

April 10, 2017

The regular work shop and a special advertised meeting regarding a rezoning request of the Mahoning Township Supervisors was held this evening at the Mahoning Township Municipal Building at 5:30 PM.

Members of the Board present:

Ken Woodruff, Chairperson

Bill Lynn, Vice Chairman

T. S. Scott, Supervisor

Solicitor Ryan Tira

Police Department Sean McGinley

Treasurer, Ken Houck

Secretary Joe Oberdorf

Zoning Officer Dean VonBlohn

Lloyd Craig, Street Department

Water and Sewer Department

Leslie Young, Fire Chief East End Fire Company

Also attending were Joe Sylvester, Danville News, Bryan Campbell, Molly Shultz, Grace and Dick Mensch, Ann Johns, Barry Hartman, Henry Eyer, Mark Gatski, Cathy Nicolardi Gatski, Cindy & Larry Smith, Kathy Mordan, Katherine Brady, Nancy & John Whelan, Stephen Keyser, Todd Keyser, Todd Desoba M CCD, Sean Levan M CCD, Joe Diehl and Jim Wolf.

Solicitor Tira chaired the meeting and he stated the reason for the Public Hearing was a request for a zoning change. He further stated the public meeting that T & S Realty for the property (single lot) located at the rear of 1605 Bloom Road be changed from Commercial Office (C-O) district to Moderate Density Residential (MR) district which would amend the Zoning Map. Zoning Officer Dean VonBlohn reported that 105 letters were sent out to nearby residents with 6 returned. Dean also read from the Zoning Ordinance Section 250-79 regarding amendments to the Zoning Ordinance. The Planning Commission recommendation to the Supervisors was that a 1.67acre lot to be zoned MR (Moderate Density Residential) which is more contiguous of the area. The Solicitor then allowed the public to ask make comments or ask questions. Mark Gatski lived there for 30 years and he was told that for 99 years there would be no change and he also wanted to understand the zoning structure.

Dean VonBlohn then explained that he did not know of any 99 year clause and the change recommended by the Planning Commission would make the zoning for the lot a MR (Moderate Density Residential) and the current zoning is C-O (Commercial Office).

Katherine Brady reported she lives nearby in the farm house and a single family wouldn't be bad because she was concerned about water runoff and she thought it would still be 1/3 acre for zoning and she asked regarding the lot size currently in effect for that area. VonBlohn confirmed the 1/3 acre. Stephen Keyser then wanted to know if there was an option and in lieu of that rezoning.

Supervisor Scott said something about the decision tonight would change the zoning if they wanted to change it back, they would have to re-apply.

Joe Diehl was concerned about the water runoff and this was also being echoed by Henry Eyer.

Keyser noted any improvement of that kind must require a storm water plan and less water is to be released with detention ponds according to new regulations.

Vice Chairman Lynn also reported that he has spent time and attention regarding the water runoff and since he moved here years ago the stream has enlarged from 3 feet wide and 3 feet deep and now the stream is 27 feet wide and 9 feet deep.

Stephen Keyser again responded that the new regulations require detention ponds.

Supervisor Scott noted that tonight the Board will be voting on the change unless the request is rescinded. At that point, Keyser asked for a decision on the request. Supervisor Lynn moved to close the hearing at 5:49 pm and this was seconded by Supervisor Scott. Motions passed. Vice Chairman Lynn then made a motion to approve the Planning Commission's recommendation to change the C-O (Commercial Office) to MR (Moderate Density Residential) and Supervisor Scott reported that in keeping with the Planning Commission recommendation that he seconded the motion. Motions passed.

**ZONING DEPARTMENT WORK SESSION REPORTS:** Dean VonBlohn reported the following: 1. The owners of the properties on Middle and Lower Streets are making progress on the conditions concerning property maintenance, and there are still several properties at other locations that need attention. (2) Construction and building permits are somewhat slower now this year than in the past. (3) Action is needed at the Public Hearing. (4) Nothing new has been submitted on the Cluster Development report since last month.

Engineer John Mazich had nothing to report.

**STREET DEPARTMENT REPORT** Lloyd Craig Lloyd reported (1) that PPL is continuing with a company hired to cut down trees in some areas of the township, (2) the Street Department has cleaned up sod plowed on the plowed areas, (3) a total of 2 hours of overtime since last workshop meeting, (4) pot hole repair on Middle Street, (5) All winter equipment has been cleaned and stored and all summer equipment is ready, (6) the vacuum and water pump, and two idler pulley bearings were installed on the 1997 F-350 and this is the vehicle scheduled for replacement. , (7) and street sweeping and power brooming have been completed and he has some residents reporting the vacuum sweeper could have done a better job. He will call a resident on Tuesday for more details.

Items than need the Boards input and approval next week are (1) he is also waiting on Bradco's pricing for the up-fitting to complete the new truck specs, (2) a sinkhole opened in Edgewood Development, and Lloyd is confident it is not our storm water pipe. However, in trying to determine the location of our pipe, we ran the sewer departments camera down the pipe and it was found to be in bad shape. The storm water drain pipe is approximately 8" to 10" out of round shape in some areas and he suggested that an engineer be hired to oversee projects so that problem wouldn't happen in the future. VonBlohn thought this was a good idea at a pre-construction meeting. Lloyd also reported an orange safety fence has been installed at the site. (3) Lloyd would like to have the paving list approved and be placed out for bid. (4) Since March 13, Lloyd reported 107 man-hours of overtime for snow removal and clean up after storms, and 6 man-hours on the water break on Bloom Road. (5) The winter storm Stella on March 14 and 15 complied the overtime, equipment cost and material costs for our most expensive 48 hour period and we submitted the information to Montour County for forwarding to the Commonwealth was \$12,278.39. However, the Commonwealth did not meet the minimum federal requirements, so no funds were available. (6) Lloyd believes it is time to disperse the 1999 International Dump Truck.

Lloyd's schedule for paving in 2017 with a target tonnage of 2360 is as follows:

Edgewood Dive	450
Wildwood Drive	130
Palmer Drive	115
Towerview Cr.	533
Catherine Drive	115
Mateo Drive	527
Locust Lane	100 (from Kingsley to the end)
<b>Total tons</b>	<b>1970</b>