

MERCER COUNTY REGIONAL PLANNING COMMISSION MEETING

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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.

September 22, 2026

PRAAYER & PLEDGE OF ALLEGIANCE



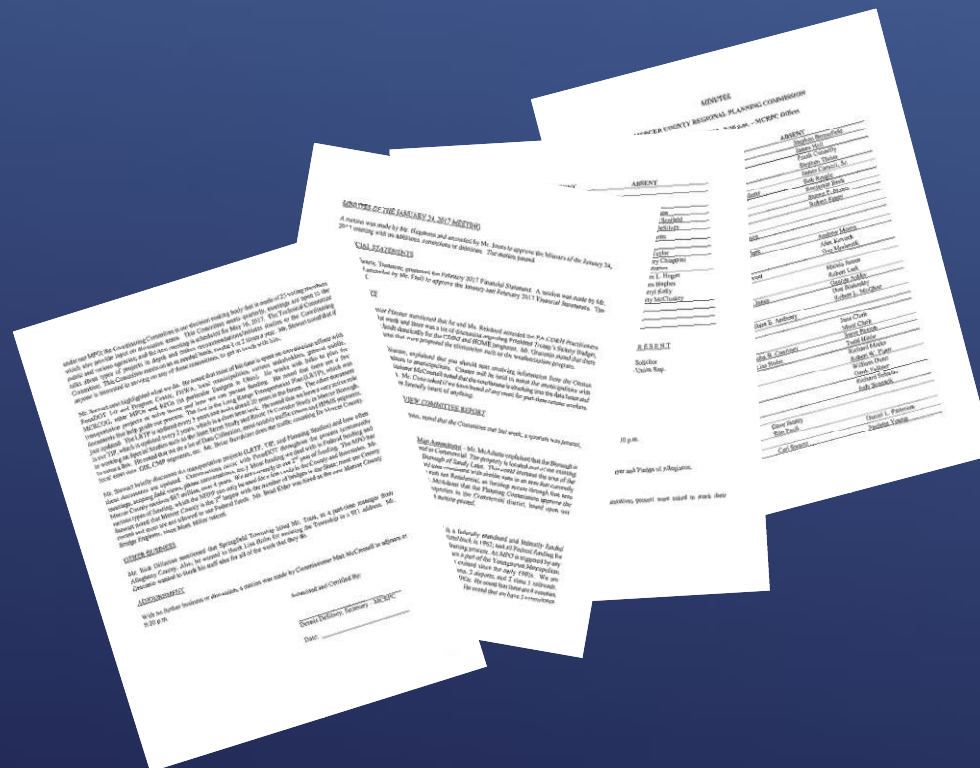
*ROLL CALL- PLEASE STATE YOUR NAME

*PUBLIC COMMENTS



MINUTES OF THE 5/26/2026 MEETING

► Motion needed to approve



MAY 2026 FINANCIAL STATEMENT

	Cash Account	Cash-Sweep Account
May beginning balance	\$31,113.07	\$260,104.16
May receipts	\$14,837.61	
May cash disbursements	-\$40,448.10	
May Other (payroll and interest in cash account)	\$6,947.80	-\$26,893.16
May ending balance	\$12,450.38	\$233,210.99

JUNE 2026 FINANCIAL STATEMENT

	Cash Account	Cash-Sweep Account
June beginning balance	\$12,450.38	\$233,210.99
June receipts	\$7,515.00	
June cash disbursements	-\$20,864.11	
June Other (payroll and interest in cash account)	\$32,666.84	-\$52,522.20
June ending balance	\$31,768.11	\$180,688.79

JULY 2026 FINANCIAL STATEMENT

	Cash Account	Cash-Sweep Account
July beginning balance	\$31,768.11	\$180,688.79
July receipts	\$211,638.11	
July cash disbursements	-\$20,282.66	
July Other (payroll and interest in cash account)	-\$134,367.07	\$114,294.00
July ending balance	\$88,756.49	\$294,982.79

