormwater management system beneath the field for required stormwater management
 - iv. An air-supported structure (“dome”) for student training and recreation
 - v. Parking and walkways surrounding the entire perimeter.

MOTION TO RECOMMEND THE GROVE CITY COLLEGE PRELIMINARY AND FINAL LAND DEVELOPMENT PLAN FOR THE ATHLETIC COMPLEX, CONTINGENT UPON ALL REQUIRED PERMITS AND APPROVALS BEING OBTAINED.

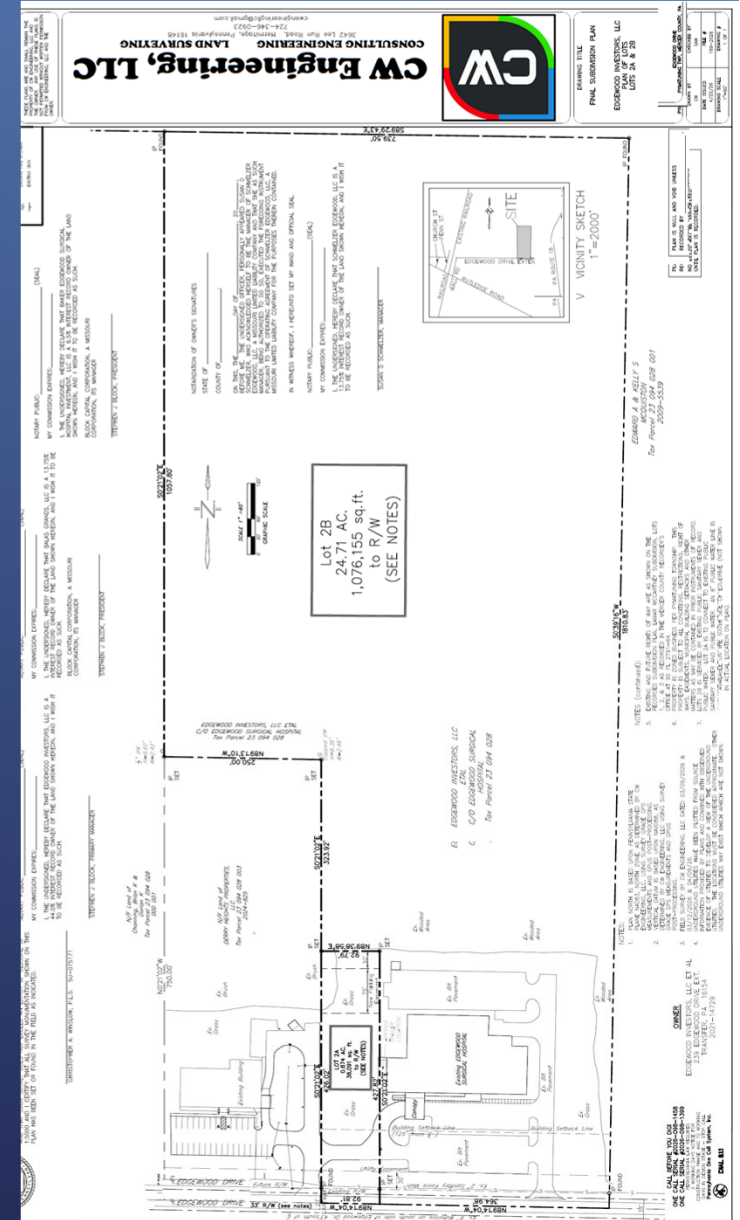
EDGEWOOD MODIFICATION REQUEST

Modification Request for Section 503.8 MC SALDO

Pymatuning Township. Lot 2A is 0.910 acres (approximately 92 ft x 427 ft), and the applicant is proposing a 7,936 sq. ft. building with parking and access for Edgewood Medical..

Pymatuning Township is in favor of the modification.

Motion to approve the requested modification for the Edgewood Plan regarding minimum lot size requirements.



CITY OF HERMITAGE- TEXT AMENDMENT

City of Hermitage – Zoning Text Amendment – Allow Animal Kennel as an accessory use limited to Veterinary Service in the Institutional (IN) zoning district.

