MCRPC Zoning and Subdivision Review Committee
Tuesday, July 21, 2026 – 7:00 p.m.
In-Person or Online
Minutes

I. Roll Call The meeting was called to order at 7:00 PM. A quorum was present.

1. Rich McCullough
2. Elliot Lengel
3. Larry McAdams
4. Bill Anthony*
5. ~~Steve Tingley~~
6. Jay Russell
7. Nick Hanahan*
8. Matt Stefanak
9. Suzanne Kepple

~~Paul Hamill-Advisory CBA*~~
Brock Esenwein-MCRPC
Elizabeth Peluchette-MCRPC
Matt Lokey- Rettew Associates
Josiah Hoefler -Gateway Engineers
Kurt Gramley- Edgewood Surgical Hospital

2. Approval of Minutes- June 16, 2026-

A motion to approve the June 16, 2026, minutes was made by Matt Stefanak and seconded by Suzanne Kepple. The Chairman called for discussion; hearing none, a vote was called for, and the motion carried.

3. **New Business**

a. Brazen Contracting- Preliminary/Final- New Vernon Township

A motion to recommend approval of the Brazen Contracting Site Improvement Plan for installation of stormwater basin and two warehouse buildings passed with no additional comments. A motion was made by Larry McAdams and seconded by Jay Russell. The Chairman called for discussion; hearing none, a vote was called, and the motion carried.

b. Edgewood Cath Lab-Preliminary/Final-Pymatuning Township

A motion to recommend approval of the Edgewood Cath Lab with DEP and storm water management approval and all permits along with right of way access agreements and fire safety. A motion was made by Rich McCullough and seconded by Suzanne Kepple. The Chairman called for discussion; hearing none, a vote was called, and the motion carried.

c. Bolt Storage -Preliminary/Final Plan- City of Sharon
A discussion was made that this plan does not meet technical standards or is not SALDO compliant. A conditional approval upon meeting SALDO requirements and a complete technical review. **A motion to recommend conditional approval was made by Matthew Stefanik and seconded by Suzanne Kepple . The Chairman called for discussion; hearing none, a vote was called, and the motion carried.**

d. Moxietec- Preliminary/Final- Grove City Borough

Site Improvement Plan with a proposed 5,000 square foot storage building and associated accessway. A conditional approval was granted upon all necessary permits being obtained and no additional comments.
A motion to approve the plan was made by Suzanne Kepple and seconded by Suzanne Nick Hanahan. The Chairman called for discussion; hearing none, a vote was called, and the motion carried.

e. City of Sharon-Adoption of Mercer County SALDO- Moved to the August Meeting due to a slight error of updating the agenda and the posts of the agenda but not updating agenda online.
f. City of Sharon-Data Center Temporary Ordinance- Moved to the August Meeting due to a slight error of updating the agenda and the posts of the agenda but not updating agenda online.
g. SALDO Updates-
  - Left to the board to decide how they with to amend the rule allowing remaining lands of a plot over 25 acers to not be fully surveyed in a subdivision- the board decided to rewrite this portion of the SALDO to not allow any 25 acres when subdividing a plot or consolidating a plot plan. Liz agreed that moving forward this will cause less confusion and it might not go over well with the surveyors. She has discussed this possible rule change with a few of the surveyors and they agreed it is an evil necessity to clean up the deeds for the county.
  - Tiny home parks/ hip camps not added to the SALDO due to lack of need.
  - Proposal to establish variance request fee to justify time for review as well as to discourage abuse of variances through the county.
  - EGF Buffering changes left to the board. Interest in standard screening height fir all facility types. Allowance for combination of screening methods to reach minimum height.
  - Definition of “Grade” wording regarding streets or public ways to be removed.
  - In section 607.7- definition of “High Yield Well” is not specific enough and will need revised per comments from the board.
  - Section 606 (d) – find and remove rule forcing buffering and setbacks to be separate.
  - Monuments and markers- proposal from the board to have one standard marker type.
  - Conversation about the completion of the SALDO rewrites by next meeting were discussed by Bill Anthony with Liz

4. Old Business

A. Plan Submissions- Liz stated that Plan Submissions are busy as ever and keep coming in and thanks to the addition of Brock we are getting more and more caught up with minor submissions.

5. Discussion

A. Ongoing Project Updates

i. Next Meeting: Tuesday, August 18, 2026 @ 7:00 PM and submission deadline is August 4th.

6. A motion to adjourn was made at 8:46 pm by Rich McCullough and seconded by Nick Hanahan.

Respectfully submitted,