

Snyder County Planning Commission

Courthouse, P.O. Box 217 • Middleburg, Pennsylvania 17842-0217

Phone: (570) 837-4256 or (570) 837-4257

Fax: (570) 837-4345



MEETING AGENDA

--REGULARLY SCHEDULED MEETING--

Monday, January 19, 2021

7:00 p.m.

Basement Meeting Room
Snyder County Courthouse
Middleburg, PA

1. CALL TO ORDER
2. PUBLIC COMMENT
3. APPROVAL OF THE NOVEMBER 16, 2020 MEETING MINUTES.
4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES
 - A) Monthly Budget Report
 - B) Subdivision Review Report
 - C) Planning Office Report
5. OLD BUSINESS - None
6. NEW BUSINESS – From our November meeting until now.
 - A) 11/18/20 – Received Act 14 notification of the Shady Brook Bridge Project – this involves the replacement of an existing stream crossing that leads to the Shady Brook Campground.
 - B) 11/23/20 – Received hard copy notification of the installation of cellular wireless facilities being installed at 111 Marketplace Boulevard, and 973 N. Susquehanna Trail.
 - C) 11/23/20 – Received Act 67 notification for the expansion of the INSA Facility in Shamokin Dam Borough.
 - D) 11/23/20 – Received notification of Dale Maneval’s pending application for the renewal of his NPDES CAFO Permit for his existing operation.
 - E) 11/30/20 – Received a copy of the Zito Media Communications, LLC for the alteration of the crossing 950926P for the installation of aerial fiber optic cable at the intersection of Pawling Station Rd and the Norfolk Southern Railroad in Penn Township.

- F) 11/30/20 – Received Act 14 notification of Neal Hoover’s impending application for the renewal of his NPDES CAFO Permit for his existing Hog operation in Washington Township.
- G) 11/30/20 – Received Act 14 notification of James McCloskey’s impending application for the renewal of his NPDES CAFO Permit for his existing Poultry operation in West Beaver Township.
- H) 12/1/20 – Received the latest Northcentral Pennsylvania Conservancy bulletin.
- I) 12/1/20 – Received the latest on common ground from the National Association of Realtors.
- J) 12/1/20 – Received Act 14 notification of Irwin Martin’s intention to renew his NPDES CAFO Permit for his Poultry facility in Perry Township.
- K) 12/1/20 – Received Act 14 notification of James Stahl’s intention to renew his NPDES CAFO Permit for his the Stahl Family Farm, LLC located in Union Township.
- L) 12/2/20 – Received Act 14 notification of Garrett Moyer’s intention to renew his NPDES CAFO Permit for his swine operation in Washington Township.
- M) 12/2/20 – Received the Meck-Tech Invoice for November.
- N) 12/10/20 – Received the latest Escrow Account Statement showing account balance of \$71,332.70. This does not include the recording fees for the New Berlin Mennonite Church plan and agreements. Actual balance is currently \$70,951.70.
- O) 12/10/20 – Received Act 14 notification of James Adams intention to apply for the reissuance of his NPDES Permit for JMA Farms, LLC located in Beaver Township.
- P) 12/21/20 – Received the annual Statement of Financial Interests from our Solicitors office.
- Q) 12/21/20 – Received Act 14 notification of Panda Hummel Station, LLC’s intent to submit a modification to their existing NPDES Permit.
- R) 12/21/20 – Received Act 14 notification of the Keister Family Farm’s intent to submit for the Renewal of their PAG-12 General Permit to operate their CAFO swine finishing operation.
- S) 12/21/20 – Received notification of A&L Wood, Inc’s impending GP-8 submission for a Temporary bank to bank timber mat bridge over and unnamed tributary to the North Branch Mahantango Creek for short-term access for trailer parking.
- T) 12/21/20 – Received additional information from Zito (See letter E above) about the alteration of an existing crossing and installation of fiber-optic cable.
- U) 1/4/2021 – Received the Invoice from Snyder County Times for publishing of the 2021 Meeting Dates.
- V) 1/4/2021 – Received our Invoice from the County Planning Directors Association of Pa. of \$250 for 2021.

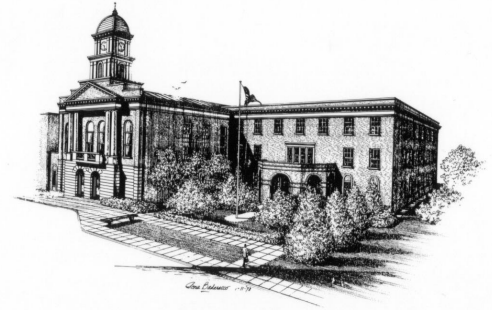
7. ADJOURNMENT

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TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: January 15, 2021

SUBJECT: Subdivision Review Meeting

The Subdivision Review Committee Work Session will be on Friday, January 15, 2021, at 9:00 a.m. in the Planning Commission office, for those who wish to attend. The public is welcome to attend as well.

Thank you.

APPLICATIONS RECEIVED AS OF JANUARY 15, 2021:

- File #5452 – Roy Risser & Sons Subdivision Plan – Franklin Twp.
- File #5453 – Michael Ackley Tract Lot Additions Plan – Middlecreek Twp.
- File #5454 – John A. Troxell, Sr. Lot Additions Plan – Beaver Twp.
- File #5455 – Douglas & Judy Ross Subdivision – Center Twp.
- File #5456 – Kenneth & Martha Sensenig Subdivision – Washington & Perry Twps.
- File #5457 – Merle & Nancy Ulsh Subdivision – Union Twp.
- File #5458 – Wayne & Nancy Stauffer Subdivision – Union Twp.
- File #5459 – Warren & Mabel Zimmerman Subdivision – Center Twp.
- File #5460 – Selinsgrove VFW Subdivision – Penn Twp.

cc: Snyder County Board of Commissioners
Tony Phillips, Chief Clerk
AxRunkle, Solicitor
Meck-Teck, Inc., PC Engineer

Any files marked as late did not make the submission deadline and may not appear on this month's agenda. I will do my best to try to get them reviewed prior to the meeting, but may not be able to.

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PLANS ON THE AGENDA FOR THE NOVEMBER 2020 MEETING:

SECTION A:

- File #5457 – Merle & Nancy Ulsh Subdivision – Union Twp.
- File #5458 – Wayne & Nancy Stauffer Subdivision – Union Twp.
- File #5460 – Selinsgrove VFW Subdivision – Penn Twp.

SECTION B:

OLD PLANS:

1st Meeting

- File #5421 – Nick Hackenberg Poultry Operation – Center Twp.

NEW PLANS:

- File #5452 – Roy Risser & Sons Subdivision Plan – Franklin Twp.
- File #5455 – Douglas & Judy Ross Subdivision – Center Twp.
- File #5456 – Kenneth & Martha Sensenig Subdivision – Washington & Perry Twps.
- File #5459 – Warren & Mabel Zimmerman Subdivision – Center Twp.

SECTION C:

- File #5453 – Michael Ackley Tract Lot Additions Plan – Middlecreek Twp.
- File #5454 – John A. Troxell, Sr. Lot Additions Plan – Beaver Twp.

Grayed portions note that action is required at this meeting.

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SNYDER COUNTY PLANNING COMMISSION SUBDIVISION REVIEW COMMITTEE REPORT

1-15-21

A. PLANS AND APPLICATIONS FROM MUNICIPALITIES WITH REGULATIONS:

**File #5457 Merle & Nancey Ulsh Subdivision Plan; Union Township; D. Allen
Hornberger Surveying LLC - Surveyor**

This plan is for the subdivision of tract 18-02-015 into 2 tracts. Proposed Lot 1 will be 2.246 acres with a residual of 72,1± acres.

Waiver Requests:

1. Section 514.A.Note – to allow the lots after subdivision to be utilized for the Stormwater Exemption Criteria. We typically grant this exemption, and it is in the process of being added to the SALDO so the exemption will no longer be required when the update is finalized.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Review Certificate should be amended to add that the plan was received on December 31, 2020 and is SCPC File #5457.
3. The Snyder County GIS Department should be contacted for an address for the new lot. They can be reached at (570) 374-5290.

Plan Comment

1. **Section 403.B.10 – Boundary**

The existing boundary should be described per this section. This can be done by deed if the deed is to the standards required by this section. It can also be shown on the tract map if desired.

File #5458 **Wayne & Nancy Stauffer Subdivision Plan; Union Township; D. Allen Hornberger Surveying LLC - Surveyor**

This plan is for the subdivision of tract 18-03-018 into 2 tracts. Proposed Lot 1 will be 6.253 acres with a residual of 35.211 acres. Proposed Lot 1 will also be combined with the adjacent portion of tract 18-03-042 with the combined tract being 10.813 acres

Waiver Requests:

1. Section 514.A.Note – to allow the lots after subdivision to be utilized for the Stormwater Exemption Criteria. We typically grant this exemption, and it is in the process of being added to the SALDO so the exemption will no longer be required when the update is finalized.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Review Certificate should be amended to add that the plan was received on December 31, 2020 and is SCPC File #5458.
3. The Lot Area information for Proposed Lot 1 should show a gross area of 6.253 instead of 6.235.

Plan Comment

1. **Section 403.B.10 – Boundary**

The existing boundary should be described per this section. This can be done by deed if the deed is to the standards required by this section. It can also be shown on the tract map if desired.

File #5460 **Selinsgrove VFW Subdivision Plan; Penn Township; D. Allen Hornberger Surveying LLC - Surveyor**

This plan is for a lot addition from the property of the Selinsgrove VFW, tract 13-08-154, to the neighboring tract 13-08-269 owned by Riteway Paving & Sealing, Inc.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Review Certificate should be amended to add that the plan was received on January 5, 2021 and is SCPC File #5460.
3. Typically an owner certificate should be added for all owners involved.

B. PLANS AND APPLICATIONS UNDER THE SNYDER COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

OLD PLANS

File #5421 Nick Hackenberg Poultry Operation Land Development Plan; Center Township; Red Barn Consulting Inc. - Engineer

This plan was originally submitted in 2016 and Conditionally Approved. The project was completed without ever being final approved and this As-built is to gain Final Approval. How does the Planning Commission wish to proceed – New Plan or finish under old plan with no new fees? Either way there will be costs involved for engineering review and no escrow funds currently. In viewing the Proposed vs. As-built stormwater basin I think this needs to be reviewed by our engineer as it appears there could be an issue with the basin.

This Plan is currently under review by Meck-Tech.

NEW PLANS

File #5452 Roy Risser & Sons Subdivision Plan; Franklin Township; All Points Land Surveys, Inc. - Surveyor

This plan is for the subdivision of tract 06-12-022/046 into 2 parcels. Proposed Lot #2 which will be 36.70 acres and a residual tract of 84.36 acres.

Waiver Request

1. Section 512.C.3 – Sewage Disposal – To not have to test for sewage disposal as no construction is proposed with this subdivision. Note – the residual tract would be exempt per ordinance as it's greater than 5 acres.
2. Section 514.A.Note – To allow the lots after subdivision to qualify for the Stormwater Exemption Criteria.

General Comments

1. All Certificates should be fully executed prior to approval.
2. In the Tract Map, the Carroll tract should be 06-12-010/077

Plan Comments

1. **Section 512.C. 3 – Sewage Disposal.**

No construction is proposed with this plan, on an agricultural parcel which is 36.7 acres with a residual that is 84.36 acres. A waiver has been requested for this section of the Ordinance to not have to do testing.

2. Section 514 – Stormwater Management

A waiver has been requested to allow the lots after subdivision to be utilized for the stormwater exemption criteria. No construction is currently being proposed for either tract.

File #5455 **Douglas & Judy Ross Subdivision Plan; Center Township; Kreamer Survey Associates, Inc. - Surveyor**

This plan is for the subdivision of tract 04-05-021 into 2 parcels. Proposed Lot #2 which will be 5 acres and a residual tract of 11.06 acres.

Waiver Request

1. Section 514.A.Note – To allow the lots after subdivision to qualify for the Stormwater Exemption Criteria.

General Comments

1. All Certificates should be fully executed prior to approval.

Plan Comments

1. Section 403.B. 14 – Prominent Features

The approximate location of the stream should be shown on the plan.

File #5456 **Kenneth & Martha Sensenig Subdivision Plan; Washington / Perry Townships; D. Allen Hornberger Land Surveys, Inc., LLC - Surveyor**

This plan is for the subdivision of tract 19-04-034 into 2 parcels. Proposed Lot #1 which will be 5.229 acres and a residual tract of 19.1± acres.

Waiver Request

1. Section 514.A.Note – To allow the lots after subdivision to qualify for the Stormwater Exemption Criteria.

General Comments

1. All Certificates should be fully executed prior to approval.
2. In the Tract Map, the parcel currently labeled as 19-04-057 should be 19-04-051.

File #5459 **Warren & Mabel Zimmerman Subdivision Plan; Center Township; D. Allen Hornberger Land Surveys, Inc., LLC - Surveyor**

This plan is for the subdivision of tract 04-07-013 into 2 parcels. Proposed Lot #1 which will be 30.515 acres and a residual tract of 37.921 acres.

Waiver Request

1. Section 403.A - Plan Scale – To allow the scale to be 1”=200’ instead of the greatest scale being 1”=100’. See comment below, this waiver request can be removed from the plan.
2. Section 514.A.Note – To allow the lots after subdivision to qualify for the Stormwater Exemption Criteria.

General Comments

1. All Certificates should be fully executed prior to approval.
2. Are any easements or rights-of-way planned for the existing farm road? If so they should be shown per Section 403.B.20.

Plan Comments

1. **Section 403.A – Plan Scale**

Per this section plan scale is to be no smaller than 1”=100’. The scale used for this plan is 1” =200’ to keep everything on one sheet. The Planning Commission granted me the ability to determine if the plan scale is adequate and allow deviation from this section in cases where it’s beneficial. This plan is legible and I would honestly rather the plan be on one sheet.

2. **Section 403.B.5 – Location information**

Distance to the nearest intersection or town should be shown on the plan per this section of the ordinance.

