

MAHONING TOWNSHIP PLANNING COMMISSION MINUTES

Planning Commission Meeting of September 17, 2025
Meeting called to order by Robert Slaw at 6:00 PM

ATTENDANCE: Robert Slaw, Chairman; Patricia Snyder, Vice-Chairman and Secretary; Deborah McGowan, Member; Robert Moyer, Member; Jeffrey Hill, Member and Peter Eisenbrown, Township Engineer

ABSENT: Thomas Nanovic, Solicitor

PUBLIC COMMENT: None

APPROVAL OF MINUTES: Meeting minutes of July 16, 2025 were approved on motion by Deborah McGowan. Seconded by Robert Slaw. Motion passes 5-0 vote.

PLANS TO BE ACCEPTED:

Stanley & Nancy Bielicki Minor Subdivision Plan

Robert Moyer made a motion to accept Stanley & Nancy Bielicki Minor Subdivision Plan and forward to township engineer for review. Seconded by Jeffrey Hill. Motion passes 5-0 vote.

PLANS TO BE REVIEWED:

Final Minor Land Development Plan over lands of Melo Enterprises LLC (Ashtown Drive Solar): Burgett Associates are not present. Sal asked for a copy of review letter.

TABLE

Joseph & Carol Frey & Casara Weinrich Lot Line Adjustment (LTL review letter September 11, 2025)

Robert Moyer made a motion to recommend approval of Joseph & Carol Frey and Casara Weinrich lot line adjustment plan. Seconded by Jeffrey Hill. Motion passes 5-0 vote. Note: comments signed notarized plans by owners and plans sealed and signed by professional surveyor.

Nancy P. & Stanley F. Bielicki Minor Subdivision/Lot Line Adjustment

Waiver Request

(requesting waivers from the following Sections of the Mahoning Township SALDO requirements).

Section 99-50.E. – Lot Width and Depth. The minimum width of residential and nonresidential lots shall be as follows; the lot depth to width ratio shall not exceed 4:1.

Robert Moyer made a motion to recommend approval of waiver from Section 99-50.E. Seconded by Jeffrey Hill. Motion passes 5-0 vote

Nancy P. & Stanley F. Bielicki Minor Subdivision/Lot Line Adjustment

Robert Moyer made a motion to recommend conditional approval contingent on county review and addressing LTL review letter dated September 16, 2025. Seconded by Jeffrey Hill. Motion passes 5-0 vote.

NEW BUSINESS:

DiCarlo Limited Family Partnership Sketch Plan (Present Al DiCarlo, owner and Petter Terry, Traffic Engineer, and representation of potential tenant)

Location Blakeslee Blvd. and Mahoning Mtn. Proposing convenient store and gas station.

Bryan Boyer, PennDOT reached out to Pete and asked how the township would feel about this from a traffic perspective. He wanted for the scoping meeting formal feedback from the township. Robert questioned if they asked PennDOT if they could come off Mahoning Mtn. PennDOT said yes.

Brian Boyer is looking for you to make some recommendation tonight and then forward to the board meeting. With that recommendation, ultimately send a letter to PennDOT with the boards recommendation relative to the traffic issues.

That is what Brian would like to see before we can proceed to the next level. Theres no land development application. Looking for thoughts and comments. Rober Slaw shared that in the past when we saw sketch plans developers wanted to come in from the east. Because of PennDOT traffic there is a maximum allowable development that you could place in that area. Wanted access from the Pizza Hut to be internal from the site. We have a 6000 square foot building and a convenience market with gas pumps. There is a lot of land here. High volume driveway out on to 443 which aligns with the property on the north side which is in the borough. If you go out there today you will see the temporary driveway mess they left, and we are proposing building a driveway out on to Mahoning Mtn. Road. The big issue here is sight distance when you are coming down the hill. We believe we can obtain it without a problem; we will have to do some tree trimming and such, but other than that this is PennDOT's typical high-volume driveway. It will be controlled by stop signs with no traffic light. This driveway is a PennDOT typical medium volume driveway and because we have potential for trucks coming in and out the driveway itself is relatively narrow and there is a concrete apron around each corner.

Robert asked if they were going to widen at light to make a left turn? Response at this time no.

Robert Slaw personally doesn't have a problem, it's a PennDOT problem. Widen the road. Robert Moyer it's all PennDOT. Robert Slaw asked about a restaurant that was not fast food or pizza. The 6000-foot building here could be whatever. Robert Slaw asked if Pizza Hut wanted screening.

That will come in during land development. Let's see something go on there instead of rock pile, wished them luck. Robert Slaw recommends sending a letter to PennDOT saying this sketch plan was reviewed from a traffic standpoint for PennDOT.

Conditional Use Application - Fredericks Grove Rd Solar

Gene and Merella Kershner 601 Fredericks Grove Road present. They are against the proposed conditional use application. Robert Slaw shared there is a public hearing on October 28, 2025, should be present for that meeting. We built here for the beautiful country; we don't want to look at a solar farm. This township was built on country living. Jeffrey Hill, look at your land and for what that land could be used. Commercial applications being placed in agricultural areas what are the benefits? Are there any tax benefits and revenue benefits, is there anyone in the township going to benefit from this? Robert Moyer shared I'm all for farming, but they get more tax breaks than anyone else. Everyone likes looking at the valley for what it is, so we say in R-1 you can build houses; have at it but right now keeping it rural agriculture. If the public doesn't want it that should be the basis of the supervisors and planning looking at. Conditional use somewhere along the line they should have to say what the benefit is or how purpose or reason to have it. You are going to have people that say you did it for this one and that it was industrial zone and more suited for their use. The difficulty is the landowner has rights too and there is difficulty where saying your rights end and mine begin. The determination that affects the land that it is in. Would it help to have a petition? It wouldn't hurt. Devalues or is a nuisance. TABLE

OLD BUSINESS: N/A

CORRESPONDENCE:

- ***Carbon County Planning Commission: Frey-Weinrich review, recommend conditional plan approval
- ***LTL Consultants: Frey-Wenrich review letter dated 8/4/25
- ***LTL Consultants: Frey-Wenrich review letter dated 9/11/25
- ***LTL Consultants: Bielicki Lot Line Adjustment review letter dated 9/11/25

OFFICIALS:

Question of Solar Ashtown: The drive within what more could they do in there. So once all is built the truck only shows up once a month to check stuff. Building this entire driveway for a truck once a month. So, there were limitations on construction driveways. So, they were going to get an easement.

Robert Slaw shared that the Country Club is prime property for park. Perfect property to preserve for future.

ADJOURNMENT

Motion to adjourn by Deborah McGown. Seconded by Jeffrey Hill. Motion passes 5-0 vote.

Time 6:55PM

Prepared from recording.