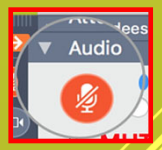
MERCER COUNTY REGIONAL PLANNING COMMISSION MEETING

Please mute your mic unless you are speaking. Thank you!

Click the microphone logo to mute; and click again to un-mute. Once muted, microphone logo will be red and look like this →



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. **November 24, 2026**

PRAYER & PLEDGE OF ALLEGIANCE



*ROLL CALL- PLEASE STATE YOUR NAME

*PUBLIC COMMENTS

MINUTES OF THE 10/27/2026 MEETING

- Motion needed to approve



OCTOBER 2026 FINANCIAL STATEMENT

	Cash Account	Cash-Sweep Account
October beginning balance	(-$26,727.21)	$573,407.88
October receipts	$58,899.30	
October cash disbursements	(-$88,215.83)	
October Other (payroll and interest in cash account)	$81,001.53	(-98,767.81)
October ending balance	$24,957.79	$474,460.07

Motion to accept October Financial Statement as presented

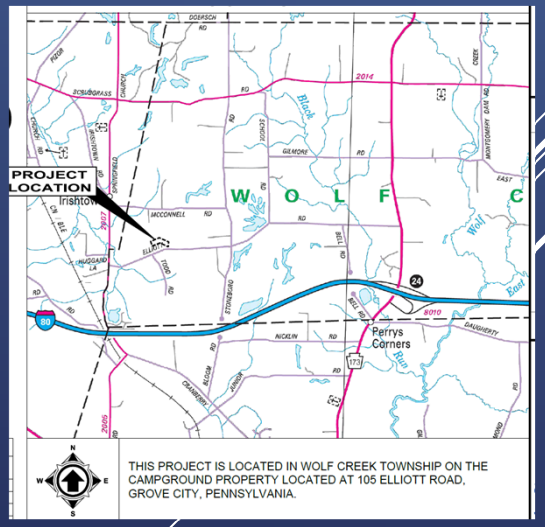
	2024	2025	2026	2026	2026	
REVENUE	**Year End**	**Year End**	**Octoer**	**Year To Date**	**Revised Budget**	**% Remaining**
Member Municipalities	$223,167.55	$224,501.54	$53,849.30	$221,045.02	$222,241.00	1%
Subdivision Fees	**$45,272.95**	**$56,199.25**	**$5,050.00**	**$53,524.59**	**$45,000.00**	**-19%**
Sales, Printing & Misc.	$2,375.00	$67.65	$0.00	$199.06	$100.00	-99%
PennDOT MPO	**$142,346.07**	**$239,786.77**	**$0.00**	**$148,377.65**	**$275,000.00**	**46%**
CDBG Administration	$95,821.08	$133,054.10	$0.00	$254,372.29	$274,586.00	7%
Special Project Grants	**$28,500.00**	**$0.00**	**$0.00**	**$3,000.00**	**$132,100.00**	**98%**
Interest	$9,426.85	$6,651.90	$1,294.06	$8,698.98	$5,000.00	-74%
Total Revenue	**$546,909.50**	**$660,261.21**	**$60,193.36**	**$689,217.59**	**$954,027.00**	**28%**
	2024	**2025**	**2026**	**2026**	**2026**	
EXPENSES	**Year End**	**Year End**	**October**	**Year To Date**	**Revised Budget**	**% Remaining**
Salaries & Wages	$427,440.46	$306,446.18	$25,149.80	$258,250.36	$384,082.66	33%
Employee Benefits	**$104,326.25**	**$95,909.92**	**$7,170.72**	**$92,516.89**	**$159,414.00**	**42%**
Printing & Supplies	$7,755.07	$6,908.69	$919.28	$7,771.26	$9,100.00	15%
Quarters & Operations	**$49,442.83**	**$59,451.05**	**$13,062.34**	**$55,246.48**	**$72,720.00**	**24%**
Travel & Expense	$8,013.85	$7,928.26	$133.08	$7,301.64	$8,500.00	14%
Insurance	**$2,149.00**	**$1,996.00**	**$0.00**	**$1,774.00**	**$2,600.00**	**32%**
Consultants	$17,615.00	$41,778.28	$59,486.39	$118,183.29	$224,600.00	47%
Equipment	**$4,175.48**	**$23,773.90**	**$630.87**	**$5,994.31**	**$43,000.00**	**86%**
Other	$286.51	$173.89	$0.00	$120.00	$500.00	76%
TOTAL EXPENSE	**$621,204.45**	**$544,366.17**	**$106,552.48**	**$547,158.23**	**$904,516.66**	**40%**
Balance	$ (74,294.95)	$ 115,895.04	$ (46,359.12)	$ 142,059.36	$ 49,510.34	

