

## **MAHONING TOWNSHIP PLANNING COMMISSION MINUTES**

Planning Commission Meeting of April 16, 2025

Meeting called to order by Deborah McGowan at 6:00 PM

**ATTENDANCE:** Deborah McGowan, Member; Robert Moyer, Member; Jeffrey Hill, Member; Thomas Nanovic, Solicitor and Peter Eisenbrown, Township Engineer

**ABSENT:** Robert Slaw, Chairman; Patricia Snyder, Vice-Chairman

**PUBLIC COMMENT:** None

**APPROVAL OF MINUTES:** Meeting minutes of March 19, 2025 were approved on motion by Robert Moyer. Seconded by Jeffrey Hill. Motion passes 3-0 vote.

### **PLANS TO BE ACCEPTED:**

Sabol Planning Module (Patricia Snyder's signature)

Robert Moyer made a motion to approve Sabol Planning Module. Seconded by Jeffrey Hill.

Motion passes 3-0 vote.

**PLANS TO BE REVIEWED:** None

### **NEW BUSINESS:**

Solar Farm Sketch Plan (Ashtown Drive)

Discussion took place with regards to proposed solar farm. Joe Burgett present for feedback sharing we are now stepping into the land development phase. Met with Sewer Authority and they are favorable of project. The entrance is a 60ft right of way; there is a sewer and power line that comes through the right of way. We did some soil testing to prepare for stormwater. Fairly flat property trying to pitch the property. Possible to regrade the site and fill in the floodplain to get a stormwater facility above the 100-year floodplain. Half the site and the driveway are in the floodplain. We are not in a flood way; we are in the fringe. Plan to change the entire landscape. The goal was to meet with Pete and get some input. Pete shared the normal procedure is submitting an application, plans with fees. Said plans would be placed on the next scheduled planning commission meeting agenda. At that meeting, planners accept plan and make motion to forward to township engineer for review. 30 days later you receive a review letter which is discussed at the Planning Commission Meeting under plans needed to review.

Concern of stream and the wildlife. Solar Co. will probably try to find a farmer to farm some of this property in which wildlife would inhabit. Corn is currently planted.

Provided a preliminary sketch. Mark Jones, Engineer present on behalf of Solar Co. pointed out on sketch, Mahoning Creek and a FEMA flood plain boundary. There are ground water issues, and you cannot infiltrate on fill, a basin will exist in the 100year floodplain, berm that wraps around. Tom Nanovic shared he was not sure the FAQ supersedes our SALDO. Anything specific in our SALDO pertaining to solar? No one was certain. If you are going to consider the ordinance definition of impervious applies to solar panels then we must report stormwater management assuming it is paved. If that is the case we need to put something in here to manage a volume and rate control component, difference in a two year volume. Pete's response is yes. Different ways to do it here. What we are hearing is these are considered impervious. How about a splashpad? Was there any discussion of grading during conditional use? No. Joe shared 90 percent of the solar projects they do meet the FAQ. Conversation alleviated from the driveway and went right to panels. Pete, so a lot of feedback given, produce a design, going through a cut and fill, just a fill, moving the floodplain line, what does the floodplain ordinance say, there are a lot of factors. They want to do the FAQ and the panels in the floodplain will be raised so the bottom of the panels are 18 inches above floodplain meeting the floodplain ordinance and then another stormwater facility for the driveway. We know we have

poor soils and cannot do stormwater, and we are trying to figure out a way to manage all the stormwater. Idea given to create a berm with slow release into the floodplain. Pete said you are in a floodplain so how good is the infiltration, does the FAQ apply when you are in a floodplain? The whole FAQ is to disburse the stormwater, in order to do that you have to gap everything.

**OLD BUSINESS:** None

**CORRESPONDENCE:** None

**OFFICIALS:**

**ADJOURNMENT**

Motion to adjourn by Robert Moyer Seconded by Jeffrey Hill. Motion passes 3-0 vote.

Time 7:00PM

Prepared from recording.