MAHONING TOWNSHIP PLANNING COMMISSION MINUTES

Planning Commission Meeting of September 16, 2026. Meeting called to order by Patricia Snyder at 6:00 PM. Pledge of Allegiance

Patricia Snyder welcomed Bruce Steigerwalt back to the Board and shared he was sworn in earlier.

ATTENDANCE: Patricia Snyder, Vice-Chairman and Secretary; Stephen Chuckra, Member; Bruce Steigerwalt, Member; Peter Eisenbrown, Township Engineer; Thomas Nanovic, Solicitor and Megan Nanovic, Solicitor

ABSENT: Robert Slaw, Chairman and Deborah McGowan, Member;

PUBLIC COMMENT: None

APPROVAL OF MINUTES:
Stephen Chuckra made a motion to approve the minutes from August 19, 2026 Planning Commission Meeting. Seconded by Patricia Snyder. 2-0 vote. Motion carried.

PLANS TO BE ACCEPTED:
Melo Preliminary/Final Lot Line Adjustment Plan(Mill Road)
Stephen Chuckra made a motion to accept and forward to township engineer for review. Seconded by Patricia Snyder. 3-0 vote. Motion carried.

DiCarlo Family Lmtd. Sketch Plan
Matt Mazella of Dynamic Engineering, representing the applicant, DiCarlo Family Limited Partnership, presented a Sketch Plan for the property located at 127 Blakeslee Boulevard East.

The applicant is proposing a 6,529-square-foot convenience store with six straight fueling canopies providing twelve fueling positions, while maintaining the existing Pizza Hut. The convenience store will also include a new “fly-free” pickup design. The applicant clarified that this is not a traditional drive-through, as there will be no ordering window. Customers will place orders through an app and proceed through a designated line to pick up their orders at the window.

The proposed convenience store would provide 60 parking spaces. The Pizza Hut parking area would be reconfigured to provide approximately 31 spaces. The project is anticipated to include three parcels, with shared parking and access arrangements among the three lots. The third parcel is currently vacant and is anticipated to accommodate a future user; however, the current application is limited to the convenience store and Pizza Hut.

Regarding access, the applicant is proposing a full-movement driveway on Blakeslee Boulevard and a separate full-movement driveway on Mahoning Mountain Road. The applicant's traffic engineer, Benchmark, has been working with PennDOT through the Traffic Impact Study (TIS) and driveway review process. Following completion of the land development plans and the PennDOT process, the applicant anticipates submitting the required Highway Occupancy Permit (HOP) plans.

The applicant stated that a zoning analysis had been completed and that no variances were identified as necessary, with the possible exception of an issue involving the property line associated with the reconfigured Pizza Hut parcel. The applicant explained that the property is

currently configured so that a side lot line essentially runs through the existing Pizza Hut building. Under the proposed subdivision, the new configuration would provide approximately a five-foot offset from the building.

The applicant indicated that public water and public sewer are intended to serve the development, although those arrangements are still being finalized.

A sidewalk connection is proposed from the convenience store to the intersection with Route 443. The existing ADA ramp at the intersection would be utilized.

Questions were raised regarding tanker truck circulation given the steep grade of Mahoning Mountain Road. The applicant stated that tanker truck movements are anticipated to occur from Blakeslee Boulevard, although vehicles could exit onto Mahoning Mountain Road.

Stormwater management is currently being developed. The applicant indicated that drywells are proposed at approximately 30 feet and that stormwater management will primarily utilize underground facilities. The applicant also noted significant topography toward the rear of the property and stated that the design is intended to avoid creating a large hillside disturbance in that area.

The applicant plans to conduct a pre-meeting with the Conservation District. Questions were raised regarding lot coverage and impervious coverage, and the applicant indicated that these requirements are being evaluated as part of the ongoing design.

The applicant explained that the subdivision would establish three lots, along with the applicable shared access, parking, HOA, and common-element provisions. Following the subdivision, separate preliminary and final land development plans are anticipated. The applicant indicated that, ultimately, two plans would be submitted to the Township.

Questions were raised regarding fire suppression requirements. The applicant stated that the fueling canopies would have fire suppression equipment, while the convenience store itself would not require a fire suppression system beyond the proposed sprinklers associated with the building. The applicant also indicated that food would be heated on the premises.

It was confirmed that the proposed convenience store would sell beer and wine and would include approximately 30 indoor seats for customers. The facility is proposed to operate 24 hours per day, seven days per week**.**

Bruce Steigerwalt asked whether D&G Associates, identified as property owners, were involved in the application. The applicant explained that there is common ownership between the properties. It was also noted that the existing Pizza Hut was constructed with an in-ground septic system and that the proposed project would not disturb the existing pond.

