

Mercer County Regional Planning Commission Meeting

Tuesday, September 22, 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

The quorum is critical please notify the office if you cannot attend

Public comments - Bill Anthony, Chairman

Minutes of the May 26, 2026, meeting- Bill Anthony, Chairman
Motion to approve, copy attached.

Financial statements- Nick Hanahan, Treasurer
Motion to approve May, June, July, August 2026, copy attached

Zoning and Subdivision Committee Report- committee chairman

- Jackson Township- Final LDP-Jackson Township-
- Jackson Township Zoning Ordinance
- Pine Township Data Center Amendment
- Coolspring Township Data Center Amendment
- Coolspring Township Mining Amendment
- County SALDO Amendment
- June, July and August Recap

Personnel Finance Committee- committee chairman

- Audit Report- Motion to accept 2025 Audit (electronic submission)
- Motion to Approve PMRS Minimum Municipal Obligation (MMO)
- Motion to adjust 2026 Budget to include additional income, add retirement line, and increase equipment line.
- Motion to accept via resolution – Sugar Grove Township
- Motion to enter into a cooperation agreement with Mercer County for administration of the 2026 CDBG program
- Motion to enter into a cooperation agreement with City of Farrell for administration of the 2026 CDBG program
- July and August Recap (no meeting in June)

Staff reports- Professional Staff

- Staff Reports
 - Picnic Recap- Looking to have next years in Fredonia same time and day unless committee has suggestion.
 - Zoning and Subdivision Summer Activities
 - Brock Esenwein

Mercer County Regional Planning Commission Meeting

- Personnel and Finance Summer Activities
 - Doniele Russell
- MPO Summer Activities
 - Jacob Matta
- Community Assistance Summer Activities
 - Rosalynn Reagle

Discussion-

- Questions/Suggestions:
 - Confirm Meeting Date 4th Tuesday and Time 7 pm will remain this date and time for 2027.
 - Speaker requests for 2027
- Presentation:
 - October- GIS
 - November-Code Enforcement
 - December- Christmas Party
- Schedule:
 - Plan Submission Deadling October 6th
 - Zoning and Subdivision October 20
 - Finance and Personnel October 20 (2027 Budget)

Next Commission Meeting October 27, 2026, 7:00 PM

Adjournment-

To Join Virtually

<https://global.gotomeeting.com/join/874614669>

Phone 1-408-650-3123

Access Code: 874-614-669

MINUTES
MERCER COUNTY REGIONAL PLANNING COMMISSION
Hybrid Meeting: Tuesday – May 26, 2026 - 7:00 p.m.

MUNICIPALITY	PRESENT	ABSENT
Farrell City	Lynda Moss-McDougall	Venesta Kirk
Hermitage City	Jeremy Coxe James Holl	
Sharon City	Stephen Theiss Suzanne Kepple	
Clark Borough	Alesha Culp	Maryjo Harakal
Fredonia Borough	Patricia McAdams	Ron Anthony
Greenville Borough	Jean Carr-Fisher Trey Wilt	
Grove City Borough	Patrick Eakin	Taylor Pokrant
Jackson Center Borough	John Chlpka	
Jamestown Borough		Justin Pipp
Mercer Borough	Savannah Bungar	Nick Sicilian
New Lebanon Borough		Darlene Slemenda
Sandy Lake Borough		Glenn Leech
Sharpsville 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	Joseph Matthews Brenda Heck	
New Vernon Township		Daniel L. Patterson
Otter Creek Township	Carl Swartz Paulette Young	
Perry Township		Bonnie McCartney Gary King

MINUTES
MERCER COUNTY REGIONAL PLANNING COMMISSION
Hybrid Meeting: Tuesday – May 26, 2026 - 7:00 p.m.

MUNICIPALITY	PRESENT	ABSENT
Pine Township	Todd Spears	Dennis Crumb
Pymatuning Township		Jim Rowe Ryan Zarecky
Sandy Lake Township		Raymond Scofield Heather Bacher
Shenango Township	Matthew Stefanak	Tom Hubert
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	Jared Grandy Jay Russell
Boroughs Association		Paul Hamill
Supervisors Association		
County Commissioner	Ann Coleman Tim McGonigle	
Solicitor	James Nevant, II	
Staff	Others Present	
Doniele Russell, Executive Director	S. C. Walker	
Elizabeth Peluchette, Senior Planner	Caleb Stright	
Rosalynn Reagle, Senior Planner	Steoh	
Jacob Matta, Planner	Griffin M	
Chris Heck- Lakeview & Liberty Township	Steven Crytzer	
Rebecca Maynard	Christina Russo	
Kara Perry- Hermitage	Sara Kaiser	
John Stydoher- Hermitage	Christopher Fond	
Tony Consbruck- Pine Twp Plan. Com	John E Maple Grove Developer	
Daniel Gardner- Hermitage		

Call to Order- Bill Anthony, Chairman, called the meeting to order at 7:00 p.m.

Prayer & Pledge of Allegiance- Bill Anthony, Chairman, led the Commission in the Pledge of Allegiance and a prayer.

Guest Speaker- Tamara O'Brien, Permaculture Landscape Designer

MINUTES
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Hybrid Meeting: Tuesday – May 26, 2026 - 7:00 p.m.