AUGUST 2026 FINANCIAL STATEMENT

	Cash Account	Cash-Sweep Account
August beginning balance	\$88,756.49	\$294,982.79
August receipts	\$291,016.82	
August cash disbursements	-\$19,898.46	
August Other (payroll and interest in cash account)	-\$325,733.98	\$304,207.94
August ending balance	\$34,140.87	\$599,190.73

MOTION TO ACCEPT MAY, JUNE, JULY AND
AUGUST FINANCIAL STATEMENTS AS
PRESENTED



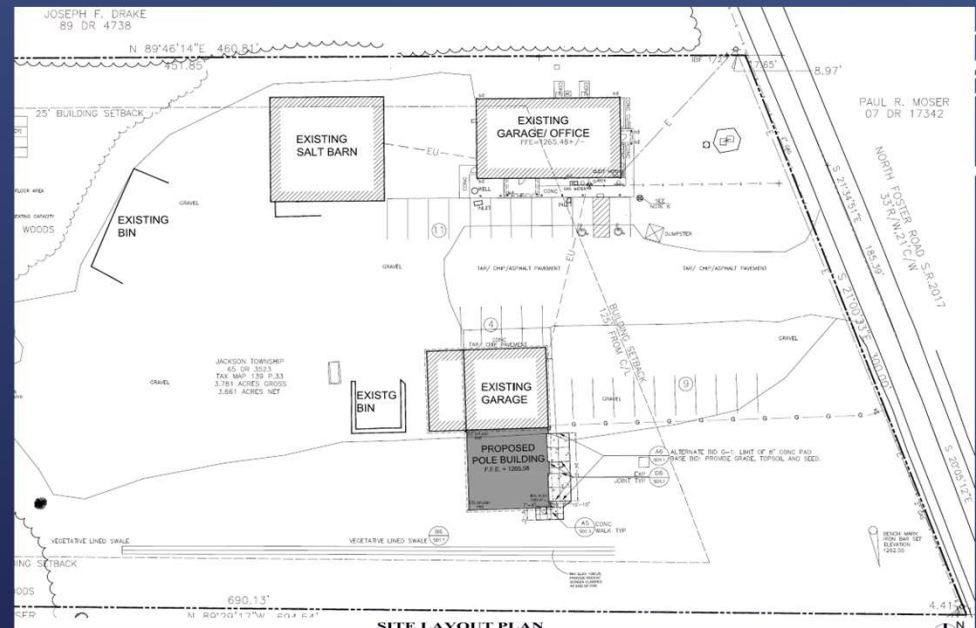
ZONING & SUBDIVISION COMMITTEE

- ▶ Jackson Township Final LDP-
 - ▶ Jackson Township Zoning Ordinance
 - ▶ Pine Township- Data Center Amendment
 - ▶ Coolspring Township- Data Center Amendment
 - ▶ Coolspring Township- Mining Amendment
 - ▶ Mercer County SALDO Amendments
- 
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ZONING & SUBDIVISION COMMITTEE

JACKSON TWP-MUNICIPAL BUILDING

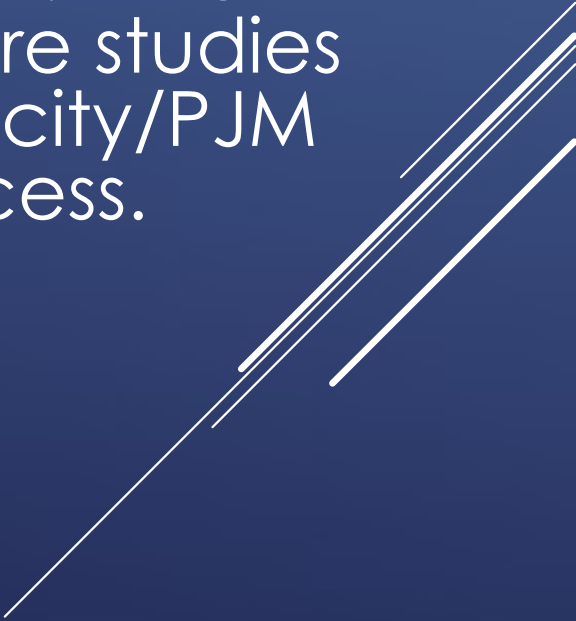
- ▶ Proposed Renovations to Municipal Building and Parking Area and added Pole Building
 - ▶ 51 N. Foster Rd.
- ▶ Was brought to the board last year
- ▶ Location of the Pole Building has moved