C. UNDER SECTION 402 (LOT ADDITIONS) IN THE SNYDER COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

File #5453 Michael Ackley Lot Additions Plan; Middlecreek Township; All Points Land Surveys, Inc. - Surveyor

This plan is for lot additions from tract 11-06-099 to Michael Krouse (tract 11-06-055, 0.65 acres), Clair Drumheller (tract 11-01-001, 1.20 acres), and Andrew Yoder (tract 11-06-032/032A, 3.99acres).with two residual tracts one 4.27 acres, and one 9.81 acres.

General Comments

1. All Certificates should be fully executed prior to approval.

Plan Comments

1. Section 402.B.5 & 6 – Draft Deeds.

Draft Deeds for the transfer of the add-on piece, and for the combining of the add-on piece with the existing lot to which it is being added are required for plan approval for all lots involved with the lot additions plan.

File #5454 John A. Troxell, Sr. Lot Additions Plan; Beaver Township; All Points Land Surveys, Inc. - Surveyor

This plan is for lot additions from tract 02-02-062 to Sally Barbour (tract 02-02-012, 1.74 acres), Matthew & Dyanna Hauck (tract 02-02-066, 0.57 acres). With a residual tract of 47.15 acres.

General Comments

1. All Certificates should be fully executed prior to approval.

Plan Comments

1. Section 402.B.5 & 6 – Draft Deeds.

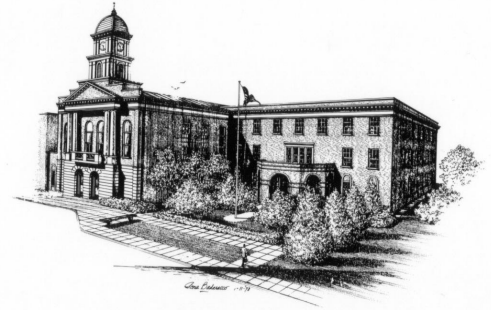
Draft Deeds for the transfer of the add-on piece, and for the combining of the add-on piece with the existing lot to which it is being added are required for plan approval for all lots involved with the lot additions plan.

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Report of the Planning Director

11-16-20 to 12-18-20

I. Meetings

- 11/18/20 – Upper Susquehanna Coalition Watershed Discussion
- 11/18/20 – MSATC Safety Work Group call
- 11/19/20 – PennDOT Meeting about Middleburg Square Safety Improvements
- 12/1/20 - Conservation District Farm Board Meeting
- 12/2/20 – Digital Future of Assessing – Arial Imagery & GIS
- 12/8/20 – CSVT Southern Section update meeting
- 12/30/20 – DCNR Grant Pre-contracting call
- 1/8/2021 – Act 13 Funding Meeting

II. Subdivision Site Inspections

None

III. Final Plan Approval Processing

- File #5449 – Steve Bogush Subdivision – Washington Twp.
- File #5447 – Mark Vierzbicke Final Subdivision Plan – Jackson Twp.
- File #5451 – TNT Enterprise Subdivision – Perry Twp.
- File #5441 – Shirley Mitterling Lot Addition – Perry Twp.

IV. Preliminary Plan Approval Processing

None

V. Sketch Plan Reviews by Staff

None

VII. Financial

A) Expense & Revenue Summary per Monthly Budget Report

	<u>Prior Year to Date</u>	<u>Current Year-to Date</u>
Expenses	\$77,401.76	\$80,829.73

B) General Fund Receipts (11/14/20 – 12/18/20)

	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
Subdivision Fees	\$ 20,359.54*	\$ 300.00	\$ 22,663.54*
Misc. Fees	\$ 75.00	\$ 0.00	\$ 75.00
TOTAL	\$ 20,434.54*	\$ 300.00	\$ 20,738.54*

C) Escrow

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
\$ 71,332.70	\$ 0.00	\$ 3,000.00	\$ 68,332.70

D) Overall Expense vs. Revenue

<u>Overall Expenses</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Current Expenses</u>
\$80,829.73	\$ 20,738.54*	\$ 7,967.50	\$ 52,123.69

*-These numbers do not include the Nick Hackenberg Plan, the amount was also updated to include the fees for late plans that had not been accounted for previously.

VIII. Special Planning Tasks

- Begin review and update of the Snyder County Comprehensive Plan.
- Snyder County Point Person for the Susquehanna River Flood Inundation Mapping Interagency Project. Outreach from PaDEP has begun, and we will need to begin public outreach.
- Review possible Grant Funding for our Comprehensive Plan and possible match.
- Review Act 167 Stormwater Planning.
- Prepare for our upcoming Countywide Action Plan for Clean Water (WIP).
- Serving on the Lower Susquehanna Regional Water Resources Committee for the State Water Plan Update.

IX. Current Violations

Nick Hackenberg – SCPC File #5086 – Had Cond. Approval, never met the Conditions and constructed 2 poultry barns – Is in the process of finishing for Final Approval. AS-BUILT is under review by Meck-Tech.

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MEETING AGENDA

--REGULARLY SCHEDULED MEETING--

Tuesday, February 16, 2021

7:00 p.m.

Basement Meeting Room
Snyder County Courthouse
Middleburg, PA

1. CALL TO ORDER
2. PUBLIC COMMENT
3. APPROVAL OF THE JANUARY 19, 2021 MEETING MINUTES.
4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES
 - A) Monthly Budget Report
 - B) Subdivision Review Report
 - C) Planning Office Report
5. OLD BUSINESS - None
6. NEW BUSINESS
 - A) 2/8/2021 – Received Notification of PPL Electric Utilities Corporation and their impending reconstruction of the Montour-Milton transmission line and the Milton-Sunbury line with locations in Snyder County.
 - B) 2/8/2021 – Received notification of our yearly Boundary and Annexation Survey.
 - C) 2/8/2021 – Received our Monthly Escrow Statement showing a balance of \$68,332.70 which does not include our latest deposit of \$2,000. Actual balance is \$70,332.70
7. ADJOURNMENT

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TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: February 12, 2021

SUBJECT: Subdivision Review Meeting

The Subdivision Review Committee Work Session will be on Friday, February 12, at 9:00 a.m. in the Planning Commission office, for those who wish to attend. The public is welcome to attend as well.

Thank you.

APPLICATIONS RECEIVED AS OF FEBRUARY 12, 2021:

File #5461 – Earl & Lorraine Renninger Subdivision Plan – West Perry Twp.

File #5462 – Nelson & Melody Gingrich Lot Addition Plan – Chapman Twp.

File #5463 – David Woodling Subdivision Plan – Adams Twp.

File #5464 – Richard & Cecelia Curtis Subdivision Plan – Union Twp.

File #5465 – Misty Hollow School LDP – Center Twp.

File #5466 – McGovern Lot Addition Plan – Selinsgrove Borough

File #5467 – Charlie & Susan Herrold Subdivision Plan – Jackson Twp.

cc: Snyder County Board of Commissioners

Tony Phillips, Chief Clerk

AxRunkle, Solicitor

Meck-Teck, Inc., PC Engineer

Any files marked as late did not make the submission deadline and may not appear on this month's agenda. I will do my best to try to get them reviewed prior to the meeting, but may not be able to.

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PLANS ON THE AGENDA FOR THE NOVEMBER 2020 MEETING:

SECTION A:

File #5464 – Richard & Cecelia Curtis Subdivision Plan – Union Twp.

File #5466 – McGovern Lot Addition Plan – Selinsgrove Borough

SECTION B:

OLD PLANS:

1st Meeting

File #5421 – Nick Hackenberg Poultry Operation – Center Twp.

NEW PLANS:

File #5461 – Earl & Lorraine Renninger Subdivision Plan – West Perry Twp.

File #5463 – David Woodling Subdivision Plan – Adams Twp.

File #5465 – Misty Hollow School LDP – Center Twp.

File #5467 – Charlie & Susan Herrold Subdivision Plan – Jackson Twp.

SECTION C:

File #5462 – Nelson & Melody Gingrich Lot Addition Plan – Chapman Twp.

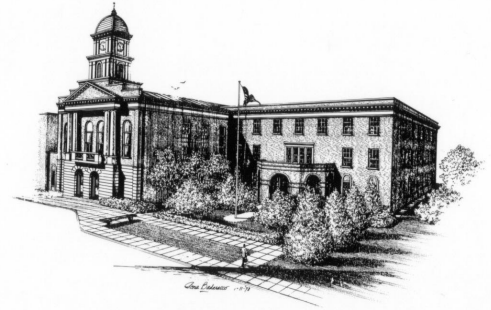
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SNYDER COUNTY PLANNING COMMISSION SUBDIVISION REVIEW COMMITTEE REPORT

2-12-21

A. PLANS AND APPLICATIONS FROM MUNICIPALITIES WITH REGULATIONS:

File #5464 Richard & Cecelia Curtis Subdivision Plan; Union Township; Kreamer Survey Associates, Inc. - Surveyor

This plan is for the subdivision of tract 18-04-097 into 2 tracts. Proposed Lot 3 will be 2.78 acres with a residual of 115± acres.

Waiver Requests:

1. Section 403.B 10 & 12 – To not have to survey the residual and provide lot areas based on these sections.
2. Section 514.A.Note – to allow the lots after subdivision to be utilized for the Stormwater Exemption Criteria.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Review Certificate should be amended to add that the plan was received on January 29, 2021 and is SCPC File #5464.

Plan Comment

1. Section 403.B.10 – Boundary

The existing boundary should be described per this section. This can be done by deed if the deed is to the standards required by this section. It can also be shown on the tract map if desired. A waiver of this section has been requested by the applicant.

2. Section 403.B.12 – Lot Area

Lot Areas should be shown per this section excluding road and public rights-of-way. A waiver of this section has been requested by the applicant.

3. Section 403.B.30 – Home Location

Per this section of the ordinance the possible home location should be shown on the plan.

File #5466 McGovern Lot Addition Plan; Selinsgrove Borough

This plan is for a lot addition from Joshua Wenrich (tract 15-03-212) to Robert McGovern (tract 15-03-213). Payment has been received; however the plan has not at this time..

B. PLANS AND APPLICATIONS UNDER THE SNYDER COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

OLD PLANS

File #5421 Nick Hackenberg Poultry Operation Land Development Plan; Center Township; Red Barn Consulting Inc. - Engineer

This plan was originally submitted in 2016 and Conditionally Approved. The project was completed without ever being final approved and this As-built is to gain Final Approval. How does the Planning Commission wish to proceed – New Plan or finish under old plan with no new fees? Either way there will be costs involved for engineering review and no escrow funds currently. In viewing the Proposed vs. As-built stormwater basin I think this needs to be reviewed by our engineer as it appears there could be an issue with the basin.

This Plan is currently under review by Meck-Tech.

NEW PLANS

File #5461 Earl & Lorraine Renninger Subdivision Plan; West Perry Township; Sarge Engineering and Surveying - Surveyor

This plan is for the subdivision of tract 21-06-032 into 2 parcels. Proposed Lot #2 will be 36.7045.621 acres and a residual tract (Lot 1) will be 32.630 acres.

General Comments

- 1. All Certificates should be fully executed prior to approval.

Plan Comments

- 1. **Section 403.B.12 – Lot Information**

Acreage should be shown excluding road or public rights-of-way per this section.

2. Section 403.B.14 – Prominent features

Are there any features listed here that should be shown on the plan? There appears to be a stream and woodlands.

3. Section 403.B.15 – Manmade features

There are power lines that should be shown along with the existing drainfield being located per 15.c. Are there any other features listed here that need to be shown.

File #5463 David Woodling Subdivision Plan; Adams Township; D. Allen Hornberger PLS, LCC - Surveyor

This plan is for the subdivision of tract 01-06-023 into 2 parcels. Proposed Lot #1 will be 2.68570.8± acres.

Waiver Request

1. Section 514.A.Note – To allow the lots after subdivision to qualify for the Stormwater Exemption Criteria.

General Comments

1. All Certificates should be fully executed prior to approval.

Plan Comments

1. **Section 403.B. 8 & 10 – Boundary**

There appears to be part of the boundary in the northwest corner of the residual tract that is not described per these sections.

File #5465 Misty Hollow School Land Development Plan; Center Township; D. Allen Hornberger PLS, LCC - Surveyor

This plan is for the subdivision of tract 01-06-023 into 2 parcels. Proposed Lot #1 will be 2.685 with the residual being 70.8± acres. The plan will be reviewed by the Planning Commission's engineer.

File #5467 Charlie & Susan Herrold Subdivision Plan; Jackson Township; Chad Shaffer; Stahl Sheaffer Engineering, LLC - Surveyor

This plan is for the subdivision of tract 08-04-016 into 2 parcels. Proposed Lot #1 will be 4.45 acres with a residual of 13.77 acres.

General Comments

1. All Certificates should be fully executed prior to approval.
2. Per PennDOT Type 5 Maps, Little Mexico Road is T-863. I use the following web address for route names and numbering:
<https://www.penndot.gov/ProjectAndPrograms/Planning/Maps/Pages/default.aspx#.VhJ7wuxVhHw>. Then go into Township Type 5 maps and click on the appropriate municipality.
3. The Zoning Data section should be removed, no zoning exists in Jackson Township. The setback information can be added to the Site Data.

Plan Comments

1. Section 403.B.10 - Boundary

The entire boundary should be shown per this section of the ordinance. If there is not enough room on the Plan View you can show it on the Tax Map

2. Section 403.B.31 – HOP Note

The HOP Permit Number should be added to the Plan. If one has not yet been obtained the HOP Note from this section should be added to the plan in the General Notes.

3. Section 403.C.3 & 514 – Stormwater Management

Per these sections of the Ordinance the impervious on the tract as a whole prior to subdivision is the overall amount to be utilized for the Stormwater Criteria. If you want the lots after subdivision to be utilized for the Stormwater Exemption Criteria it requires a waiver of Section 514.A.Note. If a waiver is requested it should be listed per Section 403.B.24.