ZONING & SUBDIVISION COMMITTEE

Wolf Creek Campgrounds and Bathhouse Project- Preliminary/Final- Wolf Creek Township

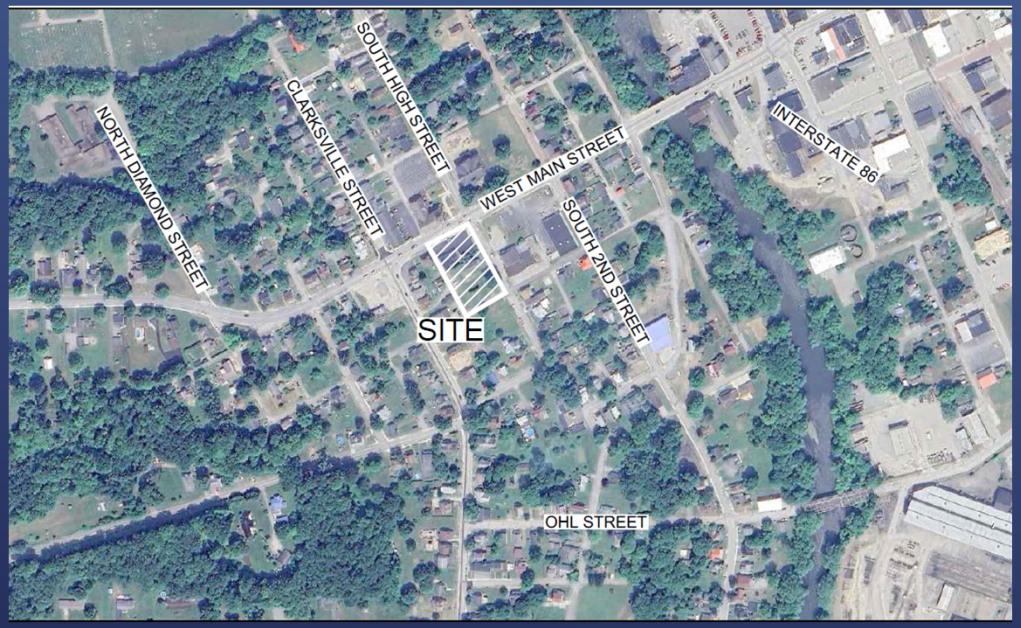


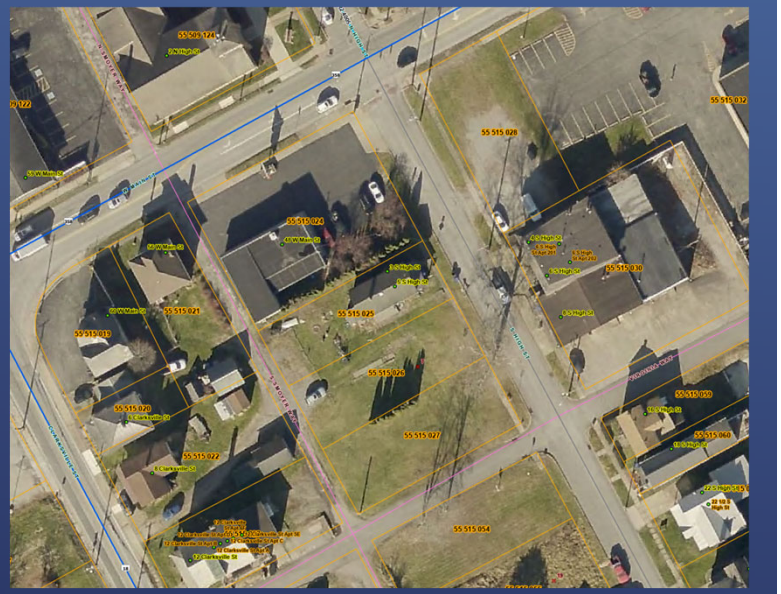
- A new Building to house bathrooms, showers and changing areas with associated parking and improvements including concrete sidewalks
- Updated Utilities and new gravel parking lot located at 129 Elliot Rd.



