

MAHONING/COOPER TOWNSHIPS
PLANNING COMMISSION MINUTES
JULY 3RD 2023

1. **CALL TO ORDER:** Chairperson Kathy Mordan called the meeting to order at 5:30 PM.
2. **MINUTES:** No minutes since May 1, 2023, due to repetitive reviews of the Comp. Plan.
3. **ATTENDANCE:** Kathy Mordan, Marlene Gunther, Bill Lynn & Mike Benjamin all members of the Commission, Engineer Andrew Barton, Jim Dragano & Dean VonBlohn, Zoning. Also attending was Supervisor Glen Cromley.
4. **NEW BUSINESS:** No New Business.
5. **OLD BUSINESS:** Continuing review of Comprehensive plan, along with Drew Barton presenting, the final form of the Plan for first review prior to 1st public hearing.
6. **COMMENTS:** there were several comments on the draft summary submitted by Drew Barton.
They were topics of possible improving this draft, improve storm water. Detention, improving recreation of playgrounds in residential areas. Add Danville Borough as supplier of water to lower, middle, upper streets area. Investigate Regionalization of special services between Danville Borough and Mahoning. Investigate starting Rental inspections and licensing requirements.
7. **RECOMMENDATION:** Send recommendations forward to the Supervisors to have the Planning Commission to advertise and hold the first Public Hearing.

ADJOURNMENT: Motion to adjourn by Bill Lynn seconded by Marlene

NEXT MEETING: 5:30 P.M. AUGUST 7TH, 2023

MAHONING/COOPER TOWNSHIPS
PLANNING COMMISSION MINUTES
AUGUST 7TH, 2023

1. **Call to order.** The meeting was called to order at 6:11 P.M.

2. **Minutes:** The minutes of July 3rd 2023 were approved as written, motion by Bill, 2nd by Marlene, unanimously approved.

3. **Attendance:** All members of the planning commission were present, also Engineer Drew Barton, along with Zoners, Jim Dragano & Dean VonBlohn.

4. **Visitors:** Nancy Whelan, Reporter Anna Wiest and John Whelan, Al Neuner, County Commissioner Dan Hartman and Barry Moore (Moore Energy).

5. **New Business:** Montour County 23-acre Subdivision. Drew Barton presented his plan Review where all comments were minor and would not impact approval. The property will be accessed from both ends. Motion to recommend approval by the Supervisors by Liz Brown 2nd by Bud Mottern, Unanimously approved.

6. **Comments:** There were several comments that would be addressed at the submission of the Land Development plan. The developer was reminded that the land development application must be presented to the Supervisors as a Conditional Use. Mr. Moore ask if he could submit his plan for the Land Development at the same time as the Conditional use.

7. **Adjournment:** Bill/Marlene @ 6:30 PM

NEXT MEETING: 5:30 P.M. SEPTEMBER 5TH, 2023

MAHONING/COOPER TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
SEPTEMBER 5, 2023

- 1.** The meeting was called to order at 5:37 PM
- 2.** The minutes for August 7th, 2023 were approved as written, motion by Bill 2nd by Liz.
- 3.** Attendance, Planning Commission members, Kathy Mordan, Liz Brown, Marlene Gunther, Bill Lynn, Bud Mottern and Mike Benjamin, also Jim Dragan and Dean VonBlohn.
- 4.** Visitors, Gesinger Representatives and Nicholas Argot (Borton- Lawson).
- 5.** New Business, Next subject was the conditional use applications for changing the Justin Drive II and Hughes Buildings designation in the Commercial Office Zoning District from Medical Office space a permitted use to Medical Clinics a use permitted by condition. Nicholas Argot explained that 63000 Sq. feet of the Justin Drive II building would be converted to General Medical Clinic space and Neurology Clinics. He also explained that 16990 Sq. feet of the Hughes Building would be converted to Outpatient Behavioral Health Clinics and Educational Nursing Schooling. There would not be any outside of the building's changes, parking would be more than adequate, traffic patterns would not change.
Motion to recommend approval of the **Justin II request**, by Liz Brown 2nd by Mike Benjamine (Unanimous).
Motion to recommend approval of the **Hughes request**, by Bud 2nd by Marlene (Unanimous).
- 6.** Old Business, Rezoning of Lower, Middle, and Upper. Started with a fair amount of uncontrolled discussion, broke off discussion and announced that a recommendation was not required.
- 7.** Adjournment, Motion by Mike 2nd by Marlene. 6:10 PM