Tamara discussed the importance of applying self-regulation to our systems and creating regulatory principals for our resources. She explained that permaculture is biomimicry: seeing what works well in nature and copying it into the design. She stressed how important it is to have native plants to support the local ecosystem. Without the native plants we are losing birds and insects that rely on the plants. Without native plants, we are losing birds and insects that rely on them. The native plants also help retain water in the ground and prevent it from becoming runoff and causing flooding.

Public comments - Bill Anthony, Chairman

Ka Kayla Bloom from Hermitage spoke about brownfields. The Westinghouse site is a Superfund site managed by the EPA and has been using grants to remediate the area.

She also quoted the **Pennsylvania Constitution – Article I, Section 27**

“The people have a right to clean air, pure water, and to the preservation of the natural, scenic, historic and esthetic values of the environment. Pennsylvania’s public natural resources are the common property of all the people, including generations yet to come. As trustee of these resources, the Commonwealth shall conserve and maintain them for the benefit of all the people.”

Tamara also touched on closed-loop systems in data centers, and that they use more energy to keep the coolants cool. She said she would share her research as she wants everyone to have an informed say.

Becky Maynard from Hermitage also spoke about being informed and her concerns on the safety and honesty of the data centers all over the country. She is counting on the representatives of committees like this to have the people’s best interest at heart and not just the money.

Tony Colonsburg also spoke on the energy use of data centers.

Kara Perry spoke on setting parameters and guidelines for the future. She hopes to find something that is equitable for everyone and a common ground. She wants to make sure we are setting parameters and regulations to preserve resources.

Doniele Russell explained to Ms. Perry that, since she is a Hermitage resident, the Hermitage zoning ordinance would supersede the subdivision and Land development ordinance. She explained that zoning ordinances are more restrictive under PA law, and that they can be adopted at the local level.

John Stydoher asked how the Sharon data center is grandfathered.

Doniele Russell explained the county doesn’t have any adopted data center regulations. The current plan was submitted before anything was adopted and therefore wouldn’t fall under the new ordinance being discussed tonight.

John Courtney Findley Township asked for clarification. He asked whether the ordinance would apply only to municipalities without zoning.

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Doniele Russell explained to Mr. Courtney that if Finley Township chooses not to update its ordinance to impose additional restrictions, it can fall back on the county for that regulation.

There was discussion of concerns of future issues and how they will be dealt with.

Daniel Gardner of Hermitage asked whether municipalities can enact ordinances that are less restrictive and allow more than the county allows.

Doniele Russel answered. Yes.

It was asked where the Sharon data center was getting the water.

It was explained that the data center will be getting its water from Aqua.

Minutes of April 28, 2026, Meeting- Bill Anthony, Chairman.

A motion was made by Rich McCullough, seconded by Elliot Lengel, to approve the Minutes of the April 28, 2026, meeting. The 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 Patty McAdams, to approve the financial statements of April 2026, as presented. The Chairman called for any discussion, hearing none; a vote was called for, and the motion carried.

Zoning and Subdivision Committee Report- Committee Chairman

1. Thiel College Athletic & Wellness Center Land Development (Greenville)

The proposed project includes the construction of an addition for locker rooms, recreation areas, and restroom/concession facilities. The total project area consists of 34 acres, of which approximately 0.9 acres will be disturbed. A parking study conducted by Thiel College concluded that the required parking spaces are adequate for the proposed development.

A motion was made by Rich McCullough and seconded by Tim Stiffy that the Commission consider the Thiel College Athletic & Wellness Center Land Development Plan, contingent upon all SALDO requirements being met. The Chairman called for discussion, hearing none; a vote was called for, and the motion carried.

2. Joy Cone Expansion 2026- Land Development Plan (Hermitage)

The proposed project includes the construction of three buildings and associated utilities, stormwater improvements, and pavement. The development includes:

- i. Two one-story buildings
- ii. One two-story building

The three buildings will total approximately 60,000 square feet. Minor stormwater improvements are proposed. All zoning approvals have been granted by the City of Hermitage. Parking requirements have been satisfied through the City's zoning approvals and Land Development Plan review.

A motion was made by Rich McCullough and seconded by Todd Spears that the Commission consider the Joy Cone Expansion Land Development Plan, contingent upon approval from the Conservation District, stormwater permits, and all other required permits. The Chairman called for discussion, hearing none; a vote was called for, and the motion carried.