They are updating the zoning text amendment to allow an animal kennel as an accessory use, limited to veterinary services, within the Institutional zoning district. Additional stipulations include that overnight boarding is limited to animals receiving medical treatment. However, an animal kennel for daycare or weekly boarding may be operated as an accessory use to a veterinary clinic.

The commissioners are holding a meeting on May 27 to approve this amendment for the City of Hermitage.

Motion to recommend the City of Hermitage Zoning Text Amendment to allow an animal kennel as an accessory use limited to veterinary services within the Institutional (IN) Zoning District.

CITY OF SHARON- ZONING ORDINANCE AND MAP

City of Sharon – Zoning Ordinance and Map– full rewrite and update to the official map.

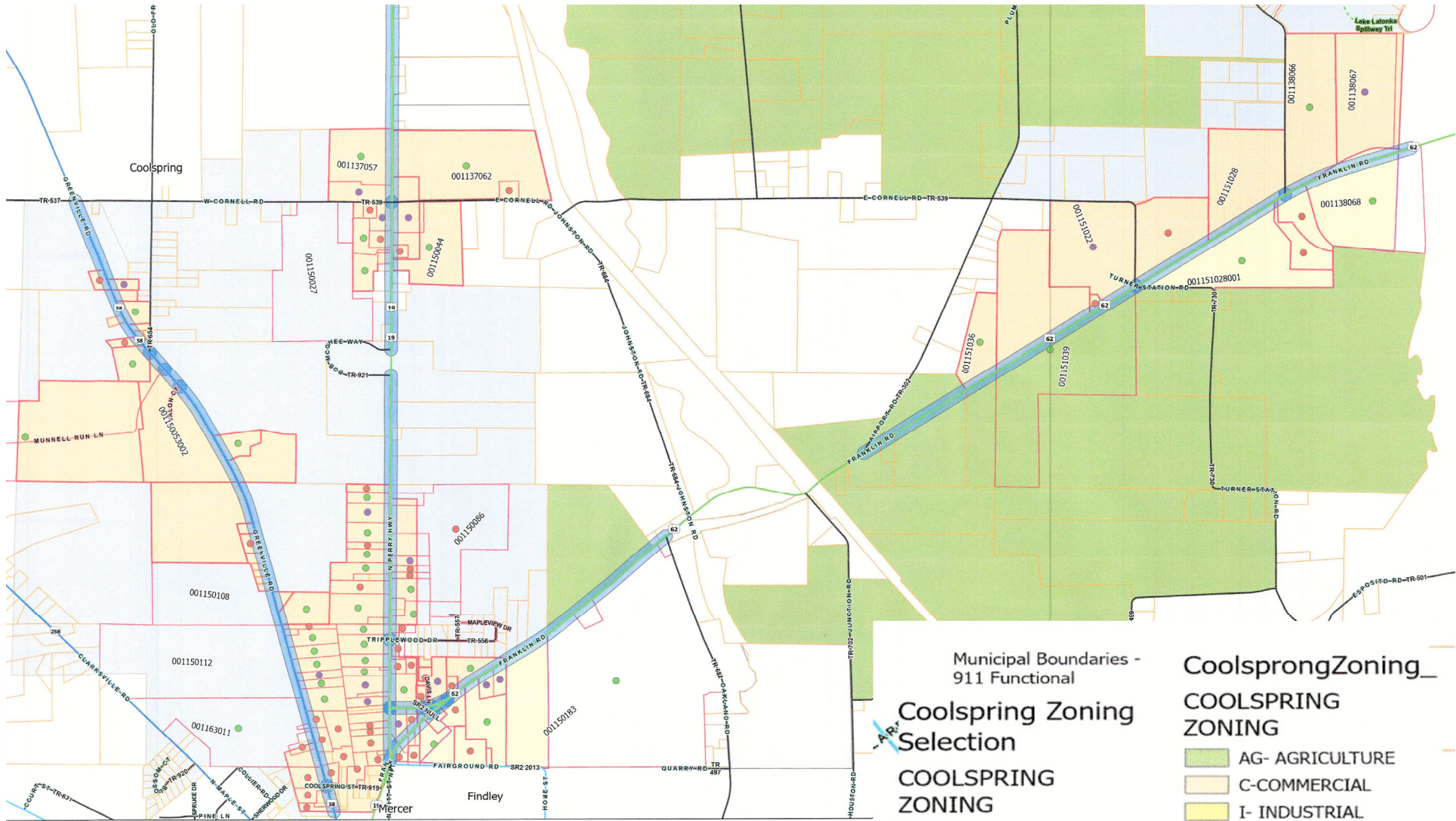
City will hold a public hearing July.