NEXT MEETING OCTOBER 2, 2023

MAHONING/COOPER TOWNSHIPS
PLANNING COMMISSION MEETING MINUTES
OCTOBER 2ND, 2023

- 1.** The meeting was called to order at 5:30 P.M.
- 2.** The minutes of the September 5th meeting were approved as written, motion by Bill 2nd by Marlene, unanimously approved.
- 3.** Attendance, all Planning Commission members & Mike Benjamin Alternate, along with Jim Dragano, Dean VonBlohn & Engineer Drew Barton.
- 4.** Visitors, Geisinger Representatives, Acadia Representatives, and Cronk Engineers, along with several Mahoning Township Supervisors, and residents of Mahoning Township.
- 5.** New Business, a presentation by several members of Acadia presented an overview of the Proposed 96 bed Geisinger Behavioral Health Center, the 14-page overview is attached to these minutes. The need for the center was discussed, presently there are 48 beds available on Main Campus with a need for 227 leaving a deficit of 179. The cost of the project will be approximately \$ 34 Million.
- 6.** There were several comments and questions from the citizens and public officials regarding storm water, traffic impact, ingress, egress, security and privacy during pickup and delivery of clients.
- 7.** Engineer Drew Barton briefly discussed his Initial review dated Sept. 27 along with his transportation impact study dated October 2nd, presented to Cronk Engineers for their action and review. It was determined that they would submit their responses prior to the next Planning Commission meeting on November 6th, 2023.
- 8.** The meeting was adjourned at 6:30, motion by Bud second by Marlene. **Next meeting November 6, 2023.**

MAHONING/COOPER TOWNSHIPS
JOINT PLANNING COMMISSION MEETING MINUTES
NOVEMBER 6.2023

1. The meeting was called to order by Chairperson Kathy Mordan at 5:30 P.M.
2. All Members of the Planning Commission, along with Engineer Andrew Barton, Zoning officers Jim Dragano and Dean VonBlohn were present.
3. The Oct. 2nd Planning Meeting minutes were approved, Bill Lynn seconded by Marlene unanimously approved.
4. The Danville Borough minor subdivision of a single 20 Acre lot was presented for review. A recommendation for the Supervisors to approve was made by Bill Lynn, seconded by Liz Brown, and carried unanimously. This motion was to be presented for action by the Supervisors at their November 13th meeting.
5. The 2nd order of business, Acadia Healthcare/Geisinger Behavioral Health Center Central, was the response to the Townships Engineers review dated November 13, 2023. At the request of the applicant, they would like to respond at the December 4th Planning Commission Meeting, in order to implement several Responses. Planning Commission member Marlene Gunther made a recommendation 2nd by Bill Lynn to hear the applicant's comments and responses at the December 4th Meeting.

Liz Brown

With no further business to discuss ~~Bill Lynn~~ made a motion to adjourn with a 2nd from Marlene the meeting was adjourned at 6:15P.M.

Dean VonBlohn
Mahoning Township Zoning Officer

MAHONING/COOPER TOWNSHIPS
JOINT PLANNING COMMISSION MINUTES
DECEMBER 4TH, 2023

1. The meeting was called to order by Chairperson Kathy Mordan at 5:30 P.M.
2. The following persons were present, Planning Commission members, Kathy Mordan, Bud Mottern, Elizabeth Brown & William Lynn, Zoning Officers Jim Dragano, Dean VonBlohn, along with Engineer Drew Barton.
3. Minutes, of November 6th, 2023 (amended) Motion to approve by Bill Lynn, seconded by Liz Brown, unanimously approved.
4. New Business, Minor Subdivision and Preliminary/Final Land Development plans for Geisinger Medical Center Traffic improvements. (Nicolus Argot, Engineer), a brief discussion took place where questions were asked regarding adding a portion of Pine Barn to Main Campus, concerns about storm water run off during construction. There was no public comment at this time. Engineer Argot stated that this plan would be presented to the Commission at the January 2024 meeting. No further discussion took place.
5. Comments, no action was taken, it was noted the plans would be on the January 3rd meeting, agenda.
6. Adjournment: Motion by Liz, seconded by Bud

Next meeting: Wednesday, January 3rd, 2024