Discussion also addressed the municipal boundary and a line shown through the pond area. It was noted that the subdivision plan may involve property located within two municipalities.

Pat commented that the entrance from Route 443 was her primary concern and asked whether the applicant had reviewed the property across the street to determine whether the proposed driveway alignment could correspond with the existing driveway.

Stephen Chuckra asked whether the applicant would provide the Township with PennDOT's scoping comments. It was indicated that the scoping meeting had essentially been completed.

Traffic signal requirements were discussed. Pete noted that the proposed access and traffic conditions could potentially result in a signalized intersection. Discussion included determining

responsibility for any future signal and the limitations associated with Mahoning Mountain Road, including the difficulty of widening the roadway to accommodate a dedicated left-turn lane.

Pete suggested that the applicant consider establishing a maximum trip generation limitation for Lot C that would remain below the threshold requiring a traffic signal. If a future development on Lot C were to generate sufficient traffic to require a signal, responsibility for and participation in the signal improvements could then be addressed with the future developer.

The Planning Commission continued to discuss the proposed use, including the fueling component and fire suppression requirements.

Following discussion, Stephen Chuckra made a motion to forward the DiCarlo Family Limited Partnership Sketch Plan to the Township Engineer for review. Bruce Steigerwalt seconded the motion 3–0 vote. Motion carried.

PLANS TO BE REVIEWED:

BTS Lehighton Land Development Sketch Plan

Pete shared review letter dated September 11, 2026. The developer not present tonight. Note 10 on the record plan requires improvements to Mall Lane when either Lot 1 or Lot 2 is developed.

- The applicant is proposing an entrance onto Route 433, subject to PennDOT approval.
- If PennDOT permits access onto Route 433, that would provide a relief point and reduce the amount of traffic that would otherwise be directed onto Mall Lane.
- If PennDOT does not permit the Route 433 access, Mall Lane would carry all the additional traffic. In that case, it may be appropriate to require improvements to Mall Lane, including a three-lane section.
- The proposed three-lane configuration could provide separate lanes for:
    - Right-turn traffic;
    - Through traffic; and
    - Left-turn traffic.
- A traffic signal is not currently proposed or required. However, when Lot 2 is ultimately developed, a signal at Mall Lane may become necessary and remain a possibility for future consideration.
- The need and extent of Mall Lane improvements will depend in part on what access PennDOT ultimately permits at Route 433.
- It would be beneficial to obtain a letter from Ryan zoning

NEW BUSINESS:

Proposed Amendments to the Mahoning Township Zoning Ordinance Establishing regulations governing DATA Center and DATA Centers Accessory Uses

Discussion took place regarding proposed ordinance. Stephen thought it was comprehensive other than a few misspellings. Shared quarterly reporting requirements for water draw down replenish rates in the well; obviously they are using a data logger. My suggestion would be just don't allow the operator of a DATA Center to report on a quarterly basis; but we require to have their data logger update a website that is accessible to our water authority so they can see what is happening in real time and not be dependent on DATA Centers views on how much water they are using. What are the local sewer authority's planning this is an industrial waste discharge not a sewer discharge. Cover the intermunicipal connections and have conversation in a leisurely timeframe. Prior to this point we had not reached out to our Authorities? Carol part of the process to incorporate water and sewer authority. Bruce what is a DATA Center? I thought this was all in the cloud. It's a component of the cloud. Big buildings full of data servers. Where will they be allowed to be located in the township? Commercial and Industrial area zones. Industrial zones don't have

access to public water and sewer. We are very limited to public water and sewer. It addresses water. Concessus of commission to proceed forward with ordinance and make amendments need be moving forward.
Steven Chuckra made a motion to recommend approval of Data Center Ordinance and DATA Centers Accessory Uses Seconded by Patricia Snyder. 2-0 vote. Bruce Steigerwalt abstain.

OLD BUSINESS:
Mahoning Township Subdivision
Pete is working on the plan.

CORRESPONDENCE:
LTL Consultants, Peter Eisenbrown, Township Engineer
BTS Lehighton Land Development Sketch Plan review letter dated September 11, 2026

OFFICIALS:
Pat welcomed Bruce back.

Tom and Pete welcomed Bruce back, wealth of knowledge its wonderful

ADJOURNMENT:
Stephen Chuckra made a motion to adjourn. Seconded by Bruce Steigerwalt. Meeting adjourned 7:03PM.