

October 10, 2016

The regular workshop meeting 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

Township Engineer John Mazich, Uni-Tech

Charles Dietterick, Police Department

Treasurer, Ken Houck

Secretary Joe Oberdorf

Zoning Officer Dean VonBlohn

Lloyd Craig, Street Department

Also attending were Joe Sylvester, Danville News

Chris Krepich, Press Enterprise

Marlene Gunther

Mary Ann Landi

Tom Landi

Officer Matt Gerst

ZONING DEPARTMENT REPORTS:

Zoning Officer Dean VonBlohn presented three documents and reported (1) at the September Workshop he met with township engineer John Mazich and a representative of CMT Laboratories to arrange a core sampling to be conducted at the Woods of Welsh Whispering Hills Subdivision. He did state his concern with the subbase depth. VonBlohn stated John Mazich report will address those issues. (2) He noted the appointment of Richard Phillipkoskie to the Zoning Hearing Board and he will be needed at the October 13th meeting. (3) He reported the September request by Robert and Lorraine Birth with a property located 1700 feet from the nearest water main and the cost of such hook up to the public water system would be about \$64,000.00 (letter dated September 27, 2016). VonBlohn did say the Subdivision Ordinance under section 211-29 (copy attached) the property owner where a water system is within 3,000 feet should hook up, however the ordinance reads if the connection to the system is feasible. Engineer Mazich reported the typical hook up distances for water and sewer is 150 feet to 200 feet in the ordinances that he has seen. To connect to the water main several properties and driveway would have to be crossed and/or cut. Vice Chairman Lynn and Lloyd Craig thought that would require a utilities easement through each property. After a brief discussion with several supervisors, VonBlohn did believe the ordinance should be addressed in the future to review the required distance to mandatorily connect to the water line. (4) He reviewed the side-walk complaint but didn't have a final report on this as he went on vacation last week.

(5) VonBlohn also received a complaint about the cat population of cats on Crestwood Drive. It was noted during the discussion this matter was looked at several years ago by other communities but the enforcement became very costly. Vice Chairman Lynn reported that Danville may be looking to adopt an ordinance regarding cats. The supervisors thought that research may have to be done regarding this matter. (6) A complaint was received regarding a person operating a "Bed and Breakfast" establishment in a residential district. VonBlohn noted the Zoning Ordinance requires that Bed and Breakfasts are only allowed in the Agriculture and Forrest District and the owner will be notified this week about the violation.

Supervisor Scott had been contracted by a resident that requested to have signs "Watch Children" on Palmer Drive. Supervisor Scott asked that this should be put on the agenda.

Marlene Gunther wanted to know about the lot next to her house and businesses springing up everywhere. "Home Occupations" report their business to the township. Vice Chairman Lynn reported that when he is asked about such business, a permit has to be required. Chairman Woodruff stated this issue and possible answers would be done. Woodruff noted the solicitor will be contacted.

ENGINEER'S REPORT

Engineer John Mazich presented his report and he believes the Final Land Development Plan Woodbine Campus Expansion should be approved. Mazich also presented a letter dated September 21, 2016 with his review and comments on the Campus Expansion.

(2) He also reported on the meeting with Brian Kissinger regarding the core samples, (See attached document) and the core samples. His report also shows there were several other issues discussed including reestablishing the roadside swales and inlets to the original design and problems with existing driveway/swale crossings, stormwater facility maintenance and the requirements for adjusting valve boxes, tops of manhole castings etc. to the new paving. Mazich reported that he had not seen the core samples. Chairman Woodruff and Craig noted their concern regarding the subbase (depth) and the conditions of the subbase core samples.

POLICE REPORT

Officer in Charge Dietterick presented the report which included that officers Fenstermaker and Yashiewicz will be participating in a week-long training in New Mexico with the SWAT team and all cost are being paid by Homeland Security. The police would also like to purchase two bar card scanners (\$378.00 each) and if approved Dietterick will secure a grant through the North Central Highway Safety Network and Penn DOT to purchase two additional scanners so each care would have a scanner. The monthly police report also showed Traffic citations issued were 57, Criminal complaints 2, 10 Written warnings and 258 Parking tickets issued and Incidents this month were 158.

MAHONING TOWNSHIP SUPERVISORS WORKSHOP

ZONING OFFICERS REPORT

October 10, 2016

1. At the September Supervisors workshop, I reported on some of the conditions that were addressed by the owner of the Woods of Welsh project. On September 16th Mr. Woodruff, John Mazich and myself met with a representative of CMT Laboratories to arrange for the core sampling to be conducted. It is my understanding that the core sampling conducted by CMT may not be conclusive enough to evaluate the depth of the subbase. I don't have any further information regarding the core sampling, or what the next step may be.
2. The open alternate position on the Zoning Hearing Board has been filled by Mr. Richard Philipkoskie, we will be putting him to work right away, he will be attending the Zoning Hearing on Thursday, October 13th to fill in for one of our regular members.
3. Also at the September workshop a residents reported unsafe sidewalk conditions in several areas of the six, seven and eight hundred blocks of Bloom road. Prior to going on vacation I looked at the North side of the street and found one area where unsafe walking conditions were questionable. I have not had time to complete my evaluation of the South side or record anything on camera. I hope to have a thorough report for you at the November meeting.
4. Also at the September meeting I noted that there was a question about the feasibility of requiring a new single family residential structure to be connected if it is within 3000 feet of the Township's water supply, (if feasible). On September 30th I forwarded a copy of a letter of request from Robert Birth asking the Supervisors to consider allowing them to drill a well at an estimated cost of \$4000.00 instead of installing a water line for a distance of 1400 to 1700 feet, along with a pressure pump at a cost of an estimated \$64,000.00, that letter is attached to a letter from me, concurring with the request.
5. Just prior to going on vacation a complaint was filed informing me that a bed and breakfast was operating just off of Ridge Road on Palmer Drive, the ordinance does not allow for bed and breakfast operations in the HR High Density Residential District, the only district they are allowed in is the A/F Agricultural/Forest District (by Conditional Use). I will be contacting the owner of the property with a letter of violation this week.
6. I have received a complaint about the cat population of cats on Crestwood drive.