JACKSON TOWNSHIP-ZONING ORDINANCE

- ▶ Jackson Township is undertaking a comprehensive revision of its Zoning Ordinance, including the addition of regulations addressing Data Centers, as well as revisions to definitions and other provisions of the ordinance.
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PINE TOWNSHIP-DATA CENTER ZONING ORDINANCE - NEW DRAFT ORDINANCE

- ▶ The proposed ordinance would establish the use as a Conditional Use within the Industrial District and add standard definitions, including a definition for a “Closed Loop System.” The ordinance would additionally require studies addressing heat, water, and electricity/PJM capacity as part of the review process.
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COOLSPRING ZONING ORDINANCE AMENDMENTS-MINING AND DATA CENTERS

Mining Draft Zoning Amendment

- ▶ The proposed draft ordinance would amend Section 500 of the Zoning Ordinance to revise the permitted status of mining operations within the Agricultural District. Mining would no longer be permitted by right and would instead require approval as a Conditional Use.

Data Centers Draft Zoning Amendment

- ▶ The proposed ordinance establishes Conditional Use standards addressing water supply, wastewater disposal, power supply, emergency management, parking, decommissioning, energy efficiency and sustainability, noise, vibration, and lighting.
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City of Sharon Zoning Amendment

- ▶ Additional revisions were made to the ordinance, including changes to definitions, sign tables, and mapping provisions. Due to these revisions, the ordinance was required to be brought back before the Board for another vote. Steve Tingley suggested that the sign regulations be removed from the zoning ordinance and addressed through a separate sign ordinance. This proposed change will need to be reviewed with the City of Sharon's solicitor.
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Mercer County-SALDO- Subdivision and Land development Ordinance

- ▶ The proposed SALDO revisions include clarifications to the landscaping, buffer, setback, and definition sections based on Board comments. Updates were also made to the Data Center provisions to reflect recent legislative changes related to solar and decommissioning.
- ▶ The board suggested adding language to Article 9 specifying that the developer would be responsible for the costs associated with such specialized reviews.

ZONING & SUBDIVISION COMMITTEE

SUMMER ACTIVITIES

- ▶ City of Hermitage- Target, Meijer and Meijer Express-Wendy's, Colonial Metals, Giovanna's Coffee, 7 Brew
- ▶ City of Sharon-Bolt Storage & Mercer Node Final Phases II and III
- ▶ Shenango Twp- Quality Bridge and Fab
- ▶ New Vernon Twp-Brazen Contracting
- ▶ Pymatuning Twp- Edgewood Cath Lab
- ▶ Grove City Borough-Moxietec

Ordinance Adoptions

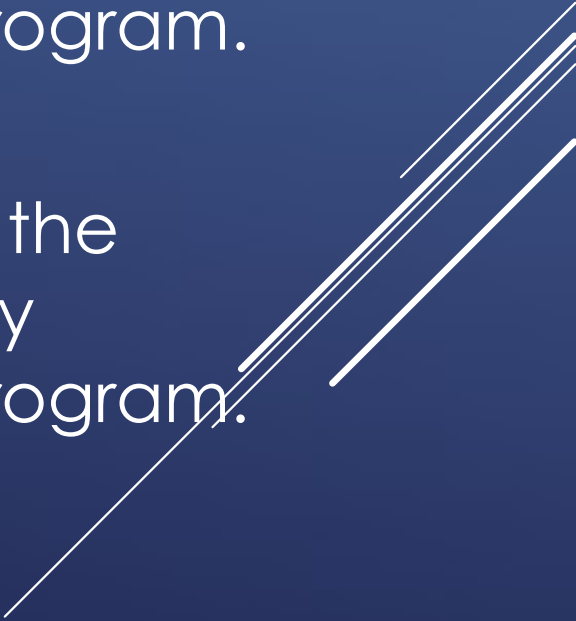
- ▶ City of Sharon- SALDO- Data Centers
 - ▶ City of Hermitage-Data Centers
 - ▶ Jefferson Twp- Zoning Amendment Mining
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PERSONNEL FINANCE COMMITTEE

