

**MINUTES**  
**MERCER COUNTY REGIONAL PLANNING COMMISSION**  
**Hybrid Meeting**  
**Tuesday – May 28, 2024 - 7:30 p.m.**

<b>MUNICIPALITY</b>	<b>PRESENT</b>	<b>Online *</b>	<b>ABSENT</b>
FARRELL CITY	Venesta Kirk Lynda Moss-McDougall		
HERMITAGE CITY	Jeremy Coxe		James Holl
SHARON CITY	Stephen Theiss		
CLARK BOROUGH	Alesha Culp	*	Maryjo Harakal
FREDONIA BOROUGH	Patricia McAdams		Ron Anthony
GREENVILLE TOWN	Paul Hamill		Trevor Bromley
GROVE CITY BOROUGH			Shawn Myers
JACKSON CENTER BOROUGH			Robert Egger
JAMESTOWN BOROUGH			
MERCER BOROUGH			Debbie Sarvis Nick Sicilian
NEW LEBANON BOROUGH			Darlene Slemenda
SANDY LAKE BOROUGH	Glenn Leech		
SHARPSVILLE BOROUGH			Alex Kovach
STONEBORO BOROUGH			Roger Patterson Jennifer Medberry
WEST MIDDLESEX BOROUGH	Robert Lark		Stacey Curry
COOLSPRING TOWNSHIP	Corwin Masson		Tom Sauer
DELAWARE TOWNSHIP	William E. Anthony		
E. LACKAWANNOCK TOWNSHIP	William Hackwelder	*	
FAIRVIEW TOWNSHIP			Mont Clark Robin Hostetler
FINDLEY TOWNSHIP	John B. Courtney		Steve Paxton
HEMPFIELD TOWNSHIP	Lisa Holm		Todd Hittle
JACKSON TOWNSHIP			George McIntire Diane Tice
JEFFERSON TOWNSHIP	Richard McCullough		
LAKE TOWNSHIP	Steve Tingley		
LIBERTY TOWNSHIP	Dave Beatty		Joseph Matthews
NEW VERNON TOWNSHIP			Daniel L. Patterson
OTTER CREEK TOWNSHIP	Paulette Young	*	Carl Swartz
PERRY TOWNSHIP			Gary King Bonnie McCartney
PINE TOWNSHIP	Todd Spears		Dennis Crumb
PYMATUNING TOWNSHIP			Gary Lowers Jim Rowe
SANDY LAKE TOWNSHIP			Raymond Scofield Heather Bacher
SHENANGO TOWNSHIP	Dale Perry		Matthew Stefanak

<b>MUNICIPALITY</b>	<b>PRESENT</b>	<b>Online *</b>	<b>ABSENT</b>
S. PYMATUNING TOWNSHIP	Matthew Chalupka	*	Mourine Rodgers
SPRINGFIELD TOWNSHIP	Tim Stiffy	*	Marcus Kohan
WILMINGTON TOWNSHIP			Robert Steingrabe Sharen Brown
WOLF CREEK TOWNSHIP			Charles Weber John Ligo
MERCER COUNTY	Sheryl Kelly Jeff Hoy Elliot Lengel Larry McAdams Richard Stachel	* *	Jay Russell Jared Grandy
<b>BOROUGH ASSOCIATION</b>			
<b>SUPERVISORS ASSOCIATION</b>			
COUNTY COMMISSIONER	Ann Coleman	*	

**STAFF**

Daniel Gracenin, Executive Director  
 Brian Barnhizer, Senior Planner  
 Chris Conti, Senior Planner  
 Lisa Holm, Senior Planner  
 Peter Messina, Planner  
 Elizabeth Peluchette, Planner

**OTHERS PRESENT**

Richard Newman- Greene Township  
 Judy & Duane King  
 Dan Gulick- Aspen Power  
 Sophia Feldman- Aspen Power  
 Mary Titus  
 Richard Titus  
 Matt Kinney- Pennoni  
 Chris David- Sunrise Energy

**CALL TO ORDER-**

Paul Hamill, chairman, called the meeting to order at 7:30 p.m.

**PRAYER & PLEDGE OF ALLEGIANCE-**

Mr. Paul Hamill, chairman, led the Commission in the Pledge of Allegiance and Mr. Steve Tingley led the prayer.

