

Mercer County Regional Planning Commission
Tuesday, October 27, 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

- **Quorum is critical please notify the office ASAP if you cannot attend**

Public comments - Bill Anthony, Chairman

Minutes of the September 22, 2026, meeting- Bill Anthony, Chairman
Motion to approve, copy attached

Financial statements- Nick Hanahan, Treasurer
Motion to approve September 2026, copy attached

Zoning and Subdivision Committee Report- committee chairman

1. Motion to Accept Zoning and Subdivision Committee comments on the City of Hermitage Zoning Amendment
2. Motion to Accept Zoning and Subdivision Committee comments Wilmington Township- Zoning Amendment
3. Motion to Accept Zoning and Subdivision Committee comments to Pine Township for the Galatians One Ten Land Development.

Personnel Finance Committee- committee chairman
1. Motion to Approve 2027 Budget

Presentation-Dr. Brad Shellito- YSU

Staff reports- Professional Staff
▪ Any questions or discussion

Discussion

Adjournment

To Join Virtually
<https://meet.goto.com874614669>
Phone 1-408-650-3123
Access Code: 874-614-669

MINUTES
MERCER COUNTY REGIONAL PLANNING COMMISSION
Hybrid Meeting: Tuesday – September 22, 2026 - 7:00 p.m.

MUNICIPALITY	PRESENT	ABSENT
Farrell City	Jessica Talbert-Kirsch	Venesta Kirk Lynda Moss-McDougall
Hermitage City	Jeremy Coxe	James Holl
Sharon City	Stephen Theiss Suzanne Kepple	
Clark Borough		Maryjo Harakal Alesha Culp
Fredonia Borough	Patricia McAdams	Ron Anthony
Greenville Borough	Trey Wilt	Jean Carr-Fisher
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
Sharpville Borough	Nicholas Hanahan	
Stoneboro Borough	Jennifer Medberry Roger Patterson	
West Middlesex Borough	Robert Lark	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		Todd Hittle Debbie Bartosh
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

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MUNICIPALITY	PRESENT	ABSENT
Pine Township	Todd Spears	Dennis Crumb
Pymatuning Township		Jim Rowe Ryan Zarecky
Sandy Lake Township		Raymond Scofield Heather Bacher
Shenango Township	Tom Hubert	Matthew Stefanak
South Pymatuning Township	Johnathon Leyshon	M. Mourine Rodgers
Springfield Township	Tim Stiffy	Marcus Kohan
Wilmington Township		Robert Steingrabe
Wolf Creek Township		John Ligo Charles Weber
Mercer County	Jeff Hoy Elliot Lengel Larry McAdams	Jared Grandy Jay Russell Sheryl Kelly
Boroughs Association		Paul Hamill
Township Association		
County Commissioner		Ann Coleman Tim McGonigle
Solicitor	James Nevant, II	

Staff	Others Present
Doniele Russell, Executive Director	Chris Heck- Lakeview & Liberty Township
Rosalynn Reagle, Senior Planner	Liz (online)
Jacob Matta, Planner	
Brock Esenwein, Planner	

Called 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

- Quorum was present.

Public comments - Bill Anthony, Chairman

Minutes of the May 26, 2026, meeting- A motion was made by Tim Stiffy, seconded by Todd Spears, to approve the minutes of the May 26, 2026, meeting. The Chair called for discussion. Hearing none, the motion carried.

Financial statements- A motion was made by Nicholas Hanahan, seconded by Nick Sicilian, to approve the financial statements of May 2026, June 2026, July 2026, and

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August 2026, as presented. The Chair called for any discussion, hearing none; a vote was called for, and the motion carried.

Zoning and Subdivision Committee Report- Committee Chairman

Jackson Township- Proposed Renovations to the municipal building; Parking area and new proposed pole building

This is a resubmitted plan that was previously recommended by the Committee. The revised plan reflects a change in location; however, the change does not affect the approved stormwater management plan or other required permits. Therefore, the Committee recommends that the Township proceed with the proposed plan.

A motion was made by Rich McCullough, seconded by Elliot Lengel, to recommend approval of the proposed pole building and the renovations to the municipal building and parking area. The Chair called for discussion. Hearing none, the motion carried.

