

## **MAHONING TOWNSHIP PLANNING COMMISSION MINUTES**

Planning Commission Meeting of January 21, 2026  
Meeting called to order by Patricia Snyder at 6:00 PM  
Pledge of Allegiance

**ATTENDANCE:** Patricia Snyder, Deborah McGowan, Stephen Chuckra, Thomas Nanovic,  
Township Solicitor

**ABSENT:** Robert Slaw and Peter Eisenbrown, Township Engineer

### **NOMINATIONS FOR TEMPORARY CHAIRMAN:**

#### **MOTION**

Deborah McGowan made a motion to nominate Patricia Snyder as temporary chairman. Seconded by Stephen Chuckra. 3-0 vote. Motion carried

### **NOMINATIONS FOR CHAIRMAN:**

#### **MOTION**

Patricia Snyder made a motion to nominate Robert Slaw as chairman. Seconded by Stephen Chuckra. 3-0 vote. Motion carried

### **NOMINATIONS FOR VICE CHAIRMAN:**

#### **MOTION**

Deborah McGowan made a motion to nominate Patricia Snyder as vice chairman.  
Stephen Chuckra made motion for Deborah McGowan. Deborah McGowan declined nomination.  
Stephen Chuckra seconded for Patricia Snyder. 3-0 vote. Motion carried

### **NOMINATIONS FOR SECRETARY:**

#### **MOTION**

Deborah McGowan made a motion to nominate Patricia Snyder. Seconded by Stephen Chuckra.  
3-0 vote. Motion carried.

### **PUBLIC COMMENT:**

Carol Etheridge 1596 Twin Crest Drive

Asking question about the Mudrock Conditional Use Hearing and when I reread the application for conditional use it seems some of the elements were missing and I propose we use a checklist moving forward so all the information is there moving forward for the Planning Commission and the Supervisors. The appellant Mudrock Meadows, they don't appear as a corporation or an LLC and we don't have any indication of who these people are presenting the application and we don't have a specified interest for Mudrock Meadows in relation to the owner of the property Kelly Follweiler; that it is confusing on that application trying to piece together all the parts. What can we do to address that? Do we address that here or at the Conditional Use Hearing? Tom: You will address at the Conditional Use Hearing; but going forward it would be nice to have a more complete application. Pat: I always thought they did sign it; it is an easy fix. Tom: It would be nice to if it's an artificial entity who are the officers, owners, whoever. So, we know their names. Pat: I'm going to play devil advocate here. So, she's already done the research, and she is technically a legal corporation. Are we opening ourselves up? No, you do not need to be a corporation to make an application. Carol: I am having a conflict with the owner of the property, Kelly Follweiler, I see her signature nowhere. I don't see a document giving authority to Mudrock

Meadows. That is what worries me. We don't have a document with signature of owners. Pat, but on the zoning application we do have signatures from owners, don't we? Stephen: If I were going to start an LLC, which would be the first thing to limit my liability. They can take a lot of resources you put into the business; but they cannot come after your house. Is it appropriate for someone to say they are an LLC and their application gets approved and then going forward they can register with the secretary of state to get an LLC license? On the application there is nowhere saying Kelly Follweiler, I agree with this. Deborah: The two daughters showed up for two meetings and say it belongs to their mom and where is mom. Mom is not here and they don't have legal representation. They have an engineer and he can't question anybody he can present what he has laid out in the plans. Did we tell these girls that they should have something in writing? Tom, what's going to happen at the hearing if the Board wants something in writing then we must continue it, we don't turn them down for something like that. Tom I assume they have permission from their mother; I assume they will testify that they have permission. Pat I remember the old zoning book when we did a conditional use hearing in the past we always had conditions they had to meet and it's hard to follow those conditions in this book. Especially with a banquet hall, we tell them it's permitted in a certain area but don't have anything they should meet. When did we do that? Pat: if we are going to have a conditional use make sure there are some options with certain conditions. Tom: Usually there are, for warehouses we have minimum lot size, access to highway. Pat, we took a step back with this new zoning. Stephen, the old criteria were meeting places and banquet halls and things that they have conditional use, suggest if there is something useful in there to update our current ordinance. Tom, banquet halls are not the only thing that needs to be addressed. Pat we need to address banquet halls, solar farms and daycares. Stephen, would you like me to find relative language for meeting places, banquet halls? Pat you are all doing workshops now. Yes, they are scheduled for February 9<sup>th</sup> and March 9<sup>th</sup>. Data centers or solar next? Tom, recommend a land use planner for Data Centers. Solar farms on February 9<sup>th</sup>.

**APPROVAL OF MINUTES:**

**MOTION**

Deborah McGowan made a motion to accept minutes from December 17, 2025 Planning Commission Meeting. Seconded by Stephen Chuckra. 3-0 vote. Motion carried.

**PLANS TO BE ACCEPTED:**

**PLANS TO BE REVIEWED:**

**NEW BUSINESS:**

**OLD BUSINESS:**

Final Minor Land Development Plan over lands of Melo Enterprises LLC (Ashtown Drive Solar):  
(time expires 2/11/26)

**MOTION**

Patricia Snyder made a motion to reject final minor land development plan over lands of Melo Enterprises LLC-Ashtown Drive Solar conditioned upon Peter Eisenbrown review letter of June 12, 2025, unless the Board of Supervisors receive a letter of extension by February 11, 2026. Seconded by Deborah McGowan. 3-0 vote. Motion carried.

**CORRESPONDENCE: N/A**

**OFFICIALS:**

Stephen Chuckra: I did some research regarding solar and found the Weissport sub station would

be the servicing substation for the Ashtown Road Solar Project and that it is basically three miles from that site and I know that does not influence our decision at all because the SALDO says you have to be three miles.

Patricia Snyder: Center Street is pothole city. I thought you were going around cleaning up properties, what about that trailer that sits on 209? Deb replied we have had it on the list forever; we hired a new zoning officer.

### **ADJOURNMENT**

Patricia Snyder made a motion to adjourn at 6:53PM. Seconded by Stephen Chuckra. 3-0 vote. Motion carried.