C. UNDER SECTION 402 (LOT ADDITIONS) IN THE SNYDER COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

File #5462 Nelson & Melody Gingerich Lot Addition Plan; Chapman Township; D. Allen Hornberger Land Surveying, LLC - Surveyor

This plan is for a 0.100 acre lot addition from tract 05-05-010 owned by Linda Moyer to the Nelson & Melody Gingerich tract 05-05-011 which will be consolidated with their neighboring tract of 05-05-012.

General Comments

1. All Certificates should be fully executed prior to approval.

Plan Comments

1. Section 402.B.5 & 6 – Draft Deeds.

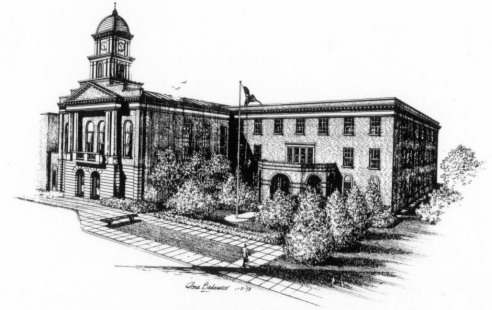
Draft Deeds for the transfer of the add-on pieces, and for the combining of the add-on piece with the existing lots to which it is being added are required for plan approval for all lots involved with the plan.

Snyder County Planning Commission

Courthouse, P.O. Box 217 • Middleburg, Pennsylvania 17842-0217

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Fax: (570) 837-4345



Report of the Planning Director

01-19-21 to 02-12-21

I. Meetings

1/22/21 – MPO Meeting (Virtual)

1/26/21 – DCNR Grant Project Start-up meeting

1/27/21 – Susquehanna Flood Warning System County Meeting

1/28/21 – Mitigation Advisory Board Meeting – Reorganization Meeting

1/29/21 – MSATC Safety Work Group call

2/02/21 - Conservation District Farm Board Meeting

2/04/2021 – Mid-West School District Phasing for Stadium Schedule

2/05/21 – CPDAP Membership Meeting

2/05/21 – Meeting with Michael Thomas & Jeremiah – MWSD Stadium Phasing

II. Subdivision Site Inspections

01/20/21 - McClure Dollar General safety issue inspection

III. Final Plan Approval Processing

File #5452 – Roy Risser & Sons Subdivision – Franklin Twp.

File #5456 – Kenneth & Martha Subdivision Plan – Washington & Perry Twp.

IV. Preliminary Plan Approval Processing

None

V. Sketch Plan Reviews by Staff

None

VII. Financial

A) Expense & Revenue Summary per Monthly Budget Report

	<u>Prior Year to Date</u>	<u>Current Year-to Date</u>
Expenses	\$ 4,552.00	\$ 4,643.50

B) General Fund Receipts (01/01/21 – 1/31/21)

	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
Subdivision Fees	\$ 20,359.54*	\$ 300.00	\$ 22,663.54*
Misc. Fees	\$ 75.00	\$ 0.00	\$ 0.00
TOTAL	\$ 20,434.54*	\$ 300.00	\$ 20,738.54*

C) Escrow

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
\$ 68,332.70	\$ 2,000.00	\$ 0.00	\$ 70,332.70

D) Overall Expense vs. Revenue

<u>Overall Expenses</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Current Expenses</u>
\$80,829.73	\$ 20,738.54*	\$ 7,967.50	\$ 52,123.69

*-These numbers do not include the Nick Hackenberg Plan.

VIII. Special Planning Tasks

- Begin review and update of the Snyder County Comprehensive Plan.
- Snyder County Point Person for the Susquehanna River Flood Inundation Mapping Interagency Project. Outreach from PaDEP has begun, and we will need to begin public outreach.
- Review possible Grant Funding for our Comprehensive Plan and possible match.
- Review Act 167 Stormwater Planning.
- Prepare for our upcoming Countywide Action Plan for Clean Water (WIP).
- Serving on the Lower Susquehanna Regional Water Resources Committee for the State Water Plan Update.

IX. Current Violations

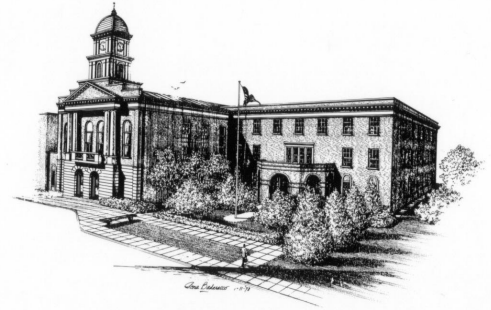
Nick Hackenberg – SCPC File #5086 – Had Cond. Approval, never met the Conditions and constructed 2 poultry barns – Is in the process of finishing for Final Approval. AS-BUILT is under review by Meck-Tech.

Snyder County Planning Commission

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MEETING AGENDA

--REGULARLY SCHEDULED MEETING--

Monday, March 15, 2021

7:00 p.m.

Basement Meeting Room
Snyder County Courthouse
Middleburg, PA

1. CALL TO ORDER
2. PUBLIC COMMENT – We will be having a discussion with our local surveyors about our update for the SALDO and their hopeful improvement to our Section 403.B.10 which has to do with the survey of the residual tract.
3. APPROVAL OF THE FEBRUARY 16, 2021 MEETING MINUTES.
4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES
 - A) Monthly Budget Report
 - B) Subdivision Review Report
 - C) Planning Office Report
5. OLD BUSINESS - None
6. NEW BUSINESS
 - A) 2/18/21 – Received notification of the Middleburg Municipal Authority of their minor amendment to their NPDES Permit for their Water Systems Improvements Project
 - B) 2/18/21 – Received notification of PP&L’s Acid Rock Road project for the relocation of power lines for the CSVT Southern Section project.
 - C) 2/18/21 – Received the Winter 2021 Report for the Northcentral Pennsylvania Conservancy.
 - D) 2/26/21 – Received Act 14 Notification for submission of a Chapter 105 Water Obstruction and Encroachment General Permit (GP-11) for Maintenance, Testing, Repair, Rehabilitation or Replacement of Water Obstructions and Encroachments Permit for the replacement of the superstructure and rehabilitation of the substructure for the bridge over Mahantango Creek along S.R. 104.

- E) 3/2/2021 – Received notification of PPL Electric Utilities Corporation reconstruction and relocation of portions of the Montour-Sunbury & Sunbury-Milton transmission lines and reconstruction of a portion of the Sunbury-Elimsport transmission line.
- F) 3/4/2021 – Received the latest Meck-Tech invoice.
- G) 3/8/2021 – Received the latest Escrow Statement. The current balance for the Escrow Account is \$76,332.70.
- H) 3/8/2021 – Received notification from PennDOT of their proposed work for the rehabilitation of a bridge on S.R. 3012 over a tributary of Beaver Creek in Beaver Springs.

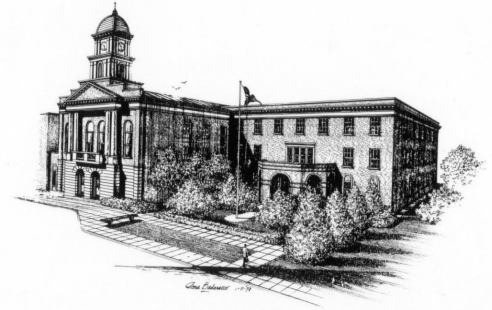
7. ADJOURNMENT

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TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: March 12, 2021

SUBJECT: Subdivision Review Meeting

The Subdivision Review Committee Work Session will be on Friday, March 12, at 9:00 a.m. in the Planning Commission office, for those who wish to attend. The public is welcome to attend as well.

Thank you.

APPLICATIONS RECEIVED AS OF MARCH 12, 2021:

- File #5468 – Edith Landis Estate Subdivision Plan – Perry Twp.
- File #5469 – Joseph & Tara Maurer Subdivision Plan – Monroe Twp.
- File #5470 – Shirley Shaffer Subdivision Plan – Perry Twp.
- File #5471 – Mid-West School District Phase 2 – Franklin Twp.
- File #5472 – Witmer Construction Office LDP – Center Twp.
- File #5473 – Wayne Brouse Subdivision – Penn Twp.
- File #5474 – Middle Earth Estates, LLC Subdivision – Washington Twp.
- File #5475 – Harry & Loretta Aurand Subdivision Plan – Franklin Twp.

cc: Snyder County Board of Commissioners
Tony Phillips, Chief Clerk
AxRunkle, Solicitor
Meck-Teck, Inc., PC Engineer

Any files marked as late did not make the submission deadline and may not appear on this month's agenda. I will do my best to try to get them reviewed prior to the meeting, but may not be able to.

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PLANS ON THE AGENDA FOR THE MARCH 2020 MEETING:

SECTION A:

File #5469 – Joseph & Tara Maurer Lot Addition Plan – Monroe Twp.

File #5473 – Wayne Brouse Subdivision – Penn Twp.

SECTION B:

OLD PLANS:

1st Meeting

File #5421 – Nick Hackenberg Poultry Operation – Center Twp.

File #5465 – Misty Hollow School LDP – Center Twp.

NEW PLANS:

File #5468 – Edith Landis Estate Subdivision Plan – Perry Twp.

File #5470 – Shirley Shaffer Subdivision Plan – Perry Twp.

File #5471 – Mid-West School District Phase 2 – Franklin Twp.

File #5472 – Witmer Construction Office LDP – Center Twp.

File #5474 – Middle Earth Estates, LLC Subdivision – Washington Twp.

File #5475 – Harry & Loretta Aurand Subdivision Plan – Franklin Twp.

SECTION C:

None

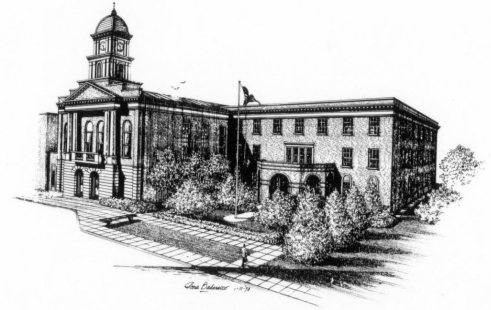
Grayed portions note that action is required at this meeting.

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SNYDER COUNTY PLANNING COMMISSION SUBDIVISION REVIEW COMMITTEE REPORT

3-11-21

A. PLANS AND APPLICATIONS FROM MUNICIPALITIES WITH REGULATIONS:

File #5469 Joseph & Tara Maurer Lot Addition Plan; Monroe Township; Keefer & Associates, LLC. - Surveyor

This plan is for a lot addition from tract 12-05-152A to tract 12-05-159 both tracts owned by Joe & Tara Maurer.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Review Certificate should be amended to add that the plan is SCPC File #5469 and was received on February 16, 2021.

File #5473 Wayne Brouse Lot Addition Plan; Penn Township; Meck-Tech Inc. - Surveyor

This plan is for a lot addition from tract 13-06-014 to tract 13-06-057 both tracts are owned by Wayne and Debra Brouse.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Review Certificate should be amended to add that the plan is SCPC File #5473 and was received on February 26, 2021.

B. PLANS AND APPLICATIONS UNDER THE SNYDER COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

OLD PLANS

File #5421 Nick Hackenberg Poultry Operation Land Development Plan; Center Township; Red Barn Consulting Inc. - Engineer

This plan was originally submitted in 2016 and Conditionally Approved. The project was completed without ever being final approved and this As-built is to gain Final Approval. How does the Planning Commission wish to proceed – New Plan or finish under old plan with no new fees? Either way there will be costs involved for engineering review and no escrow funds currently. In viewing the Proposed vs. As-built stormwater basin I think this needs to be reviewed by our engineer as it appears there could be an issue with the basin.

This Plan is currently under review by Meck-Tech.

File #5465 Misty Hollow School Land Development Plan; Center Township; D. Allen Hornberger PLS, LCC - Surveyor

This plan is for the subdivision of tract 01-06-023 into 2 parcels. Proposed Lot #1 will be 2.685 with the residual being 70.8± acres. The plan will be reviewed by the Planning Commission's engineer.

This Plan is currently under review by Meck-Tech.

File #5467 Charlie & Susan Herrold Subdivision Plan; Jackson Township; Chad Shaffer; Stahl Sheaffer Engineering, LLC - Surveyor

This plan is for the subdivision of tract 08-04-016 into 2 parcels. Proposed Lot #1 will be 4.45 acres with a residual of 13.77 acres.

General Comments

1. All Certificates should be fully executed prior to approval.
2. Per PennDOT Type 5 Maps, Little Mexico Road is T-863. I use the following web address for route names and numbering:
<https://www.penndot.gov/ProjectAndPrograms/Planning/Maps/Pages/default.aspx#.VhJ7wuxVhHw>. Then go into Township Type 5 maps and click on the appropriate municipality.
3. The Zoning Data section should be removed, no zoning exists in Jackson Township. The setback information can be added to the Site Data.

Plan Comments

1. **Section 403.B.10 - Boundary**

The entire boundary should be shown per this section of the ordinance. If there is not enough room on the Plan View you can show it on the Tax Map

2. Section 403.B.31 – HOP Note

The HOP Permit Number should be added to the Plan. If one has not yet been obtained the HOP Note from this section should be added to the plan in the General Notes.

3. Section 403.C.3 & 514 – Stormwater Management

Per these sections of the Ordinance the impervious on the tract as a whole prior to subdivision is the overall amount to be utilized for the Stormwater Criteria. If you want the lots after subdivision to be utilized for the Stormwater Exemption Criteria it requires a waiver of Section 514.A.Note. If a waiver is requested it should be listed per Section 403.B.24.

NEW PLANS

File #5468 Edith Landis Estate Subdivision Plan; Perry Township; All Points Land Surveys, Inc. - Surveyor

This plan is for the re-subdivision of tracts 14-11-016A, 14-11-016B, and 14-11-017 into 2 parcels. The Proposed Lot 1 Residue will be 1.14 acres, and Proposed Lot #2 will be 1.73 acres.