Motion to recommend the City of Sharon 2026 Zoning Ordinance as presented.

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)

Motion to recommend the proposed amendment and forward it to the township for its own review, vote and final determination. The Commission noted that no violations or conflicts with applicable state or county codes were identified in the proposed action, and indicated that the Township should proceed with its own decision-making process.



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

MERCER COUNTY SALDO (SUBDIVISION AND LAND DEVELOPMENT ORDINANCE) AMENDMENT DATA CENTER

▶ Data Center Amendment

- ▶ Purpose
- ▶ Definitions
- ▶ Dimension standards
- ▶ Landscape Buffer
- ▶ Noise and Vibration
- ▶ Water and Sewer
- ▶ Cooling Systems
- ▶ Permits
- ▶ Chemical handling
- ▶ Power Supply and Distribution
- ▶ Emergency Management
- ▶ Parking
- ▶ Decommissioning

▶ SALDO Amendment

- ▶ Financial security for Land Developments
 - ▶ Purpose
 - ▶ Requirements
 - ▶ Amounts
 - ▶ Defaults
 - ▶ Ownership
 - ▶ Release
- ▶ Enforcement and Remedies
- ▶ Conflicts
- ▶ Effective Date

MERCER COUNTY SALDO AMENDMENT DATA CENTER

Motion to recommend approval to the Board of Commissioners to amend the 2025 Subdivision and Land Development Ordinance (SALDO) to include the Data Center Amendment as presented.

- The Planning Commission has recommended the proposed amendment for consideration by the Board of Commissioners
- A public hearing will be held on **June 18** at 2:30 pm at the Courthouse to allow public comment and formal review of the proposal
- Following the public hearing, the Board of Commissioners will consider the amendment for adoption
- The anticipated date for final adoption is **July 2**, pending Board action

PERSONNEL FINANCE COMMITTEE

- ▶ **Meeting Recap**
 - ▶ **Working on Budget**
 - ▶ **Summer Goals**
 - ▶ **Pension**
 - ▶ **By-Laws**

GUEST SPEAKER

- ▶ Tamara O'Brien, President of Western PA Wild Ones, Founder/Director of Plant it Further, Permaculture Landscape Designer

STAFF REPORTS



- ▶ For information and any questions/discussion

ROSALYNN REAGLE, SENIOR PLANNER

COMMUNITY DEVELOPMENT

✓ Project Status Report

✓ N. Mercer Avenue, Sharpsville

- ✓ Sidewalk Improvement Project
- ✓ Project Complete

✓ Spearman Avenue, Farrell

- ✓ Public Facilities Improvement Project
- ✓ Parking for Veteran's Square Park
- ✓ Awarded contractor: Youngblood Paving Inc.
- ✓ Project construction has begun

✓ Bond Street, Farrell

- ✓ Street Improvement Project
- ✓ Paving and curbing work
- ✓ Awarded contractor: Youngblood Paving Inc.
- ✓ Project construction has begun

✓ College Avenue & Elm Street, Grove City

- ✓ Sidewalk Improvement Project
- ✓ Bid opening May 11 @ 11am
- ✓ Awarded contractor: Maker Construction Corporation

✓ Woodland Avenue, Grove City

- ✓ ADA Curb Ramp Improvement Project
- ✓ Awarded Engineering Services: LSSE Civil Engineers and Surveyors

✓ 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

- ✓ Received two (2) Proposals and they are being reviewed for consideration by Commissioners in June