Respectfully submitted,

Dean VonBlohn

Mahoning Township Zoning Officer

1. **UTCE File No. 0580-111-000**
Final Land Development Geisinger Woodbine Lane

On September 21, 2016, our office received a set of plans entitled, "Final Land Development Plan Woodbine Campus Expansion Mahoning Township, Montour County, Pennsylvania, Geisinger," last revised September 16, 2016, prepared by Borton-Lawson Engineering. Please see a copy of my September 21, 2016 review, a copy of which is attached.

Recommended Action: **I recommend the Supervisors give final approval to the plans.**

2. **UTCE File No. 0580-018-000**
Woods of Welsh Whispering Hills

As a follow up to our September 12, 2016 field meeting between Township representatives, the owner Brian Kissinger, the paver Andy Solbakken of Eby Paving, and me, CMT Labs conducted a core sampling program on September 20 – 21, 2016 consisting of coring at twenty nine locations in the pavements of Homestead Court, Terre Lane, and Woodland Drive. Below is a summary of the coring results:

Wood of Welsh Whispering Hills Pavement Coring Base Course Depth Results				
Street	Number of Cores	Base Course $\geq 4.5"$	Base Course $< 4.5"$	Average Base Course Depth
Homestead Court	3	3	0	5.08"
Terre Lane	12	11	1	4.64"
Woodland Drive	14	6	8	4.51"
Total	29	20	9	4.62"

1 Does not meet Township Minimum Design Standards for Public and Private Streets, §211-26 Table 1, in the Mahoning Township Code which requires a minimum compacted base course depth of 4.5 inches.

As seen above, the base course of Homestead Court and Terre Lane meet the requirements of Table 1 and are in adequate condition to have a leveling course placed to provide a relatively smooth surface for the 1.5" (compacted depth) wearing course. My opinion is that while Woodland Drive on average has less depth to its base course, an average of 4.2" for the eight locations not meeting the minimum, the difference is minor and should not reduce pavement strength, wearing characteristics or lifespan. Woodland Drive should also receive a leveling course to be followed with 1.5" of wearing course.

The Owner should direct the paving contractor to provide the Township with a paving plan that when implemented will meet to design requirements of §211-26 Table 1. Minimum Design Standards for Public and Private Streets as excepted above.

This recommendation does not include the Homestead Court – Terre Lane intersection which is to receive a full depth pavement replacement as discussed in my September 2016 Engineer's Report. The extent of the full depth replacement will be determined in the field.

Related to the paving were several other issues discussed with the owner last month including reestablishing the roadside swales and inlets to the original design, problems with existing

driveway/swale crossings, stormwater facility maintenance and the need to contact the Mahoning Township Authority to get their requirements for adjusting valve boxes, tops of manhole castings, etc to the new paving. Also discussed was the potential installation of approximately 385feet of guiderail.

The work discussed above is all on non-Township property. Therefore the Township is not in a position to dictate how the work is to be completed. However, the Township has made clear its stand on the conditions that must be met for the Township to entertain an offer of dedication for the streets and stormwater management facilities within the road rights of way.

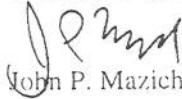
The Township also needs to address what is to be done with the Valley Township portion of Terre Lane.

Recommended Action:

Have the owner's paving contractor submit a paving plan describing the proposed work to be completed, materials and material depths to be used, extent of the full depth pavement replacement and how they propose to address the additional 1.5" of pavement depth at existing driveways.

END OF MEMO

Submitted by:



John P. Mazich, P.E.



September 21, 2016
File No. 0580-111-000

Board of Supervisors
Mahoning Township
1101 Bloom Road
Danville, PA 17821

RE: Review 2: Plans entitled, "Final Land Development Plans Woodbine Campus Expansion Mahoning Township, Montour County, Pennsylvania, Geisinger," last revised 9/16/2016, prepared by Borton-Lawson Engineering, Sheets CS1, CS2, C100 through C105, C200 through 204, C301 through 305, C401 through 406, C501, C601, C602, C701 through 711, and C901 through C912

Dear Supervisors:

A review of the above referenced plans received by our office September 21, 2016, has been made for compliance with the Code of the Township of Mahoning, *Chapters 202 Stormwater Management, 211 Subdivision and Land Development and 250 Zoning*. The following comments on the plans are offered for your consideration:

Chapter §202 Stormwater Management

No comments.

Chapter §211 Subdivision and Land Development

- 16.B.(13) Obtain a Mahoning Township Driveway Permit. Refer to Chapter §207-23 Street and Sidewalks.
- 16.B.(16) Indicate that financial security will be in place to cover a guarantee of the integrity of installed improvements.

Chapter §250 Zoning

No comments.

The comments carried over from my review of this project dated September 9, 2016, as listed above, are not of a nature that should delay final approval of the plans as presented. I recommend the Supervisors give final approval to the plans.