Waiver Requests:

1. Section 514.A.Note – to allow the lots after subdivision to be utilized for the Stormwater Exemption Criteria.

General Comments

1. All Certificates should be fully executed prior to approval.
2. It's noted in General Note 4 that the proposed land use for the Proposed Lot-2 will be Commercial. Land Development will be required if anything other than a single family residence is constructed.

File #5470 Shirley Shaffer Subdivision Plan; Perry Township; Mid-Penn Engineering Corp. - Surveyor

This plan is for the subdivision of tract 14-07-072 into 2 parcels. The Proposed Lot 1 Residue will be 3.991 acres, and Lot #2, the residual, will be 7.628 acres.

Waiver Requests:

Section 403.C.3 & Section 514.A. Note – To allow the lots after subdivision to be utilized for the Stormwater Management Exemption Criteria

Plan Comments:

1. Section 403.B.5 – Distance to nearest intersection

Distance to the nearest intersection should be provided per this section.

2. Section 403.B.14 – Natural Features

It appears that there may be a small pond and stream on the northwest corner of the property. If there is they should be shown on the plan and it should be noted that there would be a 50' stream setback per FEMA regulations. If they are not there then disregard this comment.

3. Section 403.B.25 – Driveway Name

The Snyder County GIS Department should be contacted per this section to determine if the drive should be named in order to more easily find the property in case of emergency. They can be reached at (570) 374-5290. If they determine that it should be named, the name should be added to the plan.

4. Section 403.C.3 & 514 – Stormwater Management

Per these sections stormwater should be noted on the plan. The property as a whole prior to subdivision has an allowable impervious coverage of 20,000 sf which would need to be divided between the two lots. If a waiver is requested to utilize the lots after subdivision for the Stormwater Exemption Criteria then Lot 1 would have an allowable of 15,000 sf and the residual Lot 2 would have 20,000 sf of allowable impervious. If a waiver is requested it should be listed per Section 403.B.24.

File #5471 Mid-West School District Phase 2 Land Development Plan; Franklin Township; ELA Group - Engineer

This plan is for the construction of portions of the new stadium, stormwater facilities, parking area and additional site related amenities.

This Plan is currently under review by Meck-Tech.

File #5472 Witmer Construction Office Land Development Plan; Center Township; Meck-Tech, Inc. - Engineer

This plan is for the construction of an office building for Witmer Construction with additional site amenities on tract 04-05-007 in Center Township.

This Plan is currently under review by Stahl Sheaffer Engineering.

File #5474 **Middle Earth Estates, LLC Subdivision Plan; Washington Township; All Points Land Surveys, Inc. - Surveyor**

This plan is for the subdivision of tract 19-10-122 into 2 parcels. The Proposed Lot 1 Residue will be 64.35 acres, and Proposed Lot #2 will be 26.69 acres.

Waiver Requests:

1. Section 403.C.3 & Section 514.A. Note – To allow the lots after subdivision to be utilized for the Stormwater Management Exemption Criteria
2. Section 512.A – Sewage testing to not have to test on the Proposed Lot 2. The lot is going to be 26.60 acres with no construction being proposed.

General Comments:

1. All Certificates should be fully executed prior to approval.
2. Stormwater Note f should be amended to include that the Residue Lot 1 would also be a maximum of 20,000 sf of impervious.

Plan Comments:

1. **Section 403.C.1 & 512.A – Sewage Testing**

The residual tract is exempt per Section 512.C.3. The waiver being requested is for not having to provide testing for Proposed Lot 2.

File #5475 **Harry & Loretta Aurand Subdivision Plan; Franklin Township; Penncore Consulting, LLC - Surveyor**

This plan is for the subdivision of tract 06-06-014 into 3 parcels. The Proposed Lot 1 will be 2.12 acres, Proposed Lot 2 will be 3.18 acres, and a Residue which will be ±31.90 acres

General Comments:

1. All Certificates should be fully executed prior to approval.
2. The Adjoiner Name for #14 should be corrected.

Plan Comments:

1. **Section 403.B.25 – Driveways**

All Certificates should be fully executed prior to approval.

2. Sections 403.C.3, 510 & 514 – Stormwater Management

The Stormwater Management Easement should be extended to the new boundary as both tracts stormwater is controlled by the facilities and both tracts should have access to maintain the facilities if necessary.

C. UNDER SECTION 402 (LOT ADDITIONS) IN THE SNYDER COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

None

Snyder County Planning Commission

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Report of the Planning Director

02-12-21 to 03-12-21

I. Meetings

2/16/21 – Planning Commission Meeting

2/17/21 – SALDO Update meeting

2/24/21 – MSATC Board meeting

2/25/21 – SR 522 bridges Scoping Field View with PennDOT

II. Subdivision Site Inspections

None

III. Final Plan Approval Processing

File #5032– Amos Martin LDP – Center Twp.

IV. Preliminary Plan Approval Processing

None

V. Sketch Plan Reviews by Staff

None

VII. Financial

A) Expense & Revenue Summary per Monthly Budget Report

	<u>Prior Year to Date</u>	<u>Current Year-to Date</u>
Expenses	\$ 11,973.73	\$ 11,988.77

B) General Fund Receipts (02/16/21 – 3/12/21)

	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
Subdivision Fees	\$ 4,000.00	\$ 2,550.00	\$ 6,550.00
Misc. Fees	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL	\$ 4,000.00	\$ 2,550.00	\$ 6,550.00

C) Escrow

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
\$ 70,332.70	\$ 6,000.00	\$ 0.00	\$ 76,332.70

D) Overall Expense vs. Revenue

<u>Overall Expenses</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Current Expenses</u>
\$ 11,988.77	\$ 0.00	\$ 6,550.00	\$ 5,438.77

These numbers do not include the Nick Hackenberg Plan from 2020.

VIII. Special Planning Tasks

- Begin review and update of the Snyder County Comprehensive Plan.
- Snyder County Point Person for the Susquehanna River Flood Inundation Mapping Interagency Project. Outreach from PaDEP has begun, and we will need to begin public outreach.
- Review possible Grant Funding for our Comprehensive Plan and possible match.
- Review Act 167 Stormwater Planning.
- Prepare for our upcoming Countywide Action Plan for Clean Water (WIP).
- Serving on the Lower Susquehanna Regional Water Resources Committee for the State Water Plan Update.

IX. Current Violations

Nick Hackenberg – SCPC File #5086 – Had Cond. Approval, never met the Conditions and constructed 2 poultry barns – Is in the process of finishing for Final Approval. AS-BUILT is under review by Meck-Tech.

Snyder County Planning Commission

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MEETING AGENDA

--REGULARLY SCHEDULED MEETING--

Monday, April 19, 2021

7:00 p.m.

Basement Meeting Room
Snyder County Courthouse
Middleburg, PA

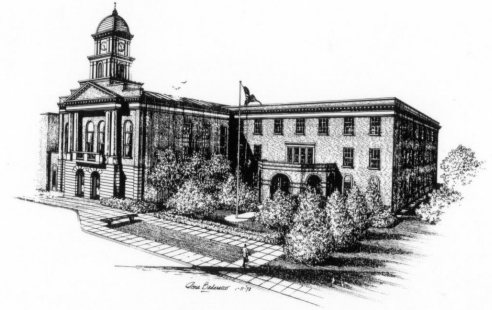
1. CALL TO ORDER
2. PUBLIC COMMENT – Mr. Chris Miller – Susquehanna Broadband Proposed Tower & Variance Request.
3. APPROVAL OF THE MARCH 15, 2021 MEETING MINUTES.
4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES
 - A) Monthly Budget Report
 - B) Subdivision Review Report
 - C) Planning Office Report
5. OLD BUSINESS - None
6. NEW BUSINESS
 - A) 3/15/2021 – Received notification from Selinsgrove Borough about water withdrawals for their existing wells #3 and 4.
 - B) 3/25/21 – Received Act 14 notification of A&L Wood and their impending small projects permit application.
 - C) 3/25/21 – Received a letter of notification for PPL Electric Utilities Corporation for the reconstruction and relocation of portions of the Sunbury – Milton 230 kV transmission line and reconstruction of a portion of the Sunbury – Elimsport 230 kV transmission line due to the CSVT project.
 - D) 4/12/21 – Received the latest Escrow Statement which shows a balance of \$75,928.70 which does not account for the Escrow Release to Solar Renewable, LLC (Check #237) which has not yet been cashed. Actual balance is \$74,332.70
7. ADJOURNMENT

Snyder County Planning Commission

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TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: April 16, 2021

SUBJECT: Subdivision Review Meeting

The Subdivision Review Committee Work Session will be on Friday, April 16, at 9:00 a.m. in the Planning Commission office, for those who wish to attend. The public is welcome to attend as well.

Thank you.

APPLICATIONS RECEIVED AS OF APRIL 16, 2021:

- File #5476 – Pawling Station Grain, LLC LDP – Penn Twp.
- File #5477 – Lester & Marilyn Sensenig Lot Addition Plan – Penn Twp.
- File #5478 – Ronald & Margie Elsesser Subdivision Plan – Washington Twp.
- File #5479 – Kyle & Connie Seward Subdivision – Washington Twp.
- File #5480 – Thelma Nornhold Lot Addition – Middlecreek Twp.
- File #5481 – Samuel & Eileen Stauffer Subdivision – Penn Twp.
- File #5482 – Susquehanna Community Bank LDP – Spring Twp.
- File #5483 – Kreamer Feed Expansion LDP – Middlecreek Twp.
- File #5484 – Naaman & Abigail Morris Lot Addition Plan – Penn / Jackson Twps.
- File #5485 – Charles Wells Estate Subdivision Plan – Adams Twp.

cc: Snyder County Board of Commissioners
Tony Phillips, Chief Clerk
AxRunkle, Solicitor
Meck-Teck, Inc., PC Engineer

Any files marked as late did not make the submission deadline and may not appear on this month's agenda. I will do my best to try to get them reviewed prior to the meeting, but may not be able to.

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PLANS ON THE AGENDA FOR THE APRIL 2020 MEETING:

SECTION A:

- File #5476 – Pawling Station Grain, LLC LDP – Penn Twp.
- File #5477 – Lester & Marilyn Sensenig Lot Addition Plan – Penn Twp.
- File #5481 – Samuel & Eileen Stauffer Subdivision – Penn Twp.
- File #5482 – Susquehanna Community Bank LDP – Spring Twp.
- File #5484 – Naaman & Abigail Morris Lot Addition Plan – Penn / Jackson Twps.

SECTION B:

OLD PLANS:

1st Meeting

- File #5421 – Nick Hackenberg Poultry Operation – Center Twp.
- File #5465 – Misty Hollow School LDP – Center Twp.
- File #5471 – Mid-West School District Phase 2 – Franklin Twp.
- File #5472 – Witmer Construction Office LDP – Center Twp.

NEW PLANS:

- File #5478 – Ronald & Margie Elsesser Subdivision Plan – Washington Twp.
- File #5479 – Kyle & Connie Seward Subdivision – Washington Twp.
- File #5483 – Kreamer Feed Expansion LDP – Middlecreek Twp.
- File #5485 – Charles Wells Estate Subdivision Plan – Adams Twp.

SECTION C:

- File #5480 – Thelma Nornhold Lot Addition – Middlecreek Twp.

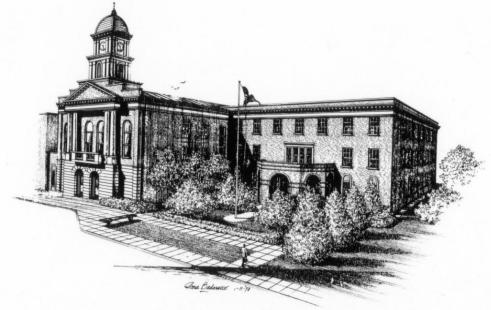
Grayed portions note that action is required at this meeting.

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SNYDER COUNTY PLANNING COMMISSION SUBDIVISION REVIEW COMMITTEE REPORT

4-16-21

A. PLANS AND APPLICATIONS FROM MUNICIPALITIES WITH REGULATIONS:

**File #5476 Pawling Station Grain, LLC Land Development Plan; Penn Township;
Axtman Engineering, LLC. - Engineer**

This plan is for the addition of 3 proposed grain bins with another 2 proposed as future bins along with additional pads and stabilized areas

General Comments

1. All Certificates should be fully executed prior to approval.
2. Sheet 2 – I see cleanouts called for but no detail.

**File #5477 Lester & Marilyn Sensenig Lot Addition Plan; Penn Township; Wentz
Surveying - Surveyor**

This plan is for a lot addition adding tract 13-03-295 to tract 13-03-289 both tracts are owned by Lester & Marilyn Sensenig.

General Comments

1. All Certificates should be fully executed prior to approval.

**File #5481 Samuel & Eileen Stauffer Subdivision Plan; Penn Township; Kremer
Survey Assoc., Inc. - Surveyor**

This plan is for subdividing tract 13-03-065 into 2 tracts along the centerline of Clifford Road.

General Comments

1. All Certificates should be fully executed prior to approval.

2. The SCPC Certification can be amended to show the plan was received on April 5, 2021 and is File #5481.

File #5482 Susquehanna Community Bank Land Development Plan; Spring Township; Stahl Sheaffer Engineering, - Surveyor

This plan is for additions of a drive thru and parking areas along with site related amenities due to the increase of impervious coverage.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The SCPC Certification can be amended to show the plan was received on April 8, 2021. You can remove the signature line and change the date line to SCPC File # 5482.
3. The Sheet Index for Sheet 3 does not match the sheet itself.
4. It should be noted that there is a 50' setback from the top of bank of Beaver Creek.