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3. Grove City College Preliminary/Final Land Development Athletic Complex (Grove City)
The proposed project includes the construction of a new collegiate baseball facility consisting of:
 - i. A 125,000-square-foot synthetic turf baseball field, including synthetic turf bullpen and batting tunnel areas
 - ii. A two-story support building with storage and family-style restrooms on the ground floor and a press box above
 - iii. Relocation of the scoreboard and fencing, and installation of a stormwater management system beneath the field
 - iv. An air-supported structure ("dome") for student training and recreation
 - v. Parking and walkways surrounding the complex**A motion was made by Rich McCullough and seconded by Tim Stiffy that the Final Plan for the Grove City College Athletic Complex be conditionally considered, subject to submission of a Final Land Development Plan and obtaining all required permits. The Chairman called for discussion, hearing none; a vote was called for, and the motion carried.**
4. Edgewood Site Plan- Modification request for section 503.8 MC SALDO (Pymatuning)
Lot 2A consists of approximately 0.910 acres (approximately 92 feet by 427 feet). The applicant proposes constructing a 7,936-square-foot building with associated parking and access improvements for Edgewood Medical.
It was stated that Pymatuning Township supports both the requested modification and the proposed plan.
A motion was made by Rich McCullough and seconded by Stephen Theiss that the Edgewood Site Plan – Minor be conditionally considered, subject to submission of a Final Land Development Plan and obtaining all required permits. The Chairman called for discussion, hearing none; a vote was called for, and the motion carried.
5. City of Hermitage- Zoning Text Amendment- allow Animal Kennel as accessory use limited to Veterinary Service, in Institutional (IN) zoning district.
The proposed text amendment would permit animal kennels as an accessory use, limited to veterinary services, within the Institutional (IN) Zoning District. Additional stipulations include limiting overnight boarding to animals receiving medical treatment. Animal daycare or weekly boarding may also be permitted as an accessory use to a veterinary clinic.
The City Commissioners are scheduled to consider approval of the amendment at their meeting on May 27, 2026.
A motion was made by Rich McCullough and seconded by Steven Theiss that the Commission consider the City of Hermitage Zoning Ordinance Text Amendment, contingent upon all City requirements being met. The Chairman called for any discussion, hearing none; a vote was called for, and the motion carried.
6. City of Sharon- 2026 Zoning Ordinance full rewrite.
The City of Sharon has completed a comprehensive rewrite of its Zoning Ordinance to improve readability and usability, including the addition of revised and simplified use tables.
A motion was made by Rich McCullough and seconded by Steven Theiss that the Commission consider the City of Sharon Zoning Ordinance Rewrite. The Chairman

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called for any discussion, hearing none; a vote was called for, and the motion carried. Jeremy Coxe abstained.

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 the adopted EGF language. The proposed amendment regarding “EGF” (Energy Generation Facilities) would revise Section 500 and Section 613.02 to permit Energy Generation Facilities as a conditional use only within Industrial and Commercial Zoning Districts. The amendment would remove Energy Generation Facilities as a conditional use within Agricultural, Residential 1, and Residential 2 Districts.

A vote approving the amendment was passed at the Coolspring Township Supervisors Meeting on April 6, 2026.

The Board discussed the Energy Generation Facilities amendment in substantial detail and determined that no MPC violations were identified.

A motion was made by Rich McCullough and seconded by Chuck Weber that the Commission consider the Coolspring Township Zoning Ordinance Text Amendment regarding Energy Generation Facilities. The Chairman called for any discussion, hearing none; a vote was called for, and the motion carried. Tom Sauer opposed.

8. Mercer County SALDO Amendment- Data Center

The proposed Data Center Ordinance has undergone multiple revisions, reducing the document from 23 pages to 17 pages. Key updates include:

- Revised fencing requirements limiting fencing to chain-link only and prohibiting razor wire and barbed wire
- Updated vegetation standards
- Revised noise regulations removing time restrictions while maintaining existing standards, with additional DEP language added for clarification
- Added parking requirements based on Board feedback
- Removal of stormwater management provisions, as they are already addressed under existing SALDO regulations
- Addition of a bonding section, with bonding responsibilities to be determined by individual municipalities

The discussion also included revising the definition of “Sensitive Receptors” to include educational institutions.

A motion was made by Rich McCullough and seconded by Elliot Lengel that the Commission consider the Mercer County SALDO Data Center Amendment, contingent upon the corrective revision to the definition of Sensitive Receptors. The Chairman called for any discussion.

Commission Ann Coleman spoke, thanking the Zoning and Subdivision Committee for their thoughtful consideration of this amendment to protect the thirty-six municipalities that will use the Mercer County SALDO. She stated that Mercer County may be only the 9th county in the commonwealth to take proactive measures to protect our rural communities and municipalities.

A roll call vote was called for, and the motion carried.

FARRELL CITY: Yes

HERMITAGE CITY: Yes

SHARON CITY: Yes

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CLARK BORO:
FREDONIA BORO: Yes
GREENVILLE BORO: Yes
GROVE CITY BORO:
JACKSON CENTER BORO:
JAMESTOWN BORO:
MERCER BORO: Abstain
NEW LEBANON BORO:
SANDY LAKE BORO:
SHARPSVILLE BORO: Yes
STONEBORO BORO:
WEST MIDDLESEX BORO:
COOLSPRING TWP: Yes
DELAWARE TWP: Yes
E. LACKAWANNOCK TWP:
FAIRVIEW TWP:
FINDLEY TWP: Yes
FRENCH CREEK TWP:
HEMPFIELD TWP: Yes
JACKSON TWP: Yes
JEFFERSON TWP: Yes
LAKE TOWNSHIP:
LIBERTY TWP: Yes
NEW VERNON TWP:
OTTER CREEK TWP: Yes
PERRY TWP:
PINE TWP: Yes
PYMATUNING TWP:
SANDY LAKE TWP:
SHENANGO TWP: Yes
S. PYMATUNING TWP:
SPRINGFIELD TWP: Yes
WILMINGTON TWP:
WOLF CREEK TWP: Yes
MERCER COUNTY: Yes
COUNTY COMMISSIONERS: Abstain

Personnel Finance Committee- committee chairman
No actionable items

Staff Reports- Professional Staff

Rosalynn Reagle: Managed public infrastructure and community development projects, including sidewalk, paving, ADA curb ramp, and park improvement initiatives in Sharpsville, Farrell, and Grove City, along with bid administration and engineering coordination. Assisted with grant applications, housing rehabilitation proposal reviews, and FY2026 CDBG kickoff meetings for Lake Township, Farrell, Greenville, and Grove City. The housing consultants are being reviewed for the Commissioners' consideration in June.