Dunkin- Final- Greenville Borough

- Preliminary Plan Accepted April Meeting
- Proposed 2,848 Sq. Ft. Building
- All Lots Consolidated and Current Building to be Raised
- Highway Occupancy Permit was issued in August with conditions of Right Only Turns

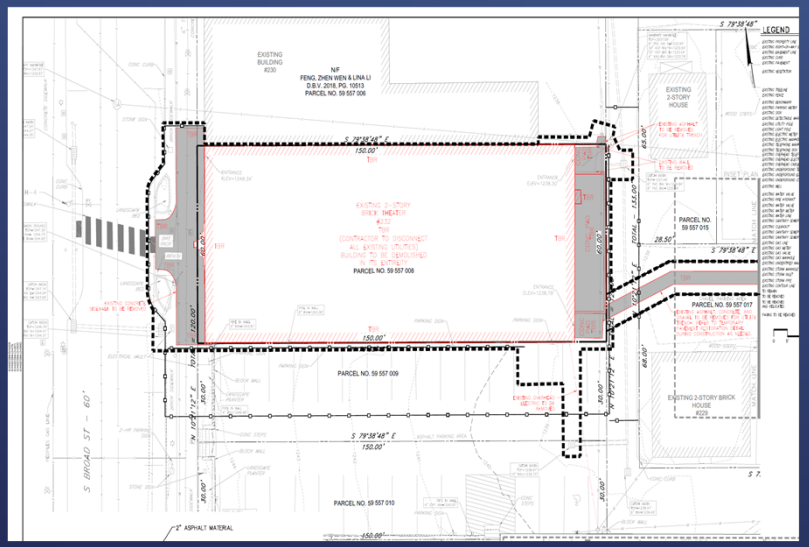




Guthrie Theatre- Preliminary/Final-Grove City Borough

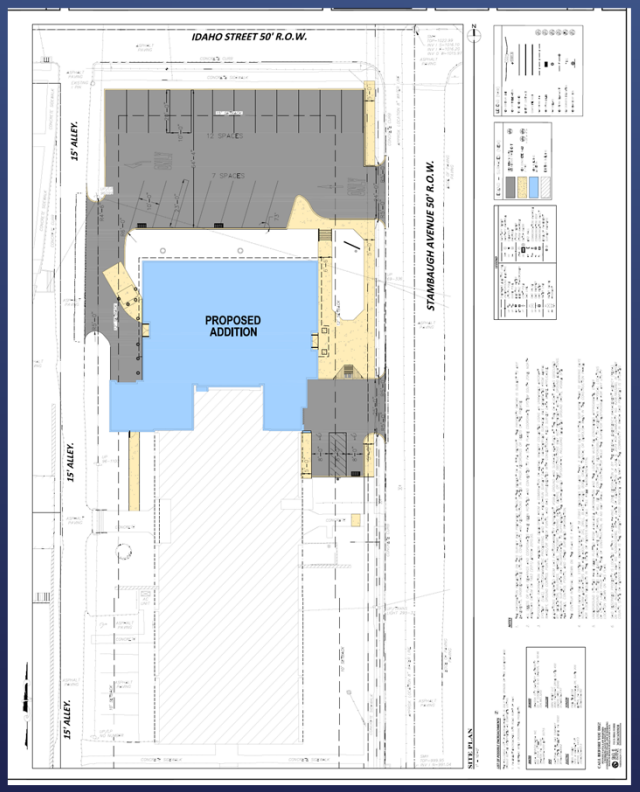
- Project consists of Site Improvements and Raising the existing theatre in full and constructing a new 7,587 SF two story building on the same site
- New Utility Connections, pavement restoration, retaining wall and improved emergency access
- Grove city Borough engineer has reviewed plans and sent review comments including a work agreement easement with the church to the south





JOSHUA'S HAVEN- PRELIMINARY/FINAL-CITY OF SHARON

- Located at 1230 Stambaugh Ave
- Approximately 6015 SF building addition and parking upgrades
- Mission operations will remain ongoing throughout the initial phases of construction
- Joshua's Haven is a group home located in the C-2 and the R-2 Zoning District Work to be completed in the C-2





PERSONNEL FINANCE COMMITTEE

- Motion to enter a three-year lease with MCRCOG with discontinuation of IT services and cleaning services starting January 1, 2027.
- Motion to enter a 60-month term with Omni-Fiber for internet service a fee of $149.00 per month.
- Motion to enter into a contract with Ford Business for server, firewall, software, tech support, and one-off migration from MCRCOG to stand-alone IT services. Monthly reoccurring fee $865.45 and on-off not to exceed fee.
- Motion to hire an intern, Holden Linnan, GIS intern for work on ATP and ATV plans underway for a stipend of $1,500.00
- Motion to accept amendment to the personnel manual clarifying resignation and flex time.