- ▶ Motion to accept 2025 Audit Report- Submitted electronically to all members hard copy available upon request.
 - ▶ Motion to pay PMRS- Municipal Member Obligation-MMO
 - ▶ Motion to adjust the 2026 Budget to include additional income, add Retirement Line, and increase equipment line item for purchase of laptops and software upgrades *
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Revised	9/17/2026					
	2024	2025	2026	2026	2026	September Request
REVENUE	Year End	Year End	August	Year To Date	Approved Budget	9/22/2026
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

PERSONNEL FINANCE COMMITTEE

- ▶ Motion to execute Resolution accepting new member Municipality to the commission-Sugar Grove Township
 - ▶ Motion to enter into a cooperation agreement with the County of Mercer for the administration of the 2026 Community Development Block Grant (CDBG) program.
 - ▶ Motion to enter into a cooperation agreement with the City of Farrell for the administration of the 2026 Community Development Block Grant (CDBG) program.
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PERSONNEL FINANCE COMMITTEE SUMMER ACTIVITIES

- ▶ Mid-year review of the annual work plan and goals for remainder of the year.
 - ▶ Employee evaluations-Personnel Manual, Policies and By-law - payroll- benefits- discussions
 - ▶ Accepted Office Manager resignation and Termination of COG shared use employee
 - ▶ Hired Brock Esenwein Full-time Planner-
 - ▶ Interviewed candidates and discussed long term organization of MCRPC
 - ▶ Financial discussions: short- and long-term goals, invoicing policies, audit and sustainability of funding sources. Preliminary Budget is prepared and Final Budget to be presented in October.
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STAFF REPORTS

- ▶ MCRPC Picnic July 28 recap
- ▶ Zoning and Subdivision Summer Activities (Brock)
- ▶ Personnel & Finance Summer Activities (Doniele)
- ▶ Community Assistance Summer Activities (Roz)
- ▶ MPO Summer Activities (Jacob)**
- ▶ Please know our staff is here to assist!



MPO SUMMER ACTIVITIES

- ▶ Moving Mercer 2050 Long Range Transportation (LRTP)
 - ▶ Public Comment
 - ▶ Adoption
 - ▶ Coordinated Human Services Transportation Plan (CHSTP)
 - ▶ Stakeholder input
 - ▶ Adoption in October
 - ▶ WalkWorks Grant awarded, RFP is underway
 - ▶ Will be used to develop an Active Transportation Plan
 - ▶ PennDOT Meeting – State College
 - ▶ HPMS (Highway Performance Monitoring System) Training
- 



Mercer County Long Range Transportation Plan

Shenango Valley Area Transportation Study (SVATS) Metropolitan Planning Organization

MOVING MERCER-LRTP

DISCUSSION

- ▶ Questions/Suggestions
 - ▶ Confirm 4th Tuesday @ 7 pm for 2027 meeting schedule
 - ▶ Speaker request
- ▶ Presentation Schedule:
 - ▶ October- GIS
 - ▶ November- Code Enforcement
 - ▶ December- Christmas Party
- ▶ Schedule:
 - ▶ Submission deadline- Plans and Amendment October 6th.
 - ▶ Zoning and Subdivision Committee meeting will be October 20st at 7:00 PM
 - ▶ Finance and Personnel will meet October 20th at 6:00 PM
2026 Budget
 - ▶ Full Commission October 27at 7:00 PM

ADJOURNMENT

