

MEETING MINUTES

Sharon Planning Commission
Wednesday August 05, 2026, 4:00 PM
Sharon Municipal Building

I. CALL TO ORDER

Chip Patterson (filling in for Clancy Atkinson), Authority Chair called the meeting to order at 4:02 pm.

II. ROLL CALL

Planning Commission	Present	Absent
Clancy Atkinson, Chair		X
Chip Patterson	X	
Greg Fertig	X	
James Landino		X
Levio Baldarelli	X	
Lizette Olsen	X	
Sara McCauley		X

Other Attendees	
Bob Fiscus	City Manager
Brett Steadman	City Council Solicitor
Danielle Warren	Sharon code & zoning coordinator
Suzanne Kepple	Sharon City CDBG Prog Manager
Liz Peluchette	MCRPC Senior GIS Planner

III. COMMUNICATIONS FROM THE PUBLIC

IV. APPROVAL OF PREVIOUS MEETING MINUTES

1. Planning Commission meeting Minutes 07-01-2026.docx
Approved the past meeting minutes from 07-01-2026 (motion to accept Lizette 2nd Greg)

V. INFORMATION ITEMS

1. ITEMS SCHEDULED FOR ACTION

1. Review/Approval of 2026 County SALDO for City of Sharon Ordinance No. 07-2026
City adopts Mercer County Subdivision and Land Use Ordinance ("SALDO") that became effective on September 1, 2025. This would replace the Mercer County 2006 Subdivision and Land Use Ordinance initially adopted by the city on March 21, 2013.
See **Ord 07-2026 Adopting 2025 County SALDO.pfd** for details

PURPOSE OF THE ORDINANCE

Ordinance 07-2026 repeals the City of Sharon's adoption of the 2006 Mercer County Subdivision and Land Development Ordinance (SALDO) and formally makes the current Mercer County SALDO, effective September 1, 2025, the governing ordinance for subdivision and land development review within the City.

BOTTOM LINE

Ordinance 07-2026 does not create new local development regulations. Instead, it updates Sharon's legal framework so that all subdivision and land development reviews are governed by the current Mercer County SALDO (2025 edition and future amendments) rather than the obsolete 2006 version.

Approved **Ord 07-2026 Adopting 2025 County SALDO** (motion to approve Lizette 2nd Greg).

Vote Results:

- a. Chip Patterson – Yes
- b. Greg Fertig – Yes
- c. Levio Baldarelle – Yes
- d. Lizette Olsen – Yes

2. Review/Approval of Sharon Ordinance No. 08-2026 – Zoning Ordinance, Section 306.10 amendment for Data Center and Data Center Accessory Use shall be permitted by special exception in the M-3 zoning district.
See **Ord 08-26 Zoning - Data Center temporary ordinance.pdf** for details

EXECUTIVE SUMMARY

The ordinance creates definitions and performance standards for data centers while Sharon develops a new zoning ordinance. Data Centers and Data Center Accessory Uses would be permitted only by special exception in the M-3 zoning district, subject to detailed requirements covering setbacks, noise, power, water, emergency planning, design, infrastructure, and decommissioning.

Approved **Ord 08-26 Zoning - Data Center temporary ordinance** (motion to approve Greg 2nd Levio).

Vote Results:

- a. Chip Patterson – Yes
- b. Greg Fertig – Yes
- c. Levio Baldarelle – Yes
- d. Lizette Olsen – No

3. Review of the updated zoning ordinance draft and zoning map with redline edits
See **Sharon Zoning Ordinance Draft - SK Redline Edits 7.20.26.docx** for details
See **Sharon Zoning Ordinance – Bretts Updates 8-4-2026** for details
See **ZoningMap_7.20.26**
See **ZoningMapDowntown_7.20.26**
[Suzanne Kepple went through comments and proposed changes that she and Brett Steadman made.](#)

2. ANNOUNCEMENTS

Next meeting will be on **September 2nd** at 4pm at the Sharon Municipal Building.

3. ADJOURNMENT

[Motion to Adjourn Lizette, 2nd Greg](#)

DRAFT