CODE ENFORCEMENT

- Mr. Gary Johnson
  - Owner, Johnson Consulting
  - Zoning/Code Officer for several municipalities
  - Instructor, PMPEI

(814)282-1368 mitgoe@gmail.com

CODE ENFORCEMENT – WHAT IS IT GOOD FOR?

PSAB Webinars 2026

STORY – EUGENE OR ENGLISH OR HOUSE VACATN, OPEN, HOUSE "MY DOG WOULDN'T LIVE HERE

25+ years – owners unwilling to fix

collapsing

Blighted, grass we mowed, disconnected from utilities

Broken windows, doors

Biggest issue is hwat?

WHY WOULD YOU LISTEN TO ME?

Owner of Johnson Consulting, a practice focusing on zoning, subdivision and property maintenance ordinance development and floodplain management consulting.

Active zoning and code enforcement officer, with 19 years of experience in boroughs, townships and cities of sizes from 150 to 13,000 residents.

Experienced in the administration and enforcement of the following regulations:

- *Property Maintenance/Nuisance Code Enforcement*
- *Zoning/SALDO*
- *Stormwater management*
- *Uniform Construction Code*
- *Floodplain Management*
- *Rental Registration/Inspection*

WHAT ARE CODES?

Must be tied to: Health safety welfare

Attractive nuisance

IPMC

Nuisance

Junk

Grass

Sidewalks

Rental inspection

PMC v. licensing programs

Commercial fire

Refuse carts to collapsing structures

ISSUES

Interior, exterior

Livability

Public

HOW HELP?

Housing quality, blight, property value – curb appeal

PD

Preventive

Aids other codes

DISCLAIMER! DEFER TO SOLICITOR

Always confirm your solicitor's concurrence with the methods you use in enforcement and administration.

The solicitor will be the one arguing in (county?) court if it gets to that point!



TAILOR YOUR SOLUTIONS

IPMC

Nuisance

Junk

Grass

Sidewalks

Rental inspection

Commercial fire

Windows and doors

COMMUNITY-BASED REASONS

Business expectations

Personal perspective

DEALING WITH ESTATES

Properties with deceased owners offer specific challenges – going to court is often fruitless

Attempt to reach estate administrator if possible

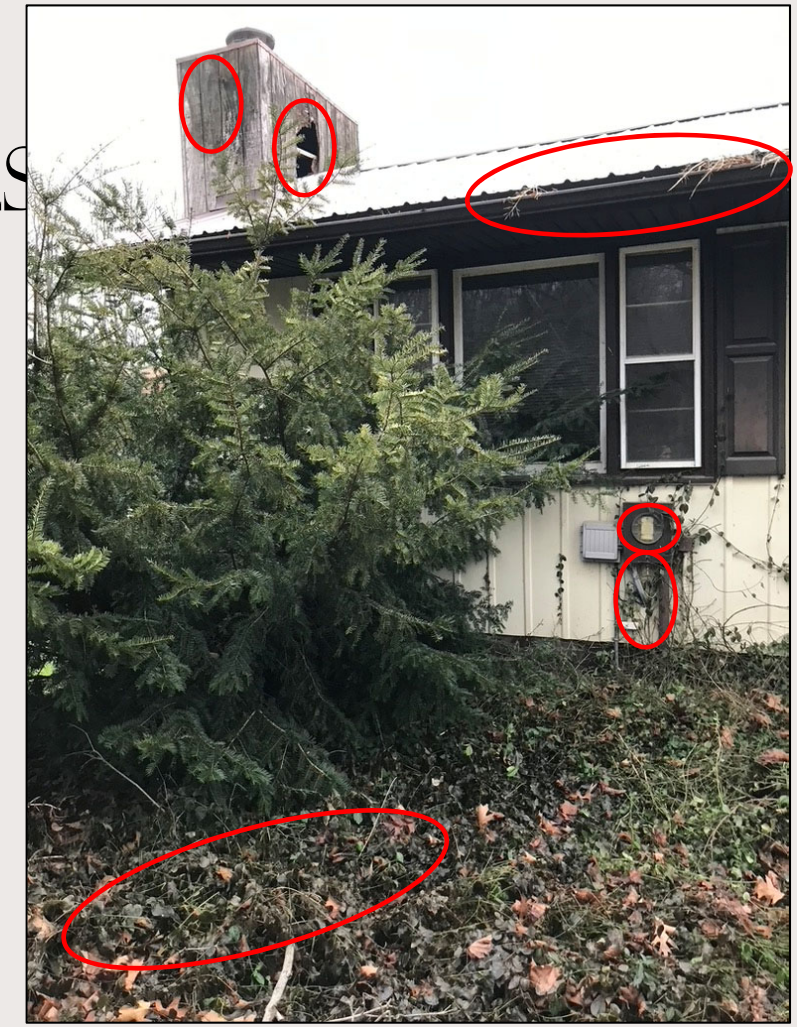
- *Attorney*
- *Executor/executrix*
- *Relative*

