MAHONING TOWNSHIP PLANNING COMMISSION MINUTES

Planning Commission Meeting of August 19, 2026. Meeting called to order by Robert Slaw at 6:00 PM. Pledge of Allegiance

ATTENDANCE: Robert Slaw, Chairman; Patricia Snyder, Vice-Chairman and Secretary; Deborah McGowan, Member; Stephen Chuckra, Member; Peter Eisenbrown, Township Engineer; Thomas Nanovic, Solicitor and Megan Nanovic, Solicitor

PUBLIC COMMENT: None

APPROVAL OF MINUTES:
Deborah McGowan made a motion to approve the minutes from May 20, 2026 Planning Commission Meeting. Seconded by Stephen Chuckra. 4-0 vote. Motion carried.

PLANS TO BE ACCEPTED:
BTS Lehighton Land Development Sketch Plan
Stephen Chuckra made a motion to accept the BTS Lehighton Land Development Sketch Plan. Seconded by Deborah McGowan. 4-0 vote. Motion carried.
Mike Muffley of Hanover Engineering and the project attorney were present on behalf of the client. The Board reviewed a conceptual sketch plan for the approximately 4.5-acre commercial property located at the corner of Route 443 and Mall Road. The property was previously subdivided, with the larger rear portion owned by another entity and not included in the current development proposal. The applicant is considering development of the 4.5-acre site primarily for a bank, with possible fast-food and smaller commercial uses. The proposed development would contain approximately 8,000 square feet of building area. The site has some slopes and presents challenges related to access, drainage, and existing site conditions. The applicant is considering access from Mall Road as well as access to Route 443. A second primary entrance and exit along Route 443, generally across from existing businesses, is also being considered. PennDOT approvals and coordination will be required. A scoping meeting with PennDOT is anticipated, and PennDOT approval was identified as one of the biggest hurdles for the project.
Robert Slaw noted that there are approximately seven fast-food restaurants in the area. He also discussed the existing lot to the east that is intended to function as a common driveway/farm access. The residual lot is a separate parcel. No specific business user has been finalized at this time. The Board questioned whether PennDOT would permit traffic to exit onto Mall Road without the installation of a traffic signal. The applicant indicated that the proposed access would be intended to be a low-impact access. The applicant is also considering sharing a portion of the existing drive, extending toward Giant, which is currently utilized for truck traffic.
Drainage and watercourse issues were discussed. The applicant is considering relocating a drainage channel/watercourse. The applicant has not yet confirmed with DEP whether the

proposed work would require approval or could qualify for a waiver based on the size of the disturbance. This will need to be evaluated if a driveway is proposed through that area. Wetlands are present in the corner of the property. It was also noted that existing drainage from the Giant and Taco Bell properties flows toward this area, which will need to be addressed as part of the stormwater and drainage design. The applicant emphasized that this is only a sketch plan and is being submitted for preliminary feedback. The applicable fee has been paid, but no formal time clock is running. The applicant requested review and comments from the Board and engineer. Pat commented that the current plan does not show loading areas for the proposed buildings. The applicant responded that loading areas will be determined once the actual uses are established.
Pat stated that she was not in favor of an entrance onto Route 443 and recommended that access be provided from Mall Road. The Board also questioned whether a traffic signal would be required. It was noted that this would depend on the traffic volumes and PennDOT's review. The proposed bank drive-through was also discussed. Pat indicated that locating the drive-through in the middle of the development could create problems and suggested that it would be better located toward one end of the site.
The Board noted that loading areas could become an issue given the anticipated traffic and circulation. It was also discussed that corporate box stores and similar commercial users often have specific site and loading requirements that would need to be considered once an actual tenant is identified. Pete shared that there was not a great deal to review at the conceptual stage. He asked whether the development would connect to public sewer and noted that there does not appear to be public water available. The applicant will need to address how water and sewer service will be provided, including fire-flow requirements if applicable. Pete also raised significant concerns regarding site circulation and stated that, as currently configured, a tractor-trailer would not be able to negotiate the proposed. This will need to be addressed through revisions to the site layout and turning movements. Pete will review sketch and will have a review letter for next PC Meeting.

Recorder died; notes taken from PC Member and Engineer to complete remainder of agenda.

PLANS TO BE REVIEWED: None

NEW BUSINESS:

Bruce Steigerwalt Engineer informal discussion regarding St. Johns Evangelical Lutheran Church Subdivision (divide existing cemetery from the church building and parking lots). If the congregation folds what happens to the cemetery? Three variances would be needed; 6ft setback for church building (graves are close to church), impervious and lot size. The use needs to be verified.

Oriel Planning Modules (reviewed and executed by Ian Farrell, SEO; Pat will need to execute if acceptable): Planning Commission recommends approval to Board of Supervisors

Mahoning Township Board of Supervisors Subdivision: Planning Commission recommends moves forward to the Board of Supervisors for additional concurrence to move forward.

OLD BUSINESS:
None.

CORRESPONDENCE:
None

OFFICIALS:
None.

ADJOURNMENT:
Meeting adjourned 7:19PM.