✓ CDBG FY2026 Kick off meetings

- ✓ Met with Greenville Borough 5/18
- ✓ Met with City of Farrell 5/20
- ✓ Met with Grove City Borough 5/26

JACOB MATTA, PLANNER ENVIRONMENTAL & TRANSPORTATION

- ▶ 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
- ▶ Other Environmental Reviews
 - ▶ Mercer County, Greenville, Pine Rehabs awaiting AUGF
 - ▶ 2024 & 2025 Greenville Demos Tier 1 and 2024 & 2025 Farrell Demos Tier 1 ER Cleared
 - ▶ Woodland Avenue: Waiting on response from PA Fish & Boat
- ▶ Transportation
 - ▶ MPMS (Multi-modal Project Management System) #123329 (Guide Rail)
 - ▶ MPMS #123331 (Highway Lighting)
 - ▶ SHSP (Strategic Highway Safety Plan)
 - ▶ Freight Movement Plan
 - ▶ VRU (Vulnerable Road User) Safety Assessment Planning
 - ▶ UPWP (Unified Planning Work Program) Kickoff Meeting
 - ▶ LRTP (Long-Range Transportation Plan) Project Review
- ▶ DCED Multimodal
 - ▶ Lake Township PNDI
- ▶ CDBG
 - ▶ Farrell Meeting
 - ▶ Greenville Meeting
 - ▶ Grove City Meeting
 - ▶ Housing Rehab RFP (Request for Proposals) Review
 - ▶ Revision Reviews
- ▶ Nathan Park (GTRP)
 - ▶ Greenways, Trails and Recreation Program
 - ▶ PNDI (Pennsylvania Natural Diversity Inventory)
 - ▶ Waiting to hear from USACE (US Army Corps of Engineers)
 - ▶ Migratory Bird Concerns
 - ▶ Narrative
- ▶ Rails to Trails Conservancy
 - ▶ Great Ohio Lake to River Greenway
- ▶ Other
 - ▶ Website Modernization/Updates
 - ▶ Housing Rehab Guide Added
 - ▶ Multiple Ordinances Added
 - ▶ News Page Updated
 - ▶ ER Organization/Digital Cataloguing

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

TARA FLOCH, OFFICE MANAGER

- ▶ Monthly Activities
 - ▶ Customer Support
 - ▶ Payment of Bills and State and Federal Taxes
 - ▶ Payroll (twice monthly)
 - ▶ Insurance Coordination
 - ▶ Deposits & Financial Coordination with Accounting Firm
 - ▶ Miscellaneous Audits
 - ▶ Quarterly Taxes and reports
 - ▶ Zoning & Subdivision
 - ▶ Acceptance, Log, UPI request, Process Payment, MRF Coordination
 - ▶ Minutes
 - ▶ Full Commission
 - ▶ Minutes
 - ▶ Meeting Packets
 - ▶ Reminders and Posting
 - ▶ Social Media Posts (if you have an event send to her)
- 

DONIELE RUSSELL, EXECUTIVE DIRECTOR

- ▶ CDBG- monitoring and starting 2026 application process
 - ▶ DCNR ATV Study- RFP and Sample Contract
 - ▶ Housing Consultant RFP- and Contract
 - ▶ Comp Plan- officially adopted and will be out once Resolution is executed
 - ▶ Municipal Assistance
 - ▶ City of Farrell- Grant Assistance
 - ▶ Lake Township- Grant Assistance
 - ▶ Coolspring Township-Zoning Amendments
 - ▶ Pine Township- Zoning Amendment
 - ▶ SALDO-Data Center Amendment
 - ▶ MPO- TIP Comment closed June 16 MPO meeting
 - ▶ LRTP- finalizing project list sent from the communities
 - ▶ Invoices
- 

NEXT MEETING SEPTEMBER 22, 2026

- ▶ Submission Deadline June 2, 2026
 - ▶ Finance & Personnel Meeting June 16th
at 6:00 pm
 - ▶ Zoning & Subdivision Meeting June 16th
at 7:00 pm
 - ▶ Picnic July 28th RSVP by July 21st
BBQ- Delaware
 - ▶ Adjournment
- 