If all else fails, may have to abate or other action



COURT: USE PICTURES

- Worth a thousand words
- Don't have to rely on your word
- Can easily show issues before and after
- Date the photos – keep digitally until the hearing (see if Judge will permit electronic photos for evidence review purposes)



COURT: USE EXPERTS

- Arborists, engineers, architects, contractors, etc.
- Testimony or letters
- Carries more weight
- Don't claim to be an expert on what you aren't
- Demolitions – engineer v. engineer?
- "Imminent Danger"



REALITY CHECK

Some tools will require municipalities to put up money first. Liens, personnel costs and abatement services cost money.

Sometimes owners will simply not have the money to fix their homes.

Some owners will oppose anything you try.



HOW TO COVER THE COST OF HAVING AN EFFECTIVE CODE PROGRAM

- Abatement recovery – Bill and Lien
- Fines
- Licensing ordinance: B&B, Rental, Commercial Inspections
- CDBG
- Other grants



LIENS/ABATEMENT COSTS

- Consider abating as soon as deadline is up
- Bill owner – consider payment plans
- Develop lien policy to control costs – do in bunches & renew
- Up front cost by municipality
- Recover costs, interest, legal fees
- Does NOT survive judicial sale



HOARDERS – COMMON ISSUES

Fire load, egress, food for bugs

Structural issues – magazines and newspapers can get heavy in a hurry!

Can't see what's going on behind

Can't get to smoke detectors to check batteries

Check out the basement, attic, sheds, and garages too! Often a psychological issue, and not just "prepping"

Expect illogical responses and stubborn resistance

Often live alone

Be sensitive

Tread carefully

Involve family, friends or neighbors if they're willing



DO. NOT. GET. INVOLVED. IN. NEIGHBOR. TO. NEIGHBOR. ISSUES. EVER.

Ex: stormwater runoff, gutters, dead trees, erosion,

This is all you'd be doing

Very difficult to prove

It's ok to limit your purview

No good deed goes unpunished



RECOGNIZE LIMITS

You'll never get to 100% compliance

Demographics, economics

Rentals

Many issues are generational and simply "lifestyle choices"

Expense



NOMINATING COMMITTEE- JEFF/PATTY/MATT

- Committee meet on Tuesday, November 17
  - Chairman- Bill Anthony
  - Vice-Chair- Todd Spears
  - Secretary- Elliot Lengel
  - Treasurer- Nick Hanahan
- **Open floor for nomination**

STAFF REPORTS



- Doniele
- Roz
- Jacob
- Brock
- Liz

STAFF REPORT - ROZ

- ATV Study
  - DCNR approved the RFP for the ATV Study Consultant. Proposals are due by 2 pm on Friday, December 4th
- CDBG
  - FY2026 applications are in the review phase.
  - Grove City Borough completed their College & Elm Sidewalk project
  - Farrell opened bids for Demo Project 26-79 Monday, November 16th
- DCNR C2P2 virtual training November 5th
  - Application period: January 11th - 4pm March 30th
- Mercer County Affordable Housing Fund Board

STAFF REPORT - JACOB

- WalkWorks kickoff meeting will be in conjunction with our next MPO Meeting (December 8th @ 10:30am)
- UPWP has been sent to FTA/FHWA for comment
- Brock and I have finished HPMS
- Act 167 Phase I Preliminary work is underway
- GBG Grant for Jackson Center
- LSA grants for French Creek & Lackawannock
- Farrell CDBG - Demos

