MEETING MINUTES
Sharon Planning Commission
Wednesday October 07, 2026, 4:00 PM
Sharon Municipal Building

I. CALL TO ORDER

Clancy Atkinson, Authority Chair called the meeting to order at 4:03 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
Molly Bundrant	Sharon City Council President
Angie Urban	Sharon Comm Dev Corp Dir.
Eric Wenger	Sharon School Board President
Ed Palanski	Sharon Redevelopment Authority
Ian Beniston	Executive Director, YNDC
Sara Daugherty	YNDC
Bill Finley	County Commissioner
Ann Coleman	County Commissioner

III. COMMUNICATIONS FROM THE PUBLIC
No comments from the public

IV. APPROVAL OF PREVIOUS MEETING MINUTES
Approved the past meeting minutes from 09-02-2026 (motion to accept Lizette 2nd Jim)
Vote Results:
1. Clancy Atkinson – Yes

2. Chip Patterson – Yes
3. Greg Fertig – Yes
4. Jim Landino - Yes
5. Levio Baldarelle – Yes
6. Lizette Olsen – Yes

V. INFORMATION ITEMS

1. ITEMS SCHEDULED FOR ACTION

1. Review/Comment on Neighborhood Action Plan from YNDC – East Hill

Ian Beniston discussed the East Hill Action Plan. Ian and his team went door to door and interviewed residents to get their priorities on how to improve the East Hill. May be able to use some funds from the Community Foundation to do some of the cleanup.

Priorities:

1. Improve the quality of Rental Housing
2. More home repair support
3. Street and Sidewalk improvements
4. Create more quality housing and clean up vacant lots
5. Clean up the commercial buildings

Ed Palanski, Sharon Redevelopment Authority, spoke about implementing a Land Bank. Could setup a separate entity or use the RDA. Will need to get buy-in from the 3 taxing entities – Mercer County, City of Sharon and Sharon City School District. Representatives from all three were in attendance – Ann Coleman & Bill Finley from the county, Bob Fiscus & Molly Bundrant from the City and Eric Wenger from Sharon School District. The plan would be to buy properties at Judicial Sales on a noncompetitive basis. The 3 taxing entities and the RDA would share in the revenues.

Next Steps:

1. There will be a school Executive session where they will discuss the Land Bank proposal.
2. The County will have further discussions and would like to know how many blighted properties have been identified on the East Hill.
3. Bob Fiscus is expected to appoint 5 members to create a board. Molly will organize a meeting to discuss the Land Bank plan.

2. Comprehensive Plan Review/Comments

No updates to the plan were discussed at this meeting due to time constraints.

3. Zoning Ordinance – Energy Generation System, Large and Small (Sharon)/Solar Energy Facility (PA) – new law effected 180 days from 7/20/26

New law preempts local ordinance. One of the members of the committee recommended removing/revising the decommissioning language for this use since this new law will take effect and preempt local ordinance. Add language to reference the law in those sections.

No action required from the Planning Commission on the ordinance. This was provided for awareness purposes

4. Land Development Plan for Bolt Storage – Review/Approval
   6,000 sq ft expansion. 580 Gamble Ct., Sharon.
   Includes new fence on the side facing the freeway

   Approved the Land Development Plan (motion to approve Lizette 2nd Levio).

   Vote Results:
   1. Clancy Atkinson – Yes
   2. Chip Patterson – Yes
   3. Greg Fertig – Yes
   4. Jim Landino - Yes
   5. Levio Baldarelle – Yes
   6. Lizette Olsen – Yes

2. ANNOUNCEMENTS

   Next meeting will be November 4th, 2026

3. ADJOURNMENT

   Meeting adjourned at 5 pm