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. The Board requested that Jackson Township take a second look at the zoning considerations related to the Township's large Amish population. The Board also suggested that sign regulations be addressed through a separate ordinance.

A motion was made by Rich McCullough, seconded by Nick Hanahan, to recommend the Jackson Township Zoning Ordinance, including the addition of data center regulations. The Chair called for discussion. Hearing none, the motion carried.

Pine Township- Draft Zoning Ordinance- Data Centers

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.

A motion was made by Rich McCullough, seconded by Carl Swartz, to accept the Committee's comments and forward them to Pine Township. The Chair called for discussion. Hearing none, the motion carried.

Coolspring Township -Draft Zoning Ordinance Amendment- Mining

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.

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A motion was made by Rich McCullough, seconded by Tom Sauer, to recommend the draft mining amendment for Coolspring Township, providing for mining as a Conditional Use in the Agricultural District. The Chair called for discussion. Hearing none, the motion carried.

Coolspring Township -Draft Zoning Ordinance Amendment- Data Centers

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.

A motion was made by Rich McCullough, seconded by Tom Sauer, to recommend the draft data center zoning amendment for Coolspring Township, including the proposed Conditional Use standards. The Chair called for discussion. Hearing none, the motion carried.

City of Sharon- Zoning Ordinance Amended

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.

A motion was made by Rich McCullough, seconded by Elliot Lengel, to recommend approval of the City of Sharon Zoning Ordinance, with consideration given to addressing sign regulations through a separate ordinance. The Chair called for discussion. Hearing none, the motion carried.

SALDO- Mercer County Subdivision and Land Development

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.

A motion was made by Rich McCullough, seconded by Tim Stiffy, to recommend approval of the Mercer County SALDO, including the addition of language to Article 9 specifying that developers are responsible for the costs associated with specialized reviews. The Chair called for discussion. Hearing none, the motion carried.

Personnel Finance Committee- committee chairman

Jeff Hoy made a motion, seconded by Nick Hanahan, to accept the 2025 Audit Report as presented to the members. The Chair called for discussion. Hearing none, the motion carried.

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Jeff Hoy made a motion, seconded by Patty McAdams, to approve the PMRS Minimum Municipal Obligation (MMO). The Chair called for discussion. Hearing none, the motion carried.

Jeff Hoy made a motion, seconded by Rich McCullough, to amend the 2026 budget to include additional income, add a retirement line item, and increase the equipment line item. The Chair called for discussion. Hearing none, the motion carried.

Jeff Hoy made a motion, seconded by Tim Stiffy, to approve, by resolution, Sugar Grove Township's membership in MCRPC beginning in 2027. The Chair called for discussion. Hearing none, the motion carried.

Jeff Hoy made a motion, seconded by Tim Stiffy, to enter into a cooperation agreement with Mercer County for administration of the 2026 Community Development Block Grant (CDBG) program. The Chair called for discussion. Hearing none, the motion carried.

Jeff Hoy made a motion, seconded by Tom Sauer, to enter into a cooperation agreement with the City of Farrell for administration of the 2026 Community Development Block Grant (CDBG) program. The Chair called for discussion. Hearing none, the motion carried.

Staff reports-

Doniele Russell: A brief recap of the P&F committee's July and August meetings and note there was no meeting in June. Along with summer activities in the office and member communities.

Rosalynn Reagle: Multi-Municipal Grant application assistance for Lake and New Vernon Township. Applied for the DCED multimodal grant and for the PennDOT multimodal grant. Spearman Ave. construction has been closed out with other projects continuing as planned.

Jacob Matta: MPO – adopted LRTP on 15th, adopted TIP, went with Doniele to State College for planning Partners meeting. Working on Coordinated Human Services Transportation Plan and UPWP. Starting HPMS road segments checks.

Brock Esenwein: Hired on full time in August, 152 plans have been submitted to our office as of this meeting. Attended the NW PA GUG meeting with Liz. Helped with Sugar Grove zoning informational meeting.

Discussion Questions/Suggestions: Confirm Meeting Date 4th Tuesday and Time 7 pm will remain this date and time for 2027. No Speaker requests for 2027.