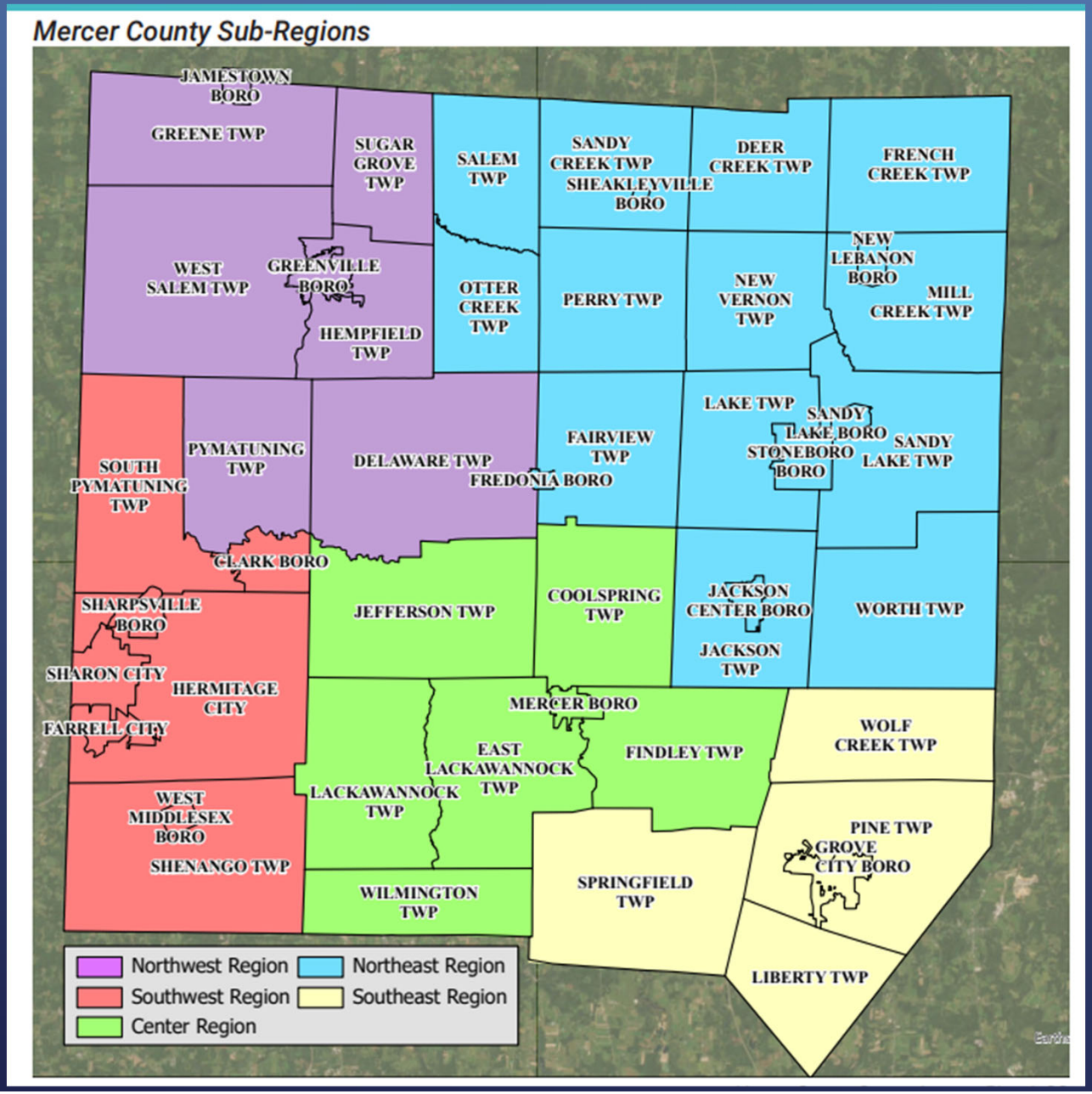
STAFF REPORT - BROCK

- Up to 180 plan submissions for the year.
- Sharon AT Steering Committee met Nov. 17.
  - To meet again February 23rd.
- Finishing the geodatabase for Pashek's use.
- Jacob and I have finished up all HPMS segments.

STAFF REPORT – LIZ

- In Process of Setting Up Continuing Education Hours/Meetings for Surveyors and Engineers- TBD Date and Time
- Reviewed Multiple LDPs with Engineers and Developers
- Zoning and Subcommittee Meetings and Agendas
- Attended Western PA GIS conference at PennWest Clarion with Brock.
- Started Collecting Utility data and researching GIS utility data from around the county

Office location/relocation



DISCUSSION

- Questions/Suggestions
  - 2027 meeting schedule
- Schedule:
  - Submission deadline- Plans and Amendment December 1, 2026.
  - Zoning and Subdivision Committee meeting will be December 15th at 7:00 PM
  - Finance and Personnel will meet December 15th at 6:00 PM 2026 Budget
- Full Commission December 22nd at 7:00 PM

ADJOURNMENT