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Liz Peluchette: Coordinated zoning, SALDO, and land development reviews, including 72 minor plan submissions this year, with 50 reviewed or completed, while assisting surveyors and engineers with plan modifications and relationship building throughout Mercer County. Advanced SALDO updates and checklist revisions, supported zoning map updates for all zoned communities, and assisted with ongoing Zoning and Subcommittee planning activities and major land development reviews.

Jacob Matta: Environmental and community development support: Managed environmental reviews for 2024–2025 Farrell and Greenville demolitions and housing rehabilitation projects, including SHPO, PNDI, USACE, and PA Fish & Boat coordination; supported CDBG meetings, Housing Rehab RFP and revision reviews, Nathan Park (GTRP), Greenways, Trails and Recreation Program initiatives, and Rails to Trails Conservancy/Great Ohio Lake to River Greenway coordination.

Transportation and administrative support: Assisted with MPMS #123329 (Guide Rail), MPMS #123331 (Highway Lighting), SHSP, Freight Movement Plan, VRU Safety Assessment Planning, UPWP kickoff meetings, and LRTP project reviews while also leading website modernization, ordinance and housing rehab guide updates, news page management, and environmental review digital cataloguing.

Tara Floch: Managed monthly administrative and financial operations, including customer support, payroll, bill payments, tax reporting, insurance coordination, audits, deposits, and financial coordination with the accounting firm.

Supported zoning and subdivision administration through application processing, UPI requests, MRF coordination, meeting minutes and packets, public notices and reminders, and social media updates.

Doniele Russell: Coordinated CDBG monitoring and FY2026 application preparation, DCNR ATV Study RFP and sample contract development, Housing Consultant RFP and contract review, and final adoption of the Comprehensive Plan pending resolution execution.

Provided municipal planning and grant assistance for Farrell, Lake Township, Coolspring Township, and Pine Township, including zoning and SALDO amendments, MPO TIP comment coordination, LRTP project list finalization, and invoice processing. **SALDO**-Data Center Amendment. **MPO**- TIP Comment closed June 16 MPO meeting. **LRTP**- finalizing project list sent from the communities and Invoices.

Discussion

- RSVP Picnic July 28th RSVP by July 21st
- Reminder: No full commission in June, July, or August.

Adjournment

A motion was made by Tim McGonigle and seconded by Rich McCullough to adjourn at 8:20 pm.

Submitted and Certified By:

Todd Spears, Secretary – MCRPC

Date: _____

Mercer Co Regional Planning Commission
As of Aug 31, 2026
01-0105-000 - Cash-PNC Account
Bank Statement Date: August 31, 2026

Beginning GL Balance		88,756.49
Add: Cash Receipts		291,016.82
Less: Cash Disbursements		(19,898.46)
Add (Less) Other		(325,733.98)
Ending GL Balance		34,140.87
Ending Bank Balance		35,000.00
Add back deposits in transit		
Total deposits in transit		
(Less) outstanding checks		
	May 15, 2026	5171 (100.00)
	Aug 31, 2026	5221 (535.00)
	Aug 31, 2026	5222 (145.00)
	Aug 31, 2026	EFT (79.13)
Total outstanding checks		(859.13)
Add (Less) Other		
Total other		
Unreconciled difference		0.00
Ending GL Balance		34,140.87

Mercer Co Regional Planning Commission
As of Aug 31, 2026
01-0106-000 - Cash-Sweep-PNC
Bank Statement Date: August 31, 2026

Beginning GL Balance		294,982.79
Add: Cash Receipts		
Less: Cash Disbursements		304,207.94
Add (Less) Other		599,190.73
Ending GL Balance		599,190.73
Ending Bank Balance		
Add back deposits in transit		
Total deposits in transit		
(Less) outstanding checks		
Total outstanding checks		
Add (Less) Other		
Total other		0.00
Unreconciled difference		599,190.73
Ending GL Balance		

Mercer Co Regional Planning Commission
Account Reconciliation
As of Jul 31, 2026
01-0105-000 - Cash-PNC Account
Bank Statement Date: July 31, 2026

Filter Criteria includes: Report is printed in Detail Format.

