

MEETING AGENDA
 Sharon Planning Commission
 Wednesday December 03, 2025, 4:00 PM
 Sharon Municipal Building

I. CALL TO ORDER

Clancy Atkinson, Authority Chair called the meeting to order at **4:08 pm**.

II. ROLL CALL

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

Other Attendees	
Bob Fiscus	City Manager
Brian Kepple	Sharon City Code & Zoning Officer
Brett Steadman	City Council Solicitor
Molly Bundrant	Sharon City Council President
Angie Urban	Sharon Comm Dev Corp Director
Liz Peluchette	MCRPC
Sandee Winslow	CW Engineering LLC

III. COMMUNICATIONS FROM THE PUBLIC

IV. APPROVAL OF PREVIOUS MEETING MINUTES

1. Planning Commission meeting Minutes 11-19-2025.docx
 Approved the past meeting minutes from 11-19-2025 (motion to accept Chip, 2nd Greg)

V. INFORMATION ITEMS

VI. ITEMS SCHEDULED FOR ACTION

1. Lot Consolidations:
 Andrew St. Lot Consolidation Lot 20R - Parcels 1 N 20/1 N 21/1 N 22
 This lot consolidation review/approval was tabled. The owner’s residence is located on the other side of the street and was not part of this consolidation. It is likely to be in the Owner’s best interest to consolidate the 3 lots with his primary residence. The Planning Commission in agreement with other attendees recommend that the owner consider this option.

2. Land Development Plan with Lot Consolidation:
Bolt Storage/Mineia properties (I will touch base with Liz at the County)
Approved the consolidation (Motion to approve Chip, 2nd Greg)
Clancy signed as Chairman, Chip signed as Secretary
3. Execution of Comprehensive Plan plan
Plan is to begin on the Comprehensive plan focus areas during the next 3 meetings. Invite experts to the meetings to develop Improvement plans:
 - a. Downtown Economic Development – 01-07-2026 (Angie)
 - b. Neighborhood/Community Revitalization – 02-04-2026
There was a discussion to possibly schedule another meeting in February to have Ian Beniston, Executive Director of Youngstown Neighborhood Development Corporation, discuss land bank opportunities.
 - c. Quality of Life – 03-04-2025

VII. ANNOUNCEMENTS

1. The next regularly scheduled Planning Meeting will be held on January 7th 2026 at 4:00 pm at the Sharon Municipal Building
2. The February 4th 2026 meeting will be at the North Sharon Firehall at 4:00 pm.

VIII. ADJOURNMENT

Motion to Adjourn Chip, 2nd Greg