MCRPC ZONING AND SUBDIVISION REVIEW COMMITTEE
TUESDAY, October 20, 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
Josiah Hoeffler- Gateway Engineers
Caleb Whitney- Galatians One Ten, LLC

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 September 15, 2026, minutes. The Chairman called for any discussion; hearing none, a vote was called for, and the motion carried.

II. New Business

a. City of Hermitage- Zoning Amendment
Proposed Text Amendment- Zoning Mixed Use District change building Minimum footprint from 5,000 sq. f.t to 25,000 sq. ft.

The Proposed Zoning Text Ordinance would increase the allowed building footprint from 5,000 to 25,000 sq. ft. for the neighborhood mixed use zoning district. The Hermitage board of commissioners intends to act on the text amendment at their meeting on Nov. 24th, 2026.

A motion was made by Steve Tingley and seconded by Larry McAdams to suggest consideration of the request to City of Hermitage Draft Zoning Amendment Mixed Use building footprint change. Chairman called for any discussion; hearing none, a vote was called for, and the motion carried.

b. Wilmington Township-Zoning Amendment
Proposed Draft Data Center and amending regulations for Major Solar Energy Systems

During this review the board discussed potential concerns for different setbacks for solar vs data centers and special exception vs conditional use. The board also

suggested adding a 10% cost due to potential inflation for cost associated with section 502.7-21 Financial Security.

A motion was made by Steve Tingley and seconded by Elliot Lengel to suggest consideration of the request to Wilmington Township Draft Zoning Amendment for Data Centers and Major Solar Energy Systems. Chairman called for any discussion; hearing none, a vote was called for, and the motion carried.

c. Wolf Creek Township- Wolf Creek Campgrounds and Bathhouse Project
A new building to house bathrooms, showers and changing areas with associated parking and improvements- Tabled - non-Zoning Approval

d. Galatians One Ten- Pine Township
Lot consolidation and Construction of an 8,000 sq. ft professional Office Space / fitness gym and 3 self-storage buildings

During the review, the Board discussed the proposed parking areas and applicable setbacks. The Pine Township Zoning Officer indicated that the proposed parking arrangement was approved under the Township's zoning requirements, provided the parking areas remain within the designated parking lot buffer area.

A motion was made by Elliot Lengel and seconded by Jay Russell to recommend consideration of the proposed Land Development plan in Pine Township contingent upon obtaining all necessary permits and approvals to finalize the plan. Chairman called for any discussion; hearing none, a vote was called for, and the motion carried.

III. Old Business

A. MRF -Update Discussion in House

IV. Discussion

A. Ongoing Projects and Updates
B. MRF -Update Discussion in House
C. Utility Data-Discussion of where and how and what to obtain

V. Motion to Adjourn

1. Steve Tingley motioned to adjourn. Larry McAdams seconded and the meeting was adjourned at 7:32 pm.

Respectfully submitted,