Beginning GL Balance			31,768.11
Add: Cash Receipts			211,638.11
Less: Cash Disbursements			(20,282.66)
Add (Less) Other			(134,367.07)
Ending GL Balance			88,756.49
Ending Bank Balance			91,178.00
Add back deposits in transit	Jul 31, 2026		360.50
Total deposits in transit			360.50
(Less) outstanding checks			
	May 15, 2026	5171	(100.00)
	Jul 31, 2026	5206	(1,220.86)
	Jul 31, 2026	5208	(154.77)
	Jul 31, 2026	5209	(43.00)
	Jul 31, 2026	5210	(65.28)
	Jul 31, 2026	EFT	(344.16)
	Jul 31, 2026	EFT	(776.18)
	Jul 31, 2026	EFT	(77.76)
Total outstanding checks			(2,782.01)
Add (Less) Other			
Total other			
Unreconciled difference			0.00
Ending GL Balance			88,756.49

Mercer Co Regional Planning Commission
Account Reconciliation
As of Jul 31, 2026
01-0106-000 - Cash-Sweep-PNC
Bank Statement Date: July 31, 2026

Filter Criteria includes: Report is printed in Detail Format.

Beginning GL Balance	180,688.79	
Add: Cash Receipts		
Less: Cash Disbursements		
Add (Less) Other	114,294.00	
Ending GL Balance	294,982.79	
Ending Bank Balance	294,982.79	
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	294,982.79	

Mercer Co Regional Planning Commission
As of Jun 30, 2026
01-0105-000 - Cash-PNC Account
Bank Statement Date: June 30, 2026

Beginning GL Balance			12,450.38
Add: Cash Receipts			7,515.00
Less: Cash Disbursements			(20,864.11)
Add (Less) Other			32,666.84
Ending GL Balance			31,768.11
Ending Bank Balance			35,000.00
Add back deposits in transit			
Total deposits in transit			
(Less) outstanding checks			
	May 15, 2026	5171	(100.00)
	Jun 15, 2026	5185	(1,710.00)
	Jun 30, 2026	5192	(7.95)
	Jun 30, 2026	5193	(1,220.86)
	Jun 30, 2026	5195	(134.10)
	Jun 30, 2026	EFT	(58.98)
Total outstanding checks			(3,231.89)
Add (Less) Other			
Total other			
Unreconciled difference			0.00
Ending GL Balance			31,768.11

Mercer Co Regional Planning Commission
As of Jun 30, 2026
01-0106-000 - Cash-Sweep-PNC
Bank Statement Date: June 30, 2026

Beginning GL Balance				233,210.99
Add: Cash Receipts				
Less: Cash Disbursements				
Add (Less) Other				(52,522.20)
Ending GL Balance				180,688.79
Ending Bank Balance				
Add back deposits in transit				
Total deposits in transit				
(Less) outstanding checks				
Total outstanding checks				
Add (Less) Other				
	Jun 30, 2026	BBP03	(56,638.17)	
	Jun 30, 2026	BBP03	3,590.34	
	Jun 30, 2026	BBP06	525.63	
Total other				(52,522.20)
Unreconciled difference				233,210.99
Ending GL Balance				180,688.79

Mercer Co Regional Planning Commission
Account Reconciliation
As of May 31, 2026
01-0105-000 - Cash-PNC Account
Bank Statement Date: May 31, 2026

Filter Criteria includes: Report is printed in Detail Format.

Beginning GL Balance				31,113.07
Add: Cash Receipts				14,837.61
Less: Cash Disbursements				(40,448.10)
Add (Less) Other				6,947.80
Ending GL Balance				12,450.38
Ending Bank Balance				35,000.00
Add back deposits in transit				
	May 29, 2026	2026-21 ACH	8.24	
Total deposits in transit				8.24
(Less) outstanding checks				
	May 15, 2026	5171	(100.00)	
	May 29, 2026	5176	(20,441.14)	
	May 29, 2026	5177	(535.00)	
	May 29, 2026	5178	(22.95)	
	May 29, 2026	5179	(1,220.86)	
	May 29, 2026	EFT	(77.07)	
	May 29, 2026	EFT	(160.84)	
Total outstanding checks				(22,557.86)
Add (Less) Other				
Total other				
Unreconciled difference				0.00
Ending GL Balance				12,450.38

Mercer Co Regional Planning Commission
Account Reconciliation
As of May 31, 2026
01-0106-000 - Cash-Sweep-PNC
Bank Statement Date: May 31, 2026

Filter Criteria includes: Report is printed in Detail Format.

Beginning GL Balance	260,104.15
Add: Cash Receipts	
Less: Cash Disbursements	
Add (Less) Other	(26,893.16)
Ending GL Balance	233,210.99
Ending Bank Balance	233,210.99
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	233,210.99

MCRPC PRELIMINARY BUDGET 2027

MCRPC Preliminary Approval

MCRPC Approved

LAST REVISED

9/14/2026

9/14/2026

REVENUE	2026	2026	2027	2027
	BUDGET	Actual	Proposed	Final
Member Municipalities	\$222,241.00	\$167,195.72	\$252,330.02	\$0.00
Subdivision Fees	\$45,000.00	\$46,174.59	\$50,000.00	\$0.00
Sales, Printing & Misc.	\$100.00	\$157.72	\$100.00	\$0.00
PennDOT MPO	\$275,000.00	\$148,377.65	\$243,000.00	\$0.00
CDBG Administration	\$134,586.00	\$254,372.29	\$96,000.00	\$0.00
Special Project Grants	\$132,100.00	\$3,000.00	\$130,000.00	\$0.00
Interest	\$5,000.00	\$5,969.00	\$5,000.00	\$0.00
SUBTOTAL	\$814,027.00	\$625,246.97	\$776,430.02	\$0.00
Sweep Account				
TOTAL REVENUE	\$814,027.00	\$625,246.97	\$776,430.02	\$0.00