File #5484 Naaman & Abigail Morris Lot Addition Plan; Penn / Jackson Township; Kreamer Survey Assoc. Inc. - Surveyor

This plan is for the subdivision of tracts 13-01-013 & 13-01-013A with the subdivided portions being Lot Additions to tract 08-04-001. The County is giving up right to approve the subdivision to Penn Township as the lot being subdivided is a Penn Township tract; however after subdivision the tract will become part of Jackson Township.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The SCPC Certification can be amended to show the plan was received on April 10, 2021 and is SCPC File # 5484.
3. It should be noted that after approval of this plan the combined lot 08-04-001 will be considered to be within Jackson Township for both taxing purposes and any further subdivision that would take place, and would therefore be subject to the rules and regulations of the County SALDO including setbacks which are currently shown based on Penn Township Ordinances.

B. PLANS AND APPLICATIONS UNDER THE SNYDER COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

OLD PLANS

File #5421 Nick Hackenberg Poultry Operation Land Development Plan; Center Township; Red Barn Consulting Inc. - Engineer

This plan was originally submitted in 2016 and Conditionally Approved. The project was completed without ever being final approved and this As-built is to gain Final Approval. How does the Planning Commission wish to proceed – New Plan or finish under old plan with no new fees? Either way there will be costs involved for engineering review and no escrow funds currently. In viewing the Proposed vs. As-built stormwater basin I think this needs to be reviewed by our engineer as it appears there could be an issue with the basin.

This Plan is currently under review by Meck-Tech.

File #5465 Misty Hollow School Land Development Plan; Center Township; D. Allen Hornberger PLS, LCC - Surveyor

This plan is for the subdivision of tract 01-06-023 into 2 parcels. Proposed Lot #1 will be 2.685 with the residual being 70.8± acres. The plan will be reviewed by the Planning Commission's engineer.

This Plan is currently under review by Meck-Tech.

File #5471 Mid-West School District Phase 2 Land Development Plan; Franklin Township; ELA Group - Engineer

This plan is for the construction of portions of the new stadium, stormwater facilities, parking area and additional site related amenities.

This Plan is currently under review by Meck-Tech.

File #5472 Witmer Construction Office Land Development Plan; Center Township; Meck-Tech, Inc. - Engineer

This plan is for the construction of an office building for Witmer Construction with additional site amenities on tract 04-05-007 in Center Township.

This Plan is currently under review by Stahl Sheaffer Engineering.

NEW PLANS

File #5478 Ronald & Margie Elsesser Subdivision Plan; Washington Township; D. Allen Hornberger P.L.S., LLC. - Surveyor

This plan is for the subdivision of tract 19-08-024 into 2 parcels. The Proposed Lot 1 Residue will be 4.510 acres, and the residual will be 5.759 acres.

Waiver Requests:

1. Section 514.A.Note – to allow the lots after subdivision to be utilized for the Stormwater Exemption Criteria.

General Comments

1. All Certificates should be fully executed prior to approval.

File #5479 **Kyle & Connie Seward Subdivision Plan; Washington Township; Kreamer Survey Assoc., Inc. - Surveyor**

This plan is for the subdivision of tract 19-09-136 into 2 parcels. The Proposed Lot 1 Residue will be 3.65 acres, and Proposed Lot #2 will be 2.61 acres.

Waiver Requests:

1. Section 403.C.3 & Section 514.A. Note – To allow the lots after subdivision to be utilized for the Stormwater Management Exemption Criteria

General Comments

1. All Certificates should be fully executed prior to approval.
2. A Driveway permit from Washington Township is required.

Plan Comments:

1. **Section 403.C.3 & 514 – Stormwater Management**

A waiver has been requested for this Section to utilize the lots after subdivision for the Stormwater Exemption Criteria.

File #5483 **Kreamer Feed Inc. Land Development Plan; Middlecreek Township; Mid-Penn Engineering, Inc. - Engineer**

This plan is for the demolition of the existing office, construction of 3 new metal buildings along with related site improvements.

Waiver Requests:

1. Section 509.A – To allow a 2' rear yard setback to match the existing non-conforming buildings.

This Plan is currently under review by Meck-Tech, Inc.

File #5485 **Charles Wells Estate Subdivisoin Plan; Adams Township; All Points Land Surveys, Inc. - Surveyor**

This plan is for the subdivision of tract 01-02-026 into 2 tracts. Proposed Lot 2 being 74.45 acres with the Residual Lot 1 being 69.55 acres.

Waiver Requests:

1. Section 403.B.10 – To not have to survey the entire tract.
2. Section 512 – Sewage disposal – to not have to complete sewage testing on Proposed Lot 2 which will continue to be utilized for agricultural purposes and not have any use requiring sewage.
3. Section 514.A.Note – Stormwater Exemption Criteria – To allow the lots after subdivision to be utilized for the SWM Exemption Criteria.

General Comments

1. All Certificates should be fully executed prior to approval.

C. UNDER SECTION 402 (LOT ADDITIONS) IN THE SNYDER COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

File #5480 Thelma Nornhold Lot Addition Plan; Middlecreek Township; Kreamer Survey Assoc. Inc. - Surveyor

This plan is for lot additions from tract 11-01-169A to Keith and Debra Aucker (tract 11-01-226, 1.34 acres), and Dean and Lorie Nornhold (tract 11-01-252, 1.16 acres).

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Certificate can be changed from Chairperson to Planning Director since this is a Lot Addition Plan.
3. No address is provided for Larry Nornhold Jr., Lisa Sprenkle, or Eric & Hope Aucker.

Plan Comments

1. **Section 402.B.5 & 6 – Draft Deeds.**

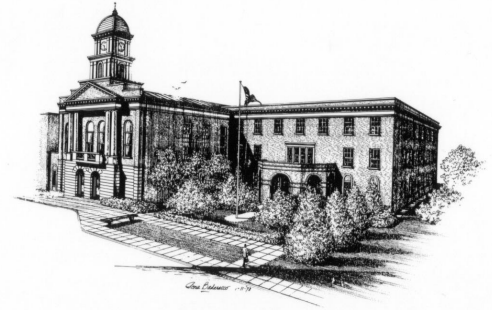
Draft Deeds for the transfer of the add-on piece, and for the combining of the add-on piece with the existing lot to which it is being added are required for plan approval for all lots involved with the lot additions plan.

Snyder County Planning Commission

Courthouse, P.O. Box 217 • Middleburg, Pennsylvania 17842-0217

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Report of the Planning Director

03-12-21 to 04-16-21

I. Meetings

3/23/21 – MSATC Board meeting

3/25/21 – Defensive Driving

3/29/21 – CSVT Impact Study Recommendation meeting w/ Michael Baker International

4/5/21 – Penn Twp. T-488 Bridge Meeting w/ SEDA-COG & PennDOT

4/8/21 – CSVT Impact Study Recommendation Meeting for Selinsgrove Borough.

4/13/21 – CSVT Impact Study Recommendation meeting for Penn Twp.

4/14/21 – Lower Susquehanna Water Resources Meeting for State Water Plan

II. Subdivision Site Inspections

4/9/21 – Amos Martin Final Inspection

III. Final Plan Approval Processing

File #5454 – John Troxell Lot Addition – Beaver Twp.

File #5467 – Charlie & Susan Herrold Subdivision – Jackson Twp.

File #5468 – Edith Landis Estate Subdivision Plan – Perry Twp.

File #5474 – Middle Earth Estates, LLC Subdivision – Washington Twp.

File #5453 – Michael Ackley Lot Addition – Middlecreek Twp.

IV. Preliminary Plan Approval Processing

None

V. Sketch Plan Reviews by Staff

None

VII. Financial

A) Expense & Revenue Summary per Monthly Budget Report

	<u>Prior Year to Date</u>	<u>Current Year-to Date</u>
Expenses	\$ 19,030.00	\$ 21,173.85

B) General Fund Receipts (03/11/21 – 4/16/21)

	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
Subdivision Fees	\$ 6,550.00	\$ 2,700.00	\$ 9,250.00
Misc. Fees	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL	\$ 6,550.00	\$ 2,700.00	\$ 9,250.00

C) Escrow

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
\$ 76,332.70	\$ 2,000.00*	\$ 4,000.00	\$ 74,332.70*

D) Overall Expense vs. Revenue

<u>Overall Expenses</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Current Expenses</u>
\$ 21,173.85	\$ 9,250.00	\$ 2,279.00	\$ 9,644.85

* These amounts do not include Escrow from the Kreamer Feed, SCPC File #5483.

VIII. Special Planning Tasks

- Begin review and update of the Snyder County Comprehensive Plan.
- Snyder County Point Person for the Susquehanna River Flood Inundation Mapping Interagency Project. Outreach from PaDEP has begun, and we will need to begin public outreach.
- Review possible Grant Funding for our Comprehensive Plan and possible match.
- Review Act 167 Stormwater Planning.
- Prepare for our upcoming Countywide Action Plan for Clean Water (WIP).
- Serving on the Lower Susquehanna Regional Water Resources Committee for the State Water Plan Update.

IX. Current Violations

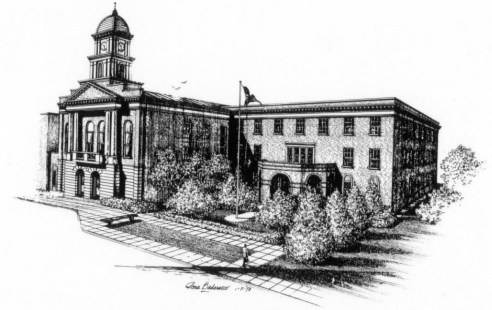
Nick Hackenberg – SCPC File #5086 – Had Cond. Approval, never met the Conditions and constructed 2 poultry barns – Is in the process of finishing for Final Approval. AS-BUILT is under review by Meck-Tech.

Snyder County Planning Commission

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MEETING AGENDA

--REGULARLY SCHEDULED MEETING--

Monday, May 17, 2021

7:00 p.m.

Basement Meeting Room
Snyder County Courthouse
Middleburg, PA

1. CALL TO ORDER
2. PUBLIC COMMENT
3. APPROVAL OF THE APRIL 19, 2021 MEETING MINUTES.
4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES
 - A) Monthly Budget Report
 - B) Subdivision Review Report
 - C) Planning Office Report
5. OLD BUSINESS - None
6. NEW BUSINESS
 - A) 3/15/2021 – Received notification from Selinsgrove Borough about water withdrawals for their existing wells #3 and 4.
 - B) 3/25/21 – Received Act 14 notification of A&L Wood and their impending small projects permit application.
 - C) 3/25/21 – Received a letter of notification for PPL Electric Utilities Corporation for the reconstruction and relocation of portions of the Sunbury – Milton 230 kV transmission line and reconstruction of a portion of the Sunbury – Elmsport 230 kV transmission line due to the CSVT project.
 - D) 4/12/21 – Received the latest Escrow Statement which shows a balance of \$75,928.70 which does not account for the Escrow Release to Solar Renewable, LLC (Check #237) which has not yet been cashed. Actual balance is \$74,332.70
 - E) 4/30/21 – Received Notification of the Monroe Township proposed Ordinance to amend the Zoning Map of Monroe Township – Proposing to change parcel 12-10-065A from Agricultural to Commercial.

- F) 4/30/21 – Received the April Invoice from Meck-Tech Inc.
- G) 5/5/21 – Received notification from Woodland Design Associates about the PPL EU Sunbury Road – CSVT project for the construction of a new revegetated access road to two existing structures along an existing PPL EU ROW south of Sunbury Road in Monroe Twp.
- H) 5/7/2021 – received the Spring 2021 brochure Northcentral Pennsylvania Conservancy.
- I) 5/10/21 – Received the latest Escrow Statement showing a balance of \$75,928.70 which does not include the Escrow Release to Solar Renewable, LLC of \$1,596 which would make the actual balance \$74,332.70.
- J) 5/10/21 – Received the Escrow check for the Midd-West School District Ph 2 Stadium Project.
- K) 5/11/21 – Deposited the Escrow check for the Midd-West Stadium Project. Escrow balance after deposit is \$1,826,663.34.
- L) Received Act 14 notification from Axtman Engineering, LLC of the construction of a 42' x 512' poultry barn, a 16' x 42' manure storage building, access drives, stormwater facilities, and additional site related amenities.

7. ADJOURNMENT

Snyder County Planning Commission

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TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: April 16, 2021

SUBJECT: Subdivision Review Meeting

The Subdivision Review Committee Work Session will be on Thursday, May 13, at 9:00 a.m. in the Planning Commission office, for those who wish to attend. The public is welcome to attend as well.

Thank you.

APPLICATIONS RECEIVED AS OF MAY 13, 2021:

File #5486 – Roy Wagner Farm Subdivision – Spring Twp.

File #5487 – John Royer Subdivision Plan – Jackson Twp.

File #5488 – Adin & Charlotte Martin Subdivision – Washington Twp.

File #5489 – Donald Remmey, Jr. LDP – Spring Twp.

cc: Snyder County Board of Commissioners
Tony Phillips, Chief Clerk
AxRunkle, Solicitor
Meck-Tech, Inc., PC Engineer

Any files marked as late did not make the submission deadline and may not appear on this month's agenda. I will do my best to try to get them reviewed prior to the meeting, but may not be able to.

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PLANS ON THE AGENDA FOR THE MAY 2021 MEETING:

SECTION A:

File #5486 – Roy Wagner Farm Subdivision – Spring Twp.

File #5489 – Donald Remmey, Jr. LDP – Spring Twp.

SECTION B:

OLD PLANS:

1st Meeting

File #5421 – Nick Hackenberg Poultry Operation – Center Twp.

File #5465 – Misty Hollow School LDP – Center Twp. +

File #5483 – Kreamer Feed Inc. LDP – Middlecreek Twp.

NEW PLANS:

File #5487 – John Royer Subdivision Plan – Jackson Twp.

File #5488 – Adin & Charlotte Martin Subdivision – Washington Twp.

SECTION C:

None

Grayed portions note that action is required at this meeting.

