

MAHONING TOWNSHIP BOARD OF SUPERVISORS MEETING

MINUTES

December 27, 2023

CALL TO ORDER:

Robert Slaw called the meeting to order at 4:00PM at the Mahoning Township Building 2685 Mahoning Drive East, Lehighton, PA 18235.

PRESENT:

Robert Slaw, Chairman; Myron Blahy, Vice-Chairman; Deborah McGowan, Supervisor; Ronald Reeser; Supervisor, Ronald Wenrich, Supervisor, Thomas Nanovic, Solicitor Peter Eisenbrown, Township Engineer, and Natalie D. Haggerty, Secretary-Treasurer.

ABSENT:

N/A

PUBLIC COMMENT:

N/A

Letter of Resignation ZHB (Ronald Wenrich)

MOTION

Robert Slaw made a motion to accept the resignation of Ronald Wenrich from the Zoning Hearing Board. Seconded by Myron Blahy. Robert Slaw, yes; Myron Blahy, yes; Deborah McGowan, yes; Ronald Reeser, yes; 4-0 vote. Motion carried.

APPROVAL OF MINUTES:

MOTION

Myron Blahy made a motion to approve the Minutes of the December 13, 2023, Board of Supervisors Meeting. Seconded by Robert Slaw. Robert Slaw, yes; Myron Blahy, yes; Deborah McGowan, yes; Ronald Reeser, yes; Ronald Wenrich, yes; 5-0 vote. Motion carried.

APPROVAL OF TRANSFERS:

MOTION

Myron Blahy made a motion to approve the following transfers:

\$16,572.07 General Checking to Payroll Checking pay date 12/14/23

\$17,214.29 General Checking to Payroll Checking pay date 12/21/23

\$17,257.42 General Checking to Payroll Checking pay date 12/28/23

Seconded by Deborah McGowan. Robert Slaw, yes; Myron Blahy, yes; Deborah McGowan, yes; Ronald Reeser, yes; Ronald Wenrich, yes; 5-0 vote. Motion carried.

APPROVAL OF PAYMENT OF BILLS AND PAYROLLS:

MOTION

Ronald Reeser made a motion to approve the following bills and payrolls:

Bill List #514 in the amount of \$62,588.19

General Check's #24599-#24614

Building and Land Check #1084

Seconded by Myron Blahy. Robert Slaw, yes; Myron Blahy, yes; Deborah McGowan, yes; Ronald Reeser, yes; Ronald Wenrich, yes; 5-0 vote. Motion carried.

NEW BUSINESS:

Closing the Books for 2023 including the interest effective December 31, 2023 (Motion to close

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the books)

MOTION

Deborah McGowan made a motion to close the books including interest for 2023. Seconded by Ronald Reeser.

Robert Slaw, yes; Myron Blahy, yes; Deborah McGowan, yes; Ronald Reeser, yes; Ronald Wenrich, yes; 5-0 vote. Motion carried.

Hammel/Stern Subdivision Stormwater Waiver Request (until building). Recommended by Planning Commission

MOTION

Deborah McGowan made a motion to accept the waiver request on Stormwater for the Hammel/Stern Subdivision until they decide what type of building they will put up. Seconded by Ronald Reeser. Robert Slaw, yes; Myron Blahy, yes; Deborah McGowan, yes; Ronald Reeser, yes; Ronald Wenrich, yes; 5-0 vote. Motion carried.

Hammel/Stern Minor Subdivision (revised plan 12/5/23)

(Planning recommended conditional approval of the Hammel/Stern Minor Subdivision conditioned upon all items in LTL Consultants review letter of December 12, 2023)

MOTION

Myron Blahy made a motion granting Conditional Approval of the Hammel/Stern Minor Subdivision conditioned upon all items are addressed in LTL Consultants review letter of December 12, 2023.

Seconded by Ronald Reeser. Robert Slaw, yes; Myron Blahy, yes; Deborah McGowan, yes; Ronald Reeser, yes; Ronald Wenrich, yes; 5-0 vote. Motion carried.

Hammel/Stern Planning Modules (contingent on SEO and Zoning Officer sign off)

MOTION

Robert Slaw made a motion to TABLE the planning modules. Seconded by Deborah McGowan. Robert Slaw, yes; Myron Blahy, yes; Deborah McGowan, yes; Ronald Reeser, yes; Ronald Wenrich, yes; 5-0 vote. Motion carried.

Letter of Interest ZHB (2)

MOTION

Deborah McGowan made a motion to appoint Gage Accardi. Motion dies for lack of second.