EXPENSES	2026	2026	2027	2027
	BUDGET	Actual	Proposed	Final

Salaries & Wages	\$384,082.66	\$208,050.76	\$383,000.00	\$0.00
Employee Benefits	\$127,414.00	\$52,144.66	\$144,585.56	\$0.00
Printing & Supplies	\$9,100.00	\$5,501.52	\$9,100.00	\$0.00
Quarters & Operations	\$72,720.00	\$37,891.52	\$75,320.00	\$0.00
Travel & Expense	\$8,500.00	\$6,015.48	\$9,000.00	\$0.00
Insurance	\$2,600.00	\$1,774.00	\$2,600.00	\$0.00
Consultants	\$224,600.00	\$34,749.19	\$100,000.00	\$0.00
Equipment	\$13,000.00	\$5,027.65	\$37,000.00	\$0.00
Other	\$500.00	\$120.00	\$500.00	\$0.00
SUBTOTAL	\$842,516.66	\$351,274.78	\$761,105.56	\$0.00
TOTAL EXPENSES	\$842,516.66	\$351,274.78	\$761,105.56	\$0.00
			\$15,324.46	

DETAILED EXPENSE BUDGET WORKSHEET
MCRPC PRELIMINARY BUDGET 2027

MCRPC Preliminary Approval 0/0/0
MCRPC Approved 0/0/0
LAST REVISED 09/17/26

EXPENSE ITEM	2026 BUDGET	2026 Actual	2027 Proposed	2027 Final
SALARIES/WAGES	\$384,082.66	\$202,677.56	\$383,000.00	
Salaries Health Ins Opt out	\$6,970.00	\$5,239.10	\$7,380.43	
HRA Health Reimbursement Acct	\$10,500.00	\$3,340.08	\$9,000.00	
Medical Coverage	\$75,016.33	\$30,734.08	\$62,877.13	
HOSPITALIZATION	\$92,486.33	\$47,135.38	\$79,257.56	
RETIREMENT FUND PMRS	\$0.00	\$0.00	\$31,328.00	
SOCIAL SECURITY	\$25,081.00	\$16,788.38	\$25,000.00	
MEDICARE	\$5,866.00	\$3,926.50	\$6,000.00	
UNEMPLOYMENT COMP.	\$2,565.00	\$2,514.27	\$3,000.00	
Subtotal Employee Benefits	\$132,968.33	\$75,603.63	\$144,585.56	
PRINTING & SUPPLIES				
Postage/fed. exp.	\$1,500.00	\$779.50	\$1,000.00	
Legal ads	\$4,700.00	\$2,976.95	\$4,500.00	
Supplies	\$3,200.00	\$2,433.35	\$3,000.00	
Printing	\$600.00	\$111.30	\$600.00	
SUB-TOTAL	\$10,000.00	\$6,301.10	\$9,100.00	
QUARTERS & OPERATIONS				
Auditor's fee	\$8,700.00	\$8,570.00	\$8,800.00	
Accounting Services	\$5,460.00	\$4,750.00	\$6,420.00	
Solicitor's fee	\$3,000.00	\$2,400.00	\$5,000.00	
Telephone	\$5,000.00	\$2,857.76	\$4,000.00	
Office maintenance	\$2,400.00	\$4,700.00	\$6,000.00	
Utilities - electric	\$7,000.00	\$4,031.67	\$7,000.00	
Utilities - gas	\$1,600.00	\$1,271.18	\$2,000.00	
Utilities - water	\$1,800.00	\$1,464.77	\$2,000.00	
Petty cash	\$500.00	\$43.00	\$200.00	
Rent	\$16,000.00	\$13,333.30	\$26,000.00	
Memberships	\$1,400.00	\$133.00	\$1,000.00	
Subscriptions	\$3,000.00	\$1,218.13	\$2,000.00	
Information services	\$2,500.00	\$2,800.00	\$4,000.00	
Misc publications & data	\$500.00	\$0.00	\$0.00	
Bank fees	\$1,000.00	\$695.75	\$900.00	
SUB-TOTAL	\$59,860.00	\$48,268.56	\$75,320.00	
TRAVEL & EXPENSE				
Mileage - staff	\$500.00	\$1,083.11	\$1,500.00	
Auto reg./insurance	\$1,800.00	\$1,548.00	\$1,800.00	
Gasoline/repairs	\$1,300.00	\$447.80	\$700.00	
Dinner meetings	\$2,500.00	\$525.54	\$1,500.00	
Other meeting expense	\$1,500.00	\$915.61	\$1,500.00	
Conference expense	\$1,500.00	\$1,643.45	\$2,000.00	
SUB-TOTAL	\$9,100.00	\$6,163.51	\$9,000.00	
INSURANCE				
Liability insurance	\$1,500.00	\$723.00	\$1,000.00	
Workman's comp.	\$1,600.00	\$1,273.00	\$1,600.00	
SUB-TOTAL	\$3,100.00	\$1,996.00	\$2,600.00	
CONSULTANT SERVICE	\$32,012.00	\$32,011.60	\$100,000.00	
EQUIPMENT				
Maintenance agreements	\$3,000.00	\$1,710.00	\$3,000.00	
Equipment rentals	\$4,000.00	\$3,343.76	\$4,000.00	
Purchases/repairs	\$6,000.00	\$18,028.44	\$30,000.00	
SUB-TOTAL	\$13,000.00	\$23,082.20	\$37,000.00	
OTHER EXPENSE	\$750.00	\$153.89	\$500.00	
TOTAL	\$644,872.99	\$396,258.05	\$761,105.56	

