

MCRPC ZONING AND SUBDIVISION REVIEW COMMITTEE
TUESDAY, September 15, 2025 – 7:00 p.m.
In-Person or Online
Minutes

Larry McAdams
Bill Anthony
Steve Tingley
~~Paul Hamill-CSB~~
Jay Russell
Elliot Lengel
Rich McCullough-Chair
~~Nick Hanahan~~
Matt Stefanak

Suzanne Kepple
Elizabeth Peluchette-MCRPC
Brock Esenwein- MCRPC
Mitchell Pagni- Pine Township
Gary Johnson- Jackson
Township
Rich Tice- Jackson Township
Todd Spears-Pine Township

The meeting was called to order at 7:00 PM

I. Approval of Minutes

A motion was made by Elliot Lengal and Seconded by Suzanne Kepple to approve the August 18, 2026, minutes. The Chairman called for any discussion; hearing none, a vote was called for, and the motion carried.

II. New Business

A. Coolspring Township -Draft Zoning Ordinance Amendment- Data Center

A motion was made by Larry McAdams and seconded by Matt Stefanak to suggest approval of the request to Coolspring Draft Zoning Amendment Data Centers. Chairman called for any discussion; hearing none, a vote was called for, and the motion carried.

B. Coolspring Township-Draft Zoning Ordinance Amendment- Mining

A motion was made by Elliot Lengal and seconded by Suzanne Kepple to suggest approval of the request to Coolspring Draft Zoning Amendment Data Mining. Chairman called for any discussion; hearing none, a vote was called for, and the motion carried.

C. Jackson Township- Full 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.

Steve Tingley asked whether the Township's large Amish population and home-based businesses had been taken into consideration as part of the ordinance revisions. Steve also made the suggestions of taking the signs out of the zoning ordinance and making a separate sign ordinance. Liz suggested developing Use Tables and identifying other provisions that may warrant additional review. Jackson Township agreed to review and revise the Use Tables accordingly and other comments made by MCRPC staff.

A motion was made by Matt Stefanak and seconded by Steve Tingley to recommend approval of the proposed revisions to the Jackson Township Zoning Ordinance. Chairman called for any discussion; hearing none, a vote was called for, and the motion carried.

D. Pine Township- Draft Zoning Ordinance- Data Centers

Steve Tingley questioned who within the Township is qualified to review the engineering studies required by the ordinance. He also suggested considering language that would require the developer to cover the cost of the Township Engineer's review of any engineering studies required under the zoning ordinance.

A motion was made by Elliot Lengal and seconded by Suzanne Kepple to recommend approval of the proposed revisions to the Jackson Township Zoning Ordinance. Chairman called for any discussion; hearing none, a vote was called for, and the motion carried.

F. Jackson township -Proposed Renovations to the municipal building. Parking area and new proposed pole building.

Liz stated that this plan was brought before the board at the beginning of last year and the proposed building has now moved locations due to cost. Jackson Township has all the permits necessary to move on with this plan including, zoning and a previous variance along with stormwater.

A motion was made by Steve Tingley and seconded by Jay Russell to recommend approval of the proposed revisions to the Jackson Township municipal building, parking and pole building. The Chairman called for any discussion; hearing none, a vote was called for, and the motion carried.

G. City of Sharon- Zoning Ordinance Amendment

Liz stated that because of changes made to the ordinance that it will need to be voted on again by the board. Steve Tingley suggested to make the sign ordinance its own and to take out of zoning. This will need to be brought up to the City of Sharron's solicitor.

A motion was made by Jay Russell Steve and seconded by Steve Tingley to recommend approval of the proposed revisions to the City of Sharon Zoning amendment. The Chairman called for any discussion; hearing none, a vote was called for, and the motion carried.

III. Old Business

A. SALDO

1. Discussion continued regarding which County Planning staff would be qualified to review engineering studies required under the SALDO for Data Centers. It was noted that MCRPC staff may need to retain a qualified consultant or contractor to review studies that fall outside the staff's expertise. Steve Tingley suggested adding language to Article 9 specifying that the developer would be responsible for the costs associated with such specialized reviews. The Committee agreed with the suggestion.

2. A motion was made by Steve Tingley and seconded by Matt Stefanak to recommend approval of the proposed revisions to the SALDO, with the recommendation that language be added to Article 9 regarding the responsibility for costs associated with specialized engineering reviews. The Chairman called for discussion. Hearing none, a vote was taken, and the motion carried.

B. Plan Review Submission

IV. Discussion

A. Ongoing Projects and Updates

B. MRF -Revision

V. Motion to Adjourn

1. Steve Tingley motioned to adjourn. Elliot Lengel second at 7:50 pm

Respectfully submitted,