**ATTENDANCE SIGN IN-**

A roll call was taken verbally and it was noted that **a quorum was present.**

**PUBLIC COMMENTS ON ANY AGENDA ITEM-**

No public comments were made. Mr. Dan Gracenin stated the Finance and Personnel Committee and the Executive Committee met before the beginning of the commission meeting to discuss staff salary increases for the three new employees. The salary increases of \$1,000 for Peter, \$750 for Liz, and \$1,000 for Tara will be recommended and up for a final vote at the next Finance and Personnel Committee meeting on June 25, 2024 6:00 p.m.

## **MINUTES OF THE ARIL 23 MEETING-**

**A motion was made by Mr. Dave Beatty and seconded by Mr. Elliot Lengel to approve the Minutes of the April 23, 2024 meeting. The motion passed.**

## **FINANCIAL STATEMENTS-**

Mr. Steve Tingley presented the April 2024 Financial Statements. There being no discussion on the April Financial Statements, **a motion was made by Mr. Steve Tingley and seconded by Mr. Jeff Hoy to approve the April 2024 Financial Statements as presented. The motion passed.**

**STAFF REPORTS-** Mr. Dan Gracenin stated that the county had previously applied for money through DCED for a county comprehensive plan update. The application was approved and the county was awarded \$75,000 from DCED and Mercer County is going to match that with another \$75,000. We are waiting for the contracts to arrive and be signed by the County Commissioners. Once the contracts are signed, we will approve and send out an **RFP** to see if any consulting firms are interested in undertaking the project. We are hoping to have someone selected by August or September 2024. The comp plan will likely be submitted to the commissioners for formal adoption in about a year. The new plan will identify housing issues and break the county up into different regions to identify the different needs of each region. The other economic development elements of the comprehensive plan will be updated, as well.

Mr. Gracenin also discussed FEMA performing state-wide audits concerning compliance with the flood ordinances FEMA required municipalities to adopt in 2011. The audits aim to ensure that municipalities are adhering to the established guidelines necessary to qualify for FEMA insurance.

Ms. Lisa Holm explained that the recorded Land Development Plans show that the regulations in place, at that time, are being followed. Ms. Holm stated getting those plans approved and recorded to prove the county ordinance was followed.

Mr. Gracenin stated that on June 25, 2024, at 10:30 a.m. the MPO will be meeting to approve the Transportation Improvement Program (TIP) for the next four years and a quorum is needed for that meeting. The required public hearing was held last week but no one attended. He also discussed the Rt. 318 bridge and a rumor that it had been delayed a year. Per PennDot the project is on schedule and possibly ahead of schedule to be finished.

## **Zoning & subdivision review committee report – Larry McAdams, committee chairman**

All documents are available online <https://www.mcrpc.com/review-committee/>

Motion needed for each item in the committee's report

1. **Final Land Development Plans - Sunrise Solar - McCurdy Road LLC - Jackson Township** – Final plans for a proposed solar energy development based upon the preliminary plan reviewed in February 2024. The required stormwater management and NPDES plans have been approved and Emergency safety routes are shown on the site plans. All other required reviews have been received. **A motion was made by Mr. Larry McAdams to approve the land development plans for Sunrise**

**McCurdy Road in Jackson Township as necessary for recording and Mr. Stephen Theiss seconded. The motion passed.** Ms. Paulette Young abstained from the vote.

2. **Zoning Text Amendment – City of Sharon** – Proposed amendment to update definitions for Single-Family Homes to include Group Homes as also permitted in residential districts to align with the Fair Housing Act. **Mr. Larry McAdams made a motion to recommend the adoption of the zoning text amendments in the City of Sharon ordinance as presented and Mr. Elliot Lengel seconded. The motion passed.**
  
3. **Zoning Text Amendment – Borough of Grove City** – Proposed amendment to add daycare centers as a conditional use within the C-1 Central Commercial District. The permitted use chart for C-1 is replaced to add this within the existing ordinance. **Mr. Larry McAdams made a motion to recommend the adoption of the zoning text amendments in the Borough of Grove City ordinance as presented and Mr. Elliot Lengel seconded. The motion passed.**

**Discussion:** Mr. Gracenin announced the annual picnic will be held at the end of July. A location hasn't been set but it will likely be held in the Greenville area. Notices will be sent out. He also stated there are no scheduled meetings for June, July, or August and regular scheduled meetings will resume in September. The subcommittees continue to meet during the summer and if anything, major arises a full commission meeting will be called.

### **Adjournment**

With no further business or discussion, **a motion was made by Mr. Dale Perry and seconded by Mr. Rich Stachel to adjourn the meeting at 7:59 p.m.**

Submitted and Certified By:

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William Anthony, Secretary – MCRPC

Date: \_\_\_\_\_