REVENUE BUDGET WORKSHEET
MCRPC PRELIMINARY BUDGET 2027

MCRPC Preliminary Approval

0/0/0

MCRPC Approved

0/0/0

LAST REVISED

\$46,279.00

REVENUE ITEM	2026 BUDGET	2026 Actual	2027 Proposed	2027 Final
MEMBER MUNICIPALITIES	\$222,241.00	\$222,442.54	\$252,330.02	
SUBDIVISION FEES	\$45,000.00	\$47,048.35	\$50,000.00	
SALES & MISCELLANEOUS				
Map sales	\$0.00	\$0.00	\$0.00	
Misc. reimbursements	\$100.00	\$49.72	\$100.00	
SUB-TOTAL	\$100.00	\$50.00	\$100.00	
INTEREST	\$5,000.00	\$5,305.00	\$5,000.00	
TRANSPORTATION SVATS (MPO)	\$275,000.00	\$239,786.77	\$243,000.00	
CDBG ADMINISTRATION				
FY 2022 Mercer County CDBG	\$0.00	\$0.00	\$0.00	Closed out
FY 2023 Mercer County CDBG	\$16,000.00	\$46,835.96	\$0.00	Closed out
FY 2022 Greenville CDBG	\$0.00	\$0.00	\$0.00	Closed out
FY2023 Greenville CDBG	\$0.00	\$0.00	\$0.00	Closed out
FY 2024 Greenville CDBG	\$16,000.00	\$16,957.37	\$0.00	Closed out
FY 2022 Pine CDBG	\$15,481.00	\$5,502.93	\$0.00	Closed out
FY 2023 Pine CDBG	\$2,000.00	\$18,634.00	\$0.00	Closed out
FY 2022 Farrell CDBG	\$5,837.00	\$0.00	\$0.00	Closed out
FY 2023 Farrell CDBG	\$27,000.00	\$34,378.00	\$0.00	Closed out
FY 2022 Sharpsville CDBG	\$13,000.00	\$2,073.76	\$0.00	Closed out
FY 2023 Sharpsville CDBG	\$0.00	\$17,530.00	\$0.00	Closed out
FY 2022 Grove City CDBG	\$18,085.00	\$0.00	\$0.00	Closed out
FY 2023 Grove City CDBG	\$15,183.00	\$18,566.76	\$0.00	Closed out
FY 2024 Grove City CDBG	\$0.00	\$22,703.46	\$1,650.54	
FY 2024 Farrell CDBG	\$6,000.00	\$15,632.25	\$25,978.49	
FY 2024 Pine CDBG	\$0.00	\$11,121.67	\$7,253.33	
FY 2024 Sharpsville CDBG	\$0.00	\$14,967.00	\$2,333.00	
FY 2024 Mercer County CDBG	\$0.00	\$14,056.09	\$34,350.91	
FY 2025 Farrell CDBG	\$0.00	\$0.00	\$54,703.00	
FY 2025 Mercer CDBG	\$0.00	\$0.00	\$48,490.00	
FY 2025 Greenville CDBG	\$0.00	\$15,413.04	\$4,275.96	
FY 2025 Grove City CDBG	\$0.00	\$0.00	\$24,187.00	
FY 2025 Pine CDBG	\$0.00	\$0.00	\$18,273.00	
FY 2025 Sharpsville CDBG	\$0.00	\$0.00	\$17,209.00	
SUB-TOTAL	\$134,586.00	\$254,372.29	\$238,704.23	
SPECIAL PROJECT GRANTS				
Transit	\$0.00	\$0.00	\$0.00	
Mercer County Access	\$8,000.00	\$0.00	\$10,000.00	
DCNR ATV	\$124,100.00	\$0.00	\$120,000.00	
SUB-TOTAL	\$132,100.00	\$0.00	\$130,000.00	
9-1-1	\$0.00	\$0.00	\$0.00	
Possible Total BALANCE	\$814,027.00		\$919,134.25	