Upcoming Presentation, October- GIS, November-Code Enforcement, and December-Christmas Party

Schedule, Plan Submission Deadline October 6th, Zoning and Subdivision October 20, Finance and Personnel October 20 (2027 Budget)

Adjournment

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A motion was made by Bill Anthony and seconded by Rich McCullough to adjourn at 7:54pm.

Submitted and Certified By:

Todd Spears, Secretary – MCRPC

Date: _____

Mercer Co Regional Planning Commission
Account Reconciliation
As of Sep 30, 2026
01-0106-000 - Cash-Sweep-PNC
Bank Statement Date: September 30, 2026

Filter Criteria includes: Report is printed in Detail Format.

Beginning GL Balance	599,190.73
Add: Cash Receipts	
Less: Cash Disbursements	
Add (Less) Other	(25,782.85)
Ending GL Balance	573,407.88
Ending Bank Balance	573,407.88
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	573,407.88

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

Filter Criteria includes: Report is printed in Detail Format.

Beginning GL Balance		34,140.87
Add: Cash Receipts		2,300.00
Less: Cash Disbursements		(71,489.18)
Add (Less) Other		8,321.10
Ending GL Balance		(26,727.21)
Ending Bank Balance		35,000.00
Add back deposits in transit		
Total deposits in transit		
(Less) outstanding checks		
May 15, 2026	5171	(100.00)
Sep 30, 2026	5228	(1,285.45)
Sep 30, 2026	5229	(1,193.78)
Sep 30, 2026	5230	(23,947.71)
Sep 30, 2026	5231	(31,328.00)
Sep 30, 2026	5232	(535.00)
Sep 30, 2026	EFT	(75.74)
Sep 30, 2026	EFT	(2,776.31)
Sep 30, 2026	EFT	(485.22)
Total outstanding checks		(61,727.21)
Add (Less) Other		
Total other		
Unreconciled difference		0.00
Ending GL Balance		(26,727.21)

	2024	2025	2026	2026	2026
Year End	Year End	September	Year To Date	Revised Budget	
REVENUE					
Member Municipalities	\$223,167.55	\$224,501.54	\$0.00	\$167,195.72	\$222,241.00
Subdivision Fees	\$45,272.95	\$56,199.25	\$2,300.00	\$48,474.59	\$45,000.00
Sales, Printing & Misc.	\$2,375.00	\$67.65	\$41.34	\$199.06	\$100.00
PennDOT MPO	\$142,346.07	\$239,786.77	\$0.00	\$148,377.65	\$275,000.00
CDBG Administration	\$95,821.08	\$133,054.10	\$0.00	\$254,372.29	\$274,586.00
Special Project Grants	\$28,500.00	\$0.00	\$0.00	\$3,000.00	\$132,100.00
Interest	\$9,426.85	\$6,651.90	\$1,435.92	\$7,404.92	\$5,000.00
Total Revenue	\$546,909.50	\$660,261.21	\$3,777.26	\$629,024.23	\$954,027.00
	2024	2025	2026	2026	2026
EXPENSES					
Salaries & Wages	\$427,440.46	\$306,446.18	\$25,049.80	\$233,100.56	\$384,082.66
Employee Benefits	\$104,326.25	\$95,909.92	\$33,201.51	\$91,160.07	\$159,414.00
Printing & Supplies	\$7,755.07	\$6,908.69	\$1,350.46	\$6,851.98	\$9,100.00
Quarters & Operations	\$49,442.83	\$59,451.05	\$4,292.62	\$42,184.14	\$72,720.00
Travel & Expense	\$8,013.85	\$7,928.26	\$1,153.08	\$7,168.56	\$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	\$23,947.71	\$58,696.90	\$224,600.00
Equipment	\$4,175.48	\$23,773.90	\$335.79	\$5,363.44	\$43,000.00
Other	\$286.51	\$173.89	\$0.00	\$120.00	\$500.00
TOTAL EXPENSE	\$621,204.45	\$544,366.17	\$89,330.97	\$446,419.65	\$904,516.66
Balance	\$ (74,294.95)	\$ 115,895.04	\$ (85,553.71)	\$ 182,604.58	\$ 49,510.34