Snyder County Planning Commission

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SNYDER COUNTY PLANNING COMMISSION SUBDIVISION REVIEW COMMITTEE REPORT

5-13-21

A. PLANS AND APPLICATIONS FROM MUNICIPALITIES WITH REGULATIONS:

File #5486 Roy Wagner Farm Subdivision Plan; Spring Township; All Points Land Surveys, Inc. - Surveyor

This plan is for the subdivision of tract 17-04-018 into 2 tracts Proposed Lot 2 which will be 11.74 acres and a residual Lot 1 which will be 112.55 acres

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Certificate can be amended to show the plan was received on April 22, 2021 and is SCPC File #5486.
3. It appears that this subdivision will need approval as a Conditional Use due to the size of the tract per Section 409.5.A.1.c.i

File #5489 Donald Remmey Jr. Land Development Plan; Spring Township; All Points Land Surveys, Inc. - Surveyor

This plan is for the addition adding of a 50' x 60' building addition along with proposed parking and paved driveway on tract 17-03-085.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The SCPC Certification can be amended to show the plan was received on May 5, 2021 and is File #5489.
3. No Limit of Disturbance area is shown on the plan. If the area is greater than 1 acre it will require an NPDES Permit.

4. No Stormwater Management Report was submitted to the county with the plan. A stormwater report should be submitted to the townships engineer to show this land development meets the Township SALDO Section 4.04.
5. Will new employees be added as a result of this construction, and is the on-lot sewage disposal system adequately sized to handle the additional flows if so?
6. A detail should be shown for the Construction Entrance or a reference to it being constructed per the PaDEP Best Management Practices Manual.
7. I don't see any parking calculation showing compliance with Zoning Article 5.

B. PLANS AND APPLICATIONS UNDER THE SNYDER COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

OLD PLANS

File #5421 Nick Hackenberg Poultry Operation Land Development Plan; Center Township; Red Barn Consulting Inc. - Engineer

This plan was originally submitted in 2016 and Conditionally Approved. The project was completed without ever being final approved and this As-built is to gain Final Approval. How does the Planning Commission wish to proceed – New Plan or finish under old plan with no new fees? Either way there will be costs involved for engineering review and no escrow funds currently. In viewing the Proposed vs. As-built stormwater basin I think this needs to be reviewed by our engineer as it appears there could be an issue with the basin.

This Plan is currently under review by Meck-Tech.

File #5465 Misty Hollow School Land Development Plan; Center Township; D. Allen Hornberger PLS, LCC - Surveyor

This plan is for the subdivision of tract 01-06-023 into 2 parcels. Proposed Lot #1 will be 2.685 with the residual being 70.8± acres. The plan will be reviewed by the Planning Commission's engineer.

This Plan is currently under review by Meck-Tech.

NEW PLANS

File #5487 John Rover Subdivision Plan; Jackson Township; Wagner's Surveying, LLC - Surveyor

This plan is for the subdivision of tract 08-06-018 into 2 parcels. The Proposed Lot 11 Residue will be 1.22 acres, and the residual will be 78.48 acres.

Waiver Requests:

1. Section 514.A.Note – to allow the lots after subdivision to be utilized for the Stormwater Exemption Criteria.

General Comments

1. All Certificates should be fully executed prior to approval.

Plan Comments

1. **Section 403.B.8 - Boundary**

I'm not seeing anything tying the Proposed Lot 11 into the overall existing boundary.

2. **Section 403.B.15.c – Significant Features**

I'm not seeing any proposed well. One should be shown per this section.

File #5488 Adin & Charlotte Martin Subdivision Plan; Washington Township; Sarge Engineering and Surveying - Surveyor

This plan is for the subdivision of tract 19-08-015 into 3 parcels. The Proposed Lot 1 Residue will be 63.250 acres, Proposed Lot #2 will be 17.034 acres, and Proposed Lot #3 will be 12.706 acres.

Waiver Requests:

1. Section 403.C.3 & Section 514.A. Note – To allow the lots after subdivision to be utilized for the Stormwater Management Exemption Criteria

General Comments

1. All Certificates should be fully executed prior to approval.
2. A Driveway permit from Washington Township will be required for Lot #2.
3. General note #4 should be altered or removed. If a waiver is requested it should be altered to state that each lot has 20,000 sf of allowable impervious without the need of an approved Stormwater Management Plan.
4. Soil Erosion and Sedimentation Control Plan note #6 should have a statement included that says the driveway must be in compliance with Snyder County Subdivision and Land Development Ordinance Section 505.
5. Stormwater Exemption Criteria Notes – Note f should be altered to include both lots 1 and 3. All 3 lots would have an allowable of 20,000 sf of impervious.

Plan Comments:

1. Section 403.B.12 – Lot area

Per this section the area of the lots should be shown excluding road or public rights-of-way.

2. Section 403.B.14 – Topographic features

It appears that there is a stream going through the middle of the southern portion of the property that should be shown. Are there any other features listed in this section that should be shown?

3. Section 403.B.15 – Manmade features

Are there any features listed in this section that should be shown?

4. Section 403.C.3 & 514 – Stormwater Management

A waiver has been requested for this Section to utilize the lots after subdivision for the Stormwater Exemption Criteria. A Waiver Section should be added to the plan per Section 403.B.24.

C. UNDER SECTION 402 (LOT ADDITIONS) IN THE SNYDER COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

None

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Report of the Planning Director

04-16-21 to 05-13-21

I. Meetings

4/16/21 – CSVT Impact Study Recommendation meeting for Monroe Twp.

4/20/21 – CSVT Impact Study Recommendation meeting for Shamokin Dam Borough

4/22/21 – Snyder County Local Bridge Prioritization Meeting w/ SEDA-COG & PaDOT

5/4/21 – County Commissioners Meeting

5/4/21 – Farm Board Meeting

5/11/21 – County Commissioners Meeting

II. Subdivision Site Inspections

None

III. Final Plan Approval Processing

File #5478 – Ronald & Margie Elsesser Subdivision – Washington Twp.

File #5485 – Charles Wells Estate Subdivision Plan – Adams Twp.

IV. Preliminary Plan Approval Processing

None

V. Sketch Plan Reviews by Staff

None

VII. Financial

A) Expense & Revenue Summary per Monthly Budget Report

	<u>Prior Year to Date</u>	<u>Current Year-to Date</u>
Expenses	\$ 23,856.87	\$ 34,218.43

B) General Fund Receipts (04/15/21 – 5/13/21)

	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
Subdivision Fees	\$ 9,250.00	\$ 900.00	\$10,150.00
Misc. Fees	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL	\$ 9,250.00	\$ 900.00	\$10,150.00

C) Escrow

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
\$ 74,332.70*	\$1,752,330.64*	\$ 0.00	\$1,826,663.34*

D) Overall Expense vs. Revenue

<u>Overall Expenses</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Current Expenses</u>
\$ 34,218.43	\$10,150.00	\$ 2,279.00	\$ 21,789.43

* These amounts do not include Escrow from the Kreamer Feed, SCPC File #5483.

VIII. Special Planning Tasks

- Begin review and update of the Snyder County Comprehensive Plan.
- Snyder County Point Person for the Susquehanna River Flood Inundation Mapping Interagency Project. Outreach from PaDEP has begun, and we will need to begin public outreach.
- Review possible Grant Funding for our Comprehensive Plan and possible match.
- Review Act 167 Stormwater Planning.
- Prepare for our upcoming Countywide Action Plan for Clean Water (WIP).
- Serving on the Lower Susquehanna Regional Water Resources Committee for the State Water Plan Update.

IX. Current Violations

Nick Hackenberg – SCPC File #5086 – Had Cond. Approval, never met the Conditions and constructed 2 poultry barns – Is in the process of finishing for Final Approval. AS-BUILT is under review by Meck-Tech.

Snyder County Planning Commission

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MEETING AGENDA

--REGULARLY SCHEDULED MEETING--

Monday, June 21, 2021

7:00 p.m.

Basement Meeting Room
Snyder County Courthouse
Middleburg, PA

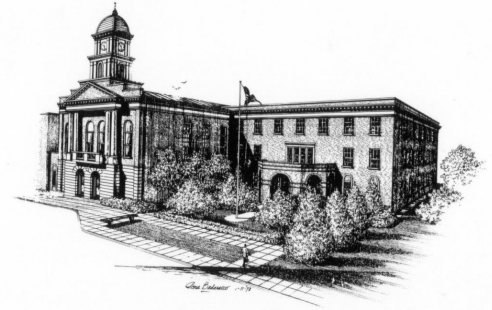
1. CALL TO ORDER
2. PUBLIC COMMENT
3. APPROVAL OF THE MAY 17, 2021 MEETING MINUTES.
4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES
 - A) Monthly Budget Report
 - B) Subdivision Review Report
 - C) Planning Office Report
5. OLD BUSINESS – Roush / Franquet Complaint
6. NEW BUSINESS
 - A) 6/8/21 – Received our latest Escrow Statement current balance is listed as \$1,828,259.34 which does not account for a \$35 fee for a canceled check (#237) and the new check sent to Solar Renewable, LLC in the amount of \$1,561.00. Actual balance of the account is \$1,826,663.34.
 - B) 6/15/2021 – Received notification from Cravitz Law Office on the Selinsgrove Borough Ordinance No. 854 Amending Selinsgrove Borough Flood Plain Ordinance Regarding Permits and Penalties.
7. ADJOURNMENT

Snyder County Planning Commission

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TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: June 18, 2021

SUBJECT: Subdivision Review Meeting

The Subdivision Review Committee Work Session will be on Friday, June 18, at 9:00 a.m. in the Planning Commission office, for those who wish to attend. The public is welcome to attend as well.

Thank you.

APPLICATIONS RECEIVED AS OF JUNE 18, 2021:

- File #5490 – Zimmerman / Dauberman Lot Additions Plan – Center Twp.
- File #5491 – Holtzapple Living Trust Subdivision Plan – Penn Twp.
- File #5492 – Gray Subdivision – Monroe Twp.
- File #5493 – Chip & Susan Weaver – Monroe Twp.
- File #5494 – Goodman IP, LLC subdivision – Union Twp.
- File #5495 – Mattern Lot Additions – Beaver Twp.
- File #5496 – Brian Peterson Lot Addition Plan – McClure Borough
- File #5497 – Debra & Keith Aucker Subdivision – Middlecreek Twp.
- File #5498 – Dennis Zechman Protector Trust Subdivision – Middlecreek Twp.
- File #5499 – B.J. & E Realty – Dressler Farm Subdivision – Washington Twp.
- File #5500 – B.J. & E Realty – Fetter Farm Subdivision – Washington Twp.
- File #5501 – Ephraim King LDP – Jackson Twp.
- File #5502 – Scott Wolf LDP – Freeburg Boro.

cc: Snyder County Board of Commissioners

Tony Phillips, Chief Clerk

AxRunkle, Solicitor

Meck-Tech, Inc., PC Engineer

Any files marked as late did not make the submission deadline and may not appear on this month's agenda. I will do my best to try to get them reviewed prior to the meeting, but may not be able to.

Snyder County Planning Commission

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PLANS ON THE AGENDA FOR THE JUNE 2021 MEETING:

SECTION A:

- File #5491 – Holtzapple Living Trust Subdivision Plan – Penn Twp.
- File #5492 – Gray Subdivision – Monroe Twp.
- File #5493 – Chip & Susan Weaver – Monroe Twp.
- File #5494 – Goodman IP, LLC subdivision – Union Twp.
- File #5496 – Brian Peterson Lot Addition Plan – McClure Borough
- File #5502 – Scott Wolf LDP – Freeburg Boro.

SECTION B:

OLD PLANS:

1st Meeting

- File #5421 – Nick Hackenberg Poultry Operation – Center Twp.
- File #5465 – Misty Hollow School LDP – Center Twp.
- File #5483 – Kreamer Feed Inc. LDP – Middlecreek Twp.

NEW PLANS:

- File #5497 – Debra & Keith Aucker Subdivision – Middlecreek Twp.
- File #5498 – Dennis Zechman Protector Trust Subdivision – Middlecreek Twp.
- File #5499 – B.J. & E Realty – Dressler Farm Subdivision – Washington Twp.
- File #5500 – B.J. & E Realty – Fetter Farm Subdivision – Washington Twp.
- File #5501 – Ephraim King LDP – Jackson Twp.

SECTION C:

- File #5490 – Samuel Zimmerman Subdivision – Center Twp.
- File #5495 – Mattern Lot Additions – Beaver Twp.

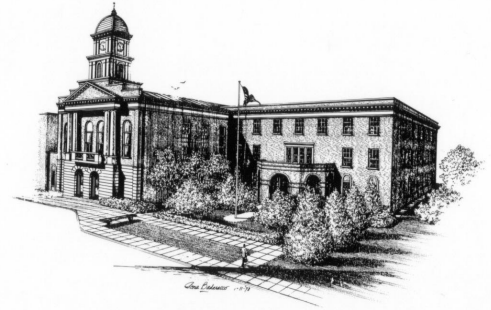
Grayed portions note that action is required at this meeting.

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SNYDER COUNTY PLANNING COMMISSION SUBDIVISION REVIEW COMMITTEE REPORT

6-21-21

A. PLANS AND APPLICATIONS FROM MUNICIPALITIES WITH REGULATIONS:

File #5491 Holtzapple Living Trust Subdivision Plan; Penn Township; Kreamer Survey Assoc. Inc. - Surveyor

This plan is for the subdivision of tract 13-04-002 into 4 tracts Proposed Lot 4, 5, & 6. Proposed Lot 4 will be 9.66 acres, Proposed Lot 5 will be 28.07 acres Proposed Lot 6 which will be 1.75 acres. The residual tract will be 39.47 acres.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Certificate can be amended to show the plan was received on May 18, 2021 and is SCPC File #5491.
3. Numbering in the Note section should be corrected.

File #5492 David Gray Subdivision Plan; Monroe Township; Meck-Tech, Inc. - Surveyor

This plan is for the subdivision of tract 12-03-039 into 2 tracts. Proposed Lot 1 which will be 1.842 acres and the residual tract which will be 29.584 acres.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The SCPC Certification can be amended to show the plan was received on May 25, 2021 and is File #5492.
3. It appears that with the exception of tract 12-06-006 all other tracts should be 12-03 instead of 12-06.