	2024	2025	2026	2026	2026	9/22/2026
REVENUE	Year End	Year End	August	Year To Date	Approved Budget	
Member Municipalities	\$223,167.55	\$224,501.54	\$800.26	\$167,195.72	\$222,241.00	
Subdivision Fees	\$45,272.95	\$56,199.25	\$4,407.59	\$46,174.59	\$45,000.00	
Sales, Printing & Misc.	\$2,375.00	\$67.65	\$24.04	\$157.72	\$100.00	
PennDOT MPO	\$142,346.07	\$239,786.77	\$81,409.71	\$148,377.65	\$275,000.00	
CDBG Administration	\$95,821.08	\$133,054.10	\$204,362.04	\$254,372.29	\$134,586.00	add \$140,000.00
Special Project Grants	\$28,500.00	\$0.00	\$0.00	\$3,000.00	\$132,100.00	
Interest	\$9,426.85	\$6,651.90	\$1,382.13	\$5,969.00	\$5,000.00	
Total Revenue	\$546,909.50	\$660,261.21	\$292,385.77	\$625,246.97	\$814,027.00	
	2024	2025	2026	2026	2026	
EXPENSES	Year End	Year End	August	Year To Date	Approved Budget	
Salaries & Wages	\$427,440.46	\$306,446.18	\$30,344.84	\$208,050.76	\$384,082.66	
Employee Benefits	\$104,326.25	\$95,909.92	\$6,627.33	\$52,144.66	\$127,414.00	add \$32,000 PMRS
Printing & Supplies	\$7,755.07	\$6,908.69	\$693.90	\$5,501.52	\$9,100.00	
Quarters & Operations	\$49,442.83	\$59,451.05	\$4,272.78	\$37,891.52	\$72,720.00	
Travel & Expense	\$8,013.85	\$7,928.26	\$2,294.61	\$6,015.48	\$8,500.00	
Insurance	\$2,149.00	\$1,996.00	\$0.00	\$1,774.00	\$2,600.00	
Consultants	\$17,615.00	\$41,778.28	\$0.00	\$34,749.19	\$224,600.00	
Equipment	\$4,175.48	\$23,773.90	\$358.74	\$5,027.65	\$13,000.00	add \$30,000
Other	\$286.51	\$173.89	\$0.00	\$120.00	\$500.00	
TOTAL EXPENSE	\$621,204.45	\$544,366.17	\$44,592.20	\$351,274.78	\$842,516.66	
Balance	\$ (74,294.95)	\$ 115,895.04	\$ 247,793.57	\$ 273,972.19	\$ (28,489.66)	\$78,000

Executive Director's Mid-Year Report

The Mercer County Regional Planning Commission continues to make strong progress on its 2026 Annual Work Program and remains on schedule to achieve its major planning objectives.

Planning and Transportation

- The Mercer County Comprehensive Plan has been adopted.
- The Long-Range Transportation Plan (LRTP) remains on schedule, with public comment beginning in August and adoption anticipated in September.
- The 2027–2030 Transportation Improvement Program (TIP) has been completed and adopted.
- Comprehensive Plan implementation efforts have begun, including the review of affordable housing initiatives and Redevelopment Authority training. Staff plan to meet with the County Commissioners to discuss 2027 implementation strategies. A housing consultant has been secured.
- Mercer County is updating the Subdivision and Land Development Ordinance (SALDO) to include data center standards, with MCRPC providing technical assistance.
- Coordinating with DCNR on the ATV project Request for Proposals (RFP) and committee development.
- Awarded a WalkWorks grant and will begin Active Transportation planning.
- Assisting Lake and New Vernon Townships with a Multimodal Transportation Fund application.
- Continuing to support transportation improvement projects by attending multiple PennDOT scoping meetings.

Community Planning and Municipal Assistance

- Reviewed 98 subdivision and land development plans.
- Assisted the City of Sharon with its zoning ordinance update and provided ordinance assistance to Jefferson Township and Coolspring Township.
- Prepared the Nathan Park grant application for the City of Farrell.
- Assisted the Borough of Jamestown with grant funding review, including identifying potential funding sources and addressing project funding shortfalls.
- Updated zoning mapping for all municipalities except the City of Hermitage, which maintains its zoning information on its website.

Community Development and Housing

- Completed State CDBG monitoring for entitlement years through 2019. CDBG-CV monitoring is anticipated next year. Staff continue to complete all required monthly and quarterly CDBG reports and developed a countywide vendor procurement policy.
- Submitted all outstanding PennDOT and CDBG quarterly invoices.
- Completed environmental reviews for all 2024 and 2025 CDBG projects.

Executive Director's Mid-Year Report

- HOME-funded projects in Sharon, Greenville, and throughout Mercer County have been implemented and are actively underway.
- Housing rehabilitation activities have been completed on five single-family homes.
- Oversaw the demolition of six structures within the City of Farrell.

Infrastructure and Construction

- Construction projects continue on North Mercer Avenue, Spearman Avenue, Bond/Darr Streets, and College and Elm Streets.
- Various transportation-funded construction and infrastructure improvement projects are progressing, with staff participating in ongoing project coordination and scoping meetings.

Public Outreach and Administration

- Conducted multiple public meetings related to the Comprehensive Plan, LRTP, TIP, CDBG, and data center standards.
- Social media outreach continues to increase public engagement and awareness of Commission activities.
- Staff training sessions have been conducted on the Pennsylvania Municipalities Planning Code (MPC), SALDO, and zoning regulations.
- The office remains fully staffed, with employee evaluations scheduled in the coming months.
- Continued development of internal Standard Operating Procedures (SOPs), records retention policies, and initiatives to address historical records management issues.