

MAHONING TOWNSHIP PLANNING COMMISSION MINUTES

Planning Commission Meeting of June 18, 2025

Meeting called to order by Patricia Snyder at 6:00 PM

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

ABSENT: Robert Slaw, Chairman

PUBLIC COMMENT: None

APPROVAL OF MINUTES: Meeting minutes of April 16, 2025 were approved on motion by Deborah McGowan. Seconded by Jeffrey Hill. Patricia Snyder, abstain. Motion passes 3-0 vote.

PLANS TO BE ACCEPTED:

Final Minor Land Development Plan over lands of Melo Enterprise LLC (Ashtown Drive Solar) Robert Moyer made a motion to accept the Final Minor Land Development Plan over lands of Melo Enterprise LLC. Seconded by Jeffrey Hill. Motion passes 4-0 vote.

PLANS TO BE REVIEWED:

Final Minor Land Development Plan over lands of Melo Enterprise LLC (Ashtown Drive Solar) Sal Mello applicant commented on the LTL review letter dated June 12, 2025. The comments are quite lengthy, and my client will need time to address them. He would have hoped they would have received the comments in a timelier manner. Pete clarified be at the next meeting and have your client at the next meeting. The client can reach out in between to address comments if need be. His engineer will contact Pete. Sal questioned the trees on the neighboring property and shared they are a certain level of age, and the trees encroach onto our property. Sections encroach and endanger neighboring trees; ordinance will not allow you to disturb the roots. Suggested coming up with a solution. It inhibits by the ordinance; you comply or not-comply; come up with solution not to impact the roots of the trees owned by neighbors.

Deborah McGowan made a motion to table. Seconded by Jeffrey Hill. Motion passes 4-0 vote.

NEW BUSINESS

Sketch Plan Jeffrey & Tara Hill and Steven and Annette Hill

Informal sketch plan presented for comment by Bruce Steigerwalt. Hills own multiple properties in the townships, and they purchased a piece 33 plus or minus acres in name of Jeffrey and Tara and half goes to Steven and Annette Hill. They would like to divide in half, so half goes to Jeff and Tara, and half goes to Steven and Annette for estate purposes. It's a land locked piece. We thought we would annex lot 2 to Jeff, it doesn't have road frontage and never did. Property will be left to his son Corey eventually. Trying to do in steps if they don't do anything it will be no worse.

Anyway, to get an easement on paper, an easement to connect. No construction, no improvements. Non building waiver on plan remain agricultural wooded, not proposing no testing. Eliminate a lot line. Nonconforming lot because no frontage. Jeff will check with his brother. Deed from Jeffrey and Tara and Steven and Annette to Jeffrey and Tara and then second deed from Jeffrey and Tara to Jeffrey and Tara combining this into one. I don't like it as a separate track. Transfer this out of four names to two names and then another transfer. I need a temporary tax id parcel to be able to

convey it from the four of them to the two of them. Can I survey an easement, get an easement prepared, show it on here and record it. Or do I have to bring them into the group. Conceptionally does everyone agree? Jeff is trying to resolve an estate problem.

OLD BUSINESS:

N/A

CORRESPONDENCE:

Deborah McGowan made a motion to accept and place on file correspondence. Seconded by Jeffrey Hill. Motion passes. 4-0 vote.

Carbon County Planning Commission, Ivan Meixell Jr, Planner

RE: Land Development Review Melo Enterprises, Solar Renewable Energy. CCPC found many areas of nonconformance with SALDO. Recommend plan rejection.

LTL Consultants Ltd, Peter Eisenbrown PE

RE: Melo Enterprises, Ashtown Solar Project review letter dated June 12, 2025

OFFICIALS:

N/A

ADJOURNMENT

Motion to adjourn by Deborah McGowan. Seconded by Jeffrey Hill. Motion passes 4-0 vote.

Time 7:19PM

Prepared from recording.