File #5493 Chip & Susan Weaver Subdivision Plan; Monroe Township; Meck-Tech, Inc. - Surveyor

This plan is for the subdivision of tract 12-05-002 into 2 tracts. Proposed Lot 1 which will be 1.202 acres and the residual tract which will be 80.600 acres.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The SCPC Certification can be amended to show the plan was received on May 25, 2021 and is File #5493.

File #5494 Goodman IP, LLC Subdivision Plan; Union Township; Stahl Sheaffer Engineering, LLC - Surveyor

This plan is for the subdivision of tract 18-06-024 into 11 tracts. 10 Proposed new lots and a residual tract. Stormwater facilities are to be implemented during construction of each individual lot.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The SCPC Certification can be amended to show the plan was received on May 27, 2021 and is File #5494.
3. The Municipal Boundary should be shown on the plan. It appears that there is a possibility that Lot 10 could end up being taxed in Washington Township depending on exactly where the municipal boundary is located.
4. The Soils Testing information on the Cover Sheet should either be completed or removed. It's not required for plan approval so if necessary it could be deleted.
5. In the General Notes on the Cover Sheet, a note should be added that generally states that Driveway Permits are also required from either Union or Washington Township for access off of Littletown Road.
6. Erosion and Sediment Control Notes on Sheet C-6: Notes 3, 4, 7, and 10 refer to the York County Conservation District and Note 9 refers to the Perry County Conservation District. These should be changed to the Snyder County Conservation District.
7. The Infiltration Trench Detail on Sheet C-6 should refer to the Township Supervisors instead of the Township Engineer.
8. A detail of the Rock Construction Entrance should be added to the plan. It is referred to, but there is no detail.

9. The Operation and Maintenance Schedule which is located in the Stormwater Management Summary should also be added to the plan. Note 3's reference to Borough should be changed to Township.

Plan Comments

1. **Section 403.B.6 – Tract Map**

Per this section a Tract Map showing the tract(s) of the existing site in relation to the surrounding properties should be shown.

2. **Section 403.B.14 & 15 – Natural & Man Made Features**

There appears to be a pond that should be called out and a stream with cross pipes located along Littletown Road.

3. **Section 403.B.18 – Sewage Permit**

The Sewage Permit Application number should be shown on the plan.

4. **Section 403.B.20 - Easements**

The Driveway Easements do not appear to be tied into the overall boundary for exact location.

5. **Section 403.B.25 – Driveway Names**

The Snyder County GIS and Emergency Services should be contacted about naming the shared driveways for Proposed Lots 2 & 4 and 5 & 6. They can be contacted at (570) 374-5290.

File #5496 Brian Peterson Lot Addition Plan; McClure Borough; Midd-Penn Engineering Inc. - Surveyor

This plan is for a lot addition of .002 acres from tract 09-01-071, 071A & 072 to Brian and Diane Peterson tract 09-01-073.

General Comments

1. The Snyder County Planning Review Certificate should be amended to add that the plan is SCPC File #5496 and was received on June 3, 2021.

File #5502 Scott Wolf Land Development Plan; Freeburg Borough; Stahl Sheaffer Engineering, LLC - Engineer

This plan is for construction of a duplex on tract 17-01-039 in Freeburg Borough.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Review Certificate should be amended to add that the plan is SCPC File #5502 and was received on June 11, 2021.
3. In the Site Data should the page be 147 or 174.
4. A note should be added to the plan that states that water and sewer connections shall be in accordance with Freeburg Municipal Authority standards.

Plan Comments

1. Per Section 3.2.3.2 – A statement from the Freeburg Municipal Authority that public sewage facilities are available should be obtained.
2. Per Section 3.2.3.6 – is the Borough going to require security and agreements for any of the site improvements?
3. Per Section 4.7.1 – A statement for the Freeburg Municipal Authority to sign should be added to the plan verifying acceptance of the proposed connection.

B. PLANS AND APPLICATIONS UNDER THE SNYDER COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

OLD PLANS

File #5421 Nick Hackenberg Poultry Operation Land Development Plan; Center Township; Red Barn Consulting Inc. - Engineer

This plan was originally submitted in 2016 and Conditionally Approved. The project was completed without ever being final approved and this As-built is to gain Final Approval. How does the Planning Commission wish to proceed – New Plan or finish under old plan with no new fees? Either way there will be costs involved for engineering review and no escrow funds currently. In viewing the Proposed vs. As-built stormwater basin I think this needs to be reviewed by our engineer as it appears there could be an issue with the basin.

This Plan is currently under review by Meck-Tech.

File #5465 Misty Hollow School Land Development Plan; Center Township; D. Allen Hornberger PLS, LCC - Surveyor

This plan is for the subdivision of tract 01-06-023 into 2 parcels. Proposed Lot #1 will be 2.685 with the residual being 70.8± acres. The plan will be reviewed by the Planning Commission's engineer.

See the attached comment letter from Meck-Tech.

File #5483 Kreamer Feed Inc. Land Development Plan; Middlecreek Township; Mid-Penn Engineering, Inc. - Engineer

This plan is for the demolition of the existing office, construction of 3 new metal buildings along with related site improvements.

Waiver Requests:

1. Section 509.A – To allow a 2’ rear yard setback to match the existing non-conforming buildings. **Granted**

This Plan has been reviewed by Meck-Tech, Inc. Kreamer Feed has received authorization from the Rail Road for Stormwater discharge and has a fully executed agreement.

NEW PLANS

File #5497 Debra & Keith Aucker Subdivision Plan; Middlecreek Township; Kreamer Survey Associates, Inc - Surveyor

This plan is for the subdivision of tract 11-07-013 into 2 parcels. The Proposed Lot 1 Residue will be 11.17 acres, and the Proposed Lot 2 will be 3.66 acres.

Waiver Requests:

1. Section 514.A.Note – to allow the lots after subdivision to be utilized for the Stormwater Exemption Criteria.

General Comments

1. All Certificates should be fully executed prior to approval.
2. Per PennDOT Type 5 Maps, Creek Road appears to be listed as T-459, T-458 appears to be Kreamer Ave. per this map. I use the following web address for route names and numbering:
<https://www.penndot.gov/ProjectAndPrograms/Planning/Maps/Pages/default.aspx#.VhJ7wuxVhHw>. Then go into Township Type 5 maps and click on the appropriate municipality.

Plan Comments

1. **Section 403.B.25 – Driveway Name**

The Snyder County GIS Department should be contacted per this section to determine if the drive should be named in order to more easily find the property in case of emergency. They can be reached at (570) 374-5290. If they determine that it should be named, the name should be added to the plan.

2. Section 403.B.30 – Home Location

Per this section the possible home and driveway locations should be shown.

File #5498 Dennis Zechman Protector Trust Subdivision Plan; Middlecreek Township; Kreamer Survey Associates, Inc. - Surveyor

This plan is for the subdivision of tract 11-03-055 into 2 parcels. The Proposed Lot 1 Residue will be 94± acres, and Proposed Lot #2 will be 2.05 acres.

Waiver Requests:

1. Section 403.B.10 & 12 – Survey of the residual tract – to not have to survey the entirety of the residual.
2. Section 403.C.3 & Section 514.A. Note – To allow the lots after subdivision to be utilized for the Stormwater Management Exemption Criteria

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Future Permitting Requirements should either refer to the Snyder County Planning Commission instead of the Middlecreek Township Supervisors or should refer to both entities.
3. Per PennDOT Type 5 Maps, Hollow Road is T-485. I use the following web address for route names and numbering:
<https://www.penndot.gov/ProjectAndPrograms/Planning/Maps/Pages/default.aspx#.VhJ7wuxVhHw>. Then go into Township Type 5 maps and click on the appropriate municipality.

Plan Comments:

1. Section 403.B.10 & 12 – Boundary

The residual boundary should be shown per this section. A waiver has been requested to not have to survey the residual.

2. Section 403.C.3 & 514 – Stormwater Management

A waiver has been requested for this Section to utilize the lots after subdivision for the Stormwater Exemption Criteria. A Waiver Section should be added to the plan per Section 403.B.24.

3. Section 403.B.25 – Driveway Name

The Snyder County GIS Department should be contacted per this section to determine if the drive should be named in order to more easily find the property in

case of emergency. They can be reached at (570) 374-5290. If they determine that it should be named, the name should be added to the plan.

File #5499 **B.J. & E Realty Company, LP – Dressler Farm Subdivision Plan; Washington Township; All Points Land Surveys, Inc. - Surveyor**

This plan is for the subdivision of tract 19-09-041 into 2 parcels. The Proposed Lot 1 Residue will be 43.77 acres, and Proposed Lot #2 will be 10.05 acres.

Waiver Requests:

1. Section 403.C.3 & Section 514.A. Note – To allow the lots after subdivision to be utilized for the Stormwater Management Exemption Criteria

General Comments

1. All Certificates should be fully executed prior to approval.
2. A driveway permit will be required from the Township for the proposed driveway.

Plan Comments:

1. **Section 403.C.3 & 514 – Stormwater Management**

A waiver has been requested for this Section to utilize the lots after subdivision for the Stormwater Exemption Criteria. A Waiver Section should be added to the plan per Section 403.B.24.

File #5500 **B.J. & E Realty Company, LP – Fetter Farm Subdivision Plan; Washington Township; All Points Land Surveys, Inc. - Surveyor**

This plan is for the subdivision of tract 19-05-033/ 19-09-051 and 19-09-052 to be re-divided into 3 parcels. The Proposed Lot 1 Residue will be 84.81 acres, and Proposed Lot #2 will be 29.52 acres.

Waiver Requests:

1. Section 403.C.3 & Section 514.A. Note – To allow the lots after subdivision to be utilized for the Stormwater Management Exemption Criteria.

General Comments

1. All Certificates should be fully executed prior to approval.
2. A driveway permit will be required from the Township for the proposed driveway.

Plan Comments:

1. Section 403.C.3 & 514 – Stormwater Management

A waiver has been requested for this Section to utilize the lots after subdivision for the Stormwater Exemption Criteria. A Waiver Section should be added to the plan per Section 403.B.24.

File #5501 Ephraim King LDP; Jackson Township; Axtman Engineering, LLC - Engineer

This plan is for the addition of a 512' x 42' (21,504 sf) poultry barn along with stormwater facilities on tax parcel 08-06-001 in Jackson Township.

Waiver Requests:

1. Section 403.C.3 & Section 514.A. Note – To allow the lots after subdivision to be utilized for the Stormwater Management Exemption Criteria.
2. Section 517 – Landscaping and Buffering – to not have to provide landscaping or buffering.

This Plan is currently under review by Meck-Tech.

C. UNDER SECTION 402 (LOT ADDITIONS) IN THE SNYDER COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

File #5490 Zimmerman / Dauberman Lot Additions Plan; Center Township; D. Allen Hornberger Land Surveying, LLC - Surveyor

This plan is for lot additions from the Zimmermans to the Daubermans and vice versa. Lot Addition “A” is 0.010 acre lot addition from tract 04-06-046 owned by Fred Dauberman to Samuel and Ruth Zimmermna and tract 04-06-023. Proposed Lot B will be a 0.92 acre Lot Addition from Fred Zimmerman to the Zimmermans.

General Comments

1. All Certificates should be fully executed prior to approval.

Plan Comments

1. **Section 402.B.5 & 6 – Draft Deeds.**

Draft Deeds for the transfer of the add-on pieces, and for the combining of the add-on piece with the existing lots to which it is being added are required for plan approval for all lots involved with the plan.

File #5495 Mattern Lot Additions Plan; Beaver Township; All Points Land Surveys, Inc. - Surveyor

This plan is for 3.37 acre lot additions from Terrance Mattern to the Mattern Family Limited Partnership and from the Mattern Family Limited Partnership to Terrance Matter.

General Comments

1. All Certificates should be fully executed prior to approval.

Plan Comments

2. **Section 402.B.5 & 6 – Draft Deeds.**

Draft Deeds for the transfer of the add-on pieces, and for the combining of the add-on piece with the existing lots to which it is being added are required for plan approval for all lots involved with the plan.

Snyder County Planning Commission

Courthouse, P.O. Box 217 • Middleburg, Pennsylvania 17842-0217

Phone: (570) 837-4256 or (570) 837-4257

Fax: (570) 837-4345



Report of the Planning Director

05-13-21 to 06-18-21

I. Meetings

6/1/21 – Farm Board Meeting

6/8/21 – County Commissioners Meeting

6/8/21 – Recycling Meeting w/ Commissioners and Tom Gibson

II. Subdivision Site Inspections

5/24 – Light of Hope Evangelistic Ministry Land Development

III. Final Plan Approval Processing

File #5462 – Nelson & Melody Gingerich Lot Addition – Chapman Twp.

IV. Preliminary Plan Approval Processing

None

V. Sketch Plan Reviews by Staff

None

VII. Financial

A) Expense & Revenue Summary per Monthly Budget Report

	<u>Prior Year to Date</u>	<u>Current Year-to Date</u>
Expenses	\$ 31,608.35	\$ 41,805.41

B) General Fund Receipts (04/15/21 – 5/13/21)

	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
Subdivision Fees	\$10,150.00	\$ 3,575.00	\$13,725.00
Misc. Fees	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL	\$10,150.00	\$ 3,575.00	\$13,725.00

C) Escrow

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
\$1,826,663.34*	\$ 3,000.00*	\$ 0.00	\$1,829,663.34*

D) Overall Expense vs. Revenue

<u>Expenses for Year</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Overall Expenses</u>
\$ 41,805.41	\$13,725.00	\$ 2,279.00	\$ 25,801.41

* These amounts do not include Escrow from the Kreamer Feed, SCPC File #5483.

VIII. Special Planning Tasks

- Begin review and update of the Snyder County Comprehensive Plan.
- Snyder County Point Person for the Susquehanna River Flood Inundation Mapping Interagency Project. Outreach from PaDEP has begun, and we will need to begin public outreach.
- Review possible Grant Funding for our Comprehensive Plan and possible match.
- Review Act 167 Stormwater Planning.
- Administer the WVLRP funds for the ESCRA Project.
- Serving on the Lower Susquehanna Regional Water Resources Committee for the State Water Plan Update.