Myron Blahy made a motion to appoint Andrew Wenrich. Second by Ronald Reeser. Robert Slaw, yes; Myron Blahy, yes; Deborah McGowan, yes; Ronald Wenrich, abstain, Ronald Reeser, yes; 4-0 vote. 1 abstain. Motion carried.

Letter of Resignation PC (Mark Schwalm)

MOTION

Robert Slaw made a motion to accept the resignation of Mark Schwalm from the Planning Commission. Seconded by Ronald Wenrich. Robert Slaw, yes; Myron Blahy, yes; Deborah McGowan, yes; Ronald Reeser, yes; Ronald Wenrich, yes; 5-0 vote. Motion carried.

Letter of Interest PC (Jeff Hill)

MOTION

Robert Slaw made a motion to appoint Jeff Hill to the Planning Commission. Seconded by

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Myron Blahy, Robert Slaw, yes; Myron Blahy, yes; Deborah McGowan, yes; Ronald Reeser, yes; Ronald Wenrich, yes; 5-0 vote. Motion carried.

Zoning and SALDO Discussion

Discussed Stormwater retention and stressed the Stormwater Ordinance should include all new buildings, including farm use. Tom and Peter both agreed a separate standalone Stormwater Ordinance should be created stating specific thresholds and offer guidelines. Peter also recommends complying with MS4 with a 167 ordinance now as it will be mandatory in the future. Grandfather clause in our ordinance, related to our zoning, was discussed. Pete will prepare an outline; BOS can look it over and have a meeting. Per Robert our goal is to make it least expensive for the residents as possible, but agree, everyone should be in the same boat as the new subdivisions.

Ron Reeser – Reference usage sheet, page 58. Animal Shelters are described differently than a kennel but either way, Ron is asking why would this not be out in the country? Robert feels the Zoning Hearing Board should hear from neighbors as to whether they want this near their home. Tom stated if you live in a commercial district, you could expect commercial use whereas residential areas would not have that. Ron argued that you may not have a choice as you might live in Residential but across the street is commercial.

Animal Shelters and Kennels are allowed in the township and Robert is suggesting we make it conditional in all districts. Ron is suggesting R1 is the only area where they should be permitted. Sandy suggested adding 5 acres. Robert suggested, permitted in commercial (C1 & C2), conditional in R1. Carson will have to supply the conditions.

Campground and Recreational parks – are conditional use and unless the neighbors prove it is harmful in some way it is allowed. Conditional use in R1 & R2. Satisfied with this. See Section 116-93

Bed and Breakfast and Short-Term Rentals. Ron is asking for a definition of each. Example: Tennis Court is considered a Bed and Breakfast because the owner lives there. Short Term Rental, a renter is occupying the whole house. General concerns are noise and partying; Ron checked with Chief Mertz and there has never been a call to the current short term rental units. Ron would like Short-Term rentals to be permitted in R1, it is currently permitted in C1. Short Term rentals are permitted in R-1 under conditional use. Conditions state Short Term rentals have a dwelling, (no tent); licensing required and will need a permit and it would be a separate ordinance. Ron agrees with all conditions in relation to short-term rentals.

Staging area for equipment and material minimum of 3 acres and R1 and setbacks are double; not permitted in R1 zoning district not conditioned. Ron and Robert do not believe this should be permitted in R1. Only permitted in C1 and Industrial

MOTION

Robert Slaw made a motion to send the following revisions to the Zoning Ordinance to Carson.

Animal Shelter changed to conditional use

Kennel changed to conditional use

Staging for Equipment and Material changed to Not Permitted in R1.

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Seconded by Ronald Reeser. Robert Slaw, yes; Myron Blahy, yes; Deborah McGowan, yes; Ronald Reeser, yes; Ronald Wenrich, yes; 5-0 vote. Motion carried.

Once completed the ordinance will be passed onto the Planning Commission for review.

SALDO

MOTION

Robert Slaw made a motion to advertise the SALDO for public hearing. Seconded by Myron Blahy. Robert Slaw, yes; Myron Blahy, yes; Deborah McGowan, yes; Ronald Reeser, yes; Ronald Wenrich, yes; 5-0 vote. Motion carried.

OLD BUSINESS:

CORRESPONDENCE:

OFFICIALS:

Deborah McGowan - Executive meeting requested after adjournment, will not return.

Mark Ebbert thanked everyone at the Township level for all the support given to the Fire Company

ADJOURNMENT:

MOTION

Robert Slaw made a motion to adjourn the meeting at 5:05pm. Seconded by Myron Blahy. Robert Slaw, yes; Myron Blahy, yes; Deborah McGowan, yes; Ronald Reeser, yes; Ronald Wenrich, yes; 5-0 vote. Motion carried.

Respectfully Submitted,

Natalie D. Haggerty
Secretary-Treasurer