IX. Current Violations

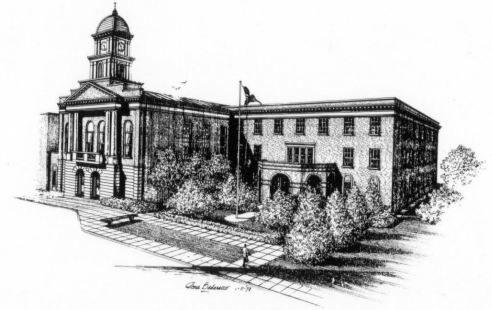
Nick Hackenberg – SCPC File #5086 – Had Cond. Approval, never met the Conditions and constructed 2 poultry barns – Is in the process of finishing for Final Approval. AS-BUILT is under review by Meck-Tech.

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MEETING AGENDA

--REGULARLY SCHEDULED MEETING--

Monday, July 19, 2021

7:00 p.m.

Basement Meeting Room
Snyder County Courthouse
Middleburg, PA

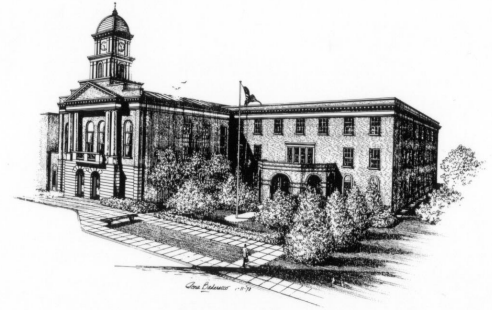
1. CALL TO ORDER
2. PUBLIC COMMENT
3. APPROVAL OF THE JUNE 21, 2021 MEETING MINUTES.
4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES
 - A) Monthly Budget Report
 - B) Subdivision Review Report
 - C) Planning Office Report
5. OLD BUSINESS
6. NEW BUSINESS
 - A) 6/28/21 – Received notification of the Monroe Township proposed Ordinance to amend the Zoning Map of Monroe Twp. A portion of tract 12-09-100 will be changed from Open Space to R-2 Residential Zone.
 - B) 6/28/2021 – Received notification from Monroe Township of the Proposed Ordinance to amend the Zoning Ordinance of Monroe Township. The Ordinance amends Article 2, Section 217 entitled Floodplain District, Article 5, Section 502 entitled Variances, Article 8, Section 809 entitled Violations and Section 810 entitled Validity to comply with the Floodplain Management Act.
 - C) 7/12/21 – Received the latest Escrow Statement. Ending Balance as of 6/30/21 was \$1,869,658.34. Actual balance is \$1,869,359.59.
 - D) 7/14/21 – Received notification of Penn Creek Municipal Authority’s pending NPDES Permit renewal Application.
7. ADJOURNMENT

Snyder County Planning Commission

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TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: July 16, 2021

SUBJECT: Subdivision Review Meeting

The Subdivision Review Committee Work Session will be on Friday, July 16, at 9:00 a.m. in the Planning Commission office, for those who wish to attend. The public is welcome to attend as well.

Thank you.

APPLICATIONS RECEIVED AS OF JULY 16, 2021:

- File #5503 – High Caliber Cranes Land Development Plan – Union Twp
- File #5504 – Hockenbroch, Martin, Womer Lot Addition Plan – Perry Twp.
- File #5505 – Marvin & Eva Brubaker Subdivision Plan – Chapman Twp.
- File #5506 – Brubaker Lot Addition Plan – Franklin Twp.
- File #5507 – Ephraim King Subdivision Plan – Jackson Twp.
- File #5508 – Douglas Klinger Lot Addition Plan – Penn Twp.
- File #5509 – Dennis Hunsburger Subdivision Plan – Middlecreek Twp.
- File #5510 – Michael Ackley Subdivision – Middlecreek Twp.
- File #5511 – Joshua Smith Lot Addition Plan – Middleburg Borough

cc: Snyder County Board of Commissioners
Tony Phillips, Chief Clerk
AxRunkle, Solicitor
Meck-Tech, Inc., PC Engineer

Any files marked as late did not make the submission deadline and may not appear on this month's agenda. I will do my best to try to get them reviewed prior to the meeting, but may not be able to.

Snyder County Planning Commission

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PLANS ON THE AGENDA FOR THE JULY 2021 MEETING:

SECTION A:

File #5503 – High Caliber Cranes Land Development Plan – Union Twp
File #5508 – Douglas Klinger Lot Addition Plan – Penn Twp.

SECTION B:

OLD PLANS:

1st Meeting

File #5421 – Nick Hackenberg Poultry Operation – Center Twp.
File #5465 – Misty Hollow School LDP – Center Twp.
File #5501 – Ephraim King LDP – Jackson Twp.

NEW PLANS:

File #5505 – Marvin & Eva Brubaker Subdivision Plan – Chapman Twp.
File #5507 – Ephraim King Subdivision Plan – Jackson Twp.
File #5509 – Dennis Hunsburger Subdivision Plan – Middlecreek Twp.
File #5510 – Michael Ackley Subdivision – Middlecreek Twp.

SECTION C:

File #5504 – Hockenbroch, Martin, Womer Lot Addition Plan – Perry Twp.
File #5506 – Brubaker Lot Addition Plan – Franklin Twp.
File #5511 – Joshua Smith Lot Addition Plan – Middleburg Borough

Grayed portions note that action is required at this meeting.

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SNYDER COUNTY PLANNING COMMISSION SUBDIVISION REVIEW COMMITTEE REPORT

6-21-21

A. PLANS AND APPLICATIONS FROM MUNICIPALITIES WITH REGULATIONS:

File #5503 High Caliber Cranes Land Development Plan; Union Township; Stahl Sheaffer Engineering, LLC – Engineer / Surveyor

This plan is for the construction of a 7,200 sf building along with parking, stormwater management facilities and additional site related amenities.

With this land development the following information has been provided, all of which needs to be reviewed by a professional engineer:

Land Development Plan set including 6 sheets
Stormwater Management Plan set including 3 sheets
Stormwater Management Plan Report
Erosion and Sedimentation Control Plan set including 5 sheets

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Certificate can be amended to show the plan was received on June 25, 2021 and is SCPC File #5503.
3. The Land Development Plan set, Stormwater Management Plan set and Erosion and Sediment Control Plan set should all be recorded together as one complete set.
4. A note should be added to the plan that states the driveway must be constructed in compliance with SALDO Section 505 – Driveways.
5. A note should be added stating that all work within the PennDOT Right-of-Way shall be to PennDOT standards.
6. Is there going to be lighting at the property that should be reviewed by the townships engineer?

Plan Comments

1. Section 202.A.2 - Applications

The applicant should indicate in writing to the Union Township Supervisors that they will provide financial security (404.B.2, 601) for the installation of the required site improvements.

2. Section 202.C & 402.B.2 – Financial Security

Filing of adequate financial security should occur prior to final plan approval. A cost estimate should be submitted for review by the Townships reviewing engineer.

3. Section 403.B.6 – Tract Map

A tract map should be provided per this section.

4. Section 403.B.7 - Adjoiners

It appears that tax parcel shown as 13-05-019 to the north should be shifted now westward and that tax parcel 18-08-059 should be added.

5. Section 403.B.11 & 509 – Setbacks

The building setback line along Middlecreek Road should be 25' from the right-of-way.

6. Section 403.B.12 – Lot Area

Lot area should be shown excluding road or public rights-of-way.

7. Section 403.B.18 - Sewage

The sewage permit number should be added to the plan if received.

8. Section 403.B.32 – Erosion and Sedimentation Pollution Control

I would remove the Rock Construction Entrance and Detail from this plan set as there is a complete E&S set which should be recorded with this. When seeing it on the Site and Grading plans it gives the appearance that it is a permanent entrance.

9. Section 501.C & 514.F - Easements

Stormwater facility easements should be provided per these sections or a blanket easement should be provided for the Union Township Supervisors to enter the property and perform maintenance if the owner does not.

10. Section 514 – Stormwater Management

The Stormwater Management Plan Report should be sealed by a professional engineer.

11. Section 514 - Stormwater Management

The Stormwater Management Plan set and Stormwater Management Plan Report need to be reviewed by a professional engineer to verify compliance with this section of the SALDO.

12. Section 514.G – Stormwater Management

A Stormwater Management Maintenance and Use Agreement should be fully executed prior to final approval.

13. Section 516 - Parking

No parking calculations were submitted with the plans. Parking calculations should be added and reviewed by the townships reviewing engineer for compliance with this section of the ordinance.

14. Section 517 – Landscaping / Buffering

Buffering between this project and the Jolly residence should be provided per this section. A plan should be submitted and reviewed by the townships reviewing engineer. The Developer’s Agreement should include a one (1) year warranty on any plant material installed.

15. Section 601 – Developer’s Agreement

A Developer’s Agreement should be fully executed prior to plan approval. A cost estimate or bona fide bid must be submitted for review and approval by the townships reviewing engineer.

File #5508 Klinger to Stover/Debo Lot Addition Plan; Penn Township; Gearhart’s Surveying - Surveyor

This plan is for a Lot Addition of from the property of Douglas & Vickie Klinger (tract 13-04-024B) to the property of Makenzie Stover & Michael Debo (tract 13-04-064)

General Comments

- 1. All Certificates should be fully executed prior to approval.

2. The SCPC Certification can be amended to show the plan was received on July 2, 2021 and is File #5508. The Certificate should also only reference the Snyder County Planning Commission.

B. PLANS AND APPLICATIONS UNDER THE SNYDER COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

OLD PLANS

File #5421 Nick Hackenberg Poultry Operation Land Development Plan; Center Township; Red Barn Consulting Inc. - Engineer

This plan was originally submitted in 2016 and Conditionally Approved. The project was completed without ever being final approved and this As-built is to gain Final Approval. How does the Planning Commission wish to proceed – New Plan or finish under old plan with no new fees? Either way there will be costs involved for engineering review and no escrow funds currently. In viewing the Proposed vs. As-built stormwater basin I think this needs to be reviewed by our engineer as it appears there could be an issue with the basin.

This Plan is currently under review by Meck-Tech.

File #5465 Misty Hollow School Land Development Plan; Center Township; D. Allen Hornberger PLS, LCC - Surveyor

This plan is for the subdivision of tract 01-06-023 into 2 parcels. Proposed Lot #1 will be 2.685 with the residual being 70.8± acres. The plan will be reviewed by the Planning Commission's engineer.

See the attached comment letter from Meck-Tech.

File #5501 Ephraim King LDP; Jackson Township; Axtman Engineering, LLC - Engineer

This plan is for the addition of a 512' x 42' (21,504 sf) poultry barn along with stormwater facilities on tax parcel 08-06-001 in Jackson Township.

Waiver Requests:

1. Section 403.C.3 & Section 514.A. Note – To allow the lots after subdivision to be utilized for the Stormwater Management Exemption Criteria.
2. Section 517 – Landscaping and Buffering – to not have to provide landscaping or buffering.

This Plan is currently under review by Meck-Tech.

NEW PLANS

File #5505 **Marvin & Eva Brubaker Subdivision Plan; Chapman Township; D. Allen Hornberger PLS, LCC - Surveyor**

This plan is for the subdivision of tracts 05-04-032 and 05-04-032B to create a new building Lot totaling 1.161 acres. The residual tracts will be 27.0± acres and 20.5± acres respectively.

Waiver Requests:

1. Section 514.A.Note – to allow the lots after subdivision to be utilized for the Stormwater Exemption Criteria.
2. Contours – This waiver request mistakenly refers to our previous ordinance; however it is unnecessary as the Planning Commission has granted me the right to determine what the contouring intervals should be on plans and I am ok with 20' contours as no construction will be done based on this plan as it's a subdivision plan.

General Comments

1. All Certificates should be fully executed prior to approval.
2. A driveway permit from Chapman Township is required.

Plan Comments

1. Section 403.B.10 – Boundary

The residual boundary should be shown per this section. This is being changed in the new ordinance; however at this time a waiver is still required to not have to survey the residual tract.

2. Section 403.B.11 – Setbacks

The existing phone shed appears to be crossing the boundary for the new lot which will create a non-conformity as it will not meet setback regulations on either tract. A waiver would be required to allow this. Is this phone shed to be a shared building? Are there any type of agreements for the shared use and or maintenance of the building? It also appears that portions of the existing drive area to the green house / phone shed may cross the boundary. Are easements / right-of-way required? The existing drive should be shown.

3. Section 403.B.19 – Road Information

Information for Hill Top Road should be shown per this section.

File #5507 **Ephraim King Subdivision Plan; Jackson Township; Gearhart's Surveying - Surveyor**

This plan is for the subdivision of tract 08-06-001 into 2 parcels. The Proposed Residue will be 105.82± acres, and Proposed Lot #1 will be 6.266 acres.

General Comments

1. All Certificates should be fully executed prior to approval.

Plan Comments:

1. **Section 403.B.12 – Lot Area**

Area of the lot should be shown excluding road or public rights-or-way.

2. **Section 403.B.14 & 15 – Topographic and Manmade Features**

Are there any features in these 2 sections that should be shown on the plan?

3. **Section 403.B. 26 – Surveyor Certificate**

A Surveyor's Certificate should be added to the plan per this section.

4. **Section 403.B. 27 – Owners Certificate**

An Owner's Certificate should be added to the plan per this section.

5. **Section 403.B.30 – Home & Driveway Location**

A possible home and driveway location should be shown per this section which meets the requirements listed.

File #5509 Dennis Hunsberger Subdivision Plan; Middlecreek Township; Stahl Sheaffer Engineering, LLC - Surveyor

This plan is for the subdivision of tract 11-04-071 into 2 parcels and a lot addition to tax parcel 11-04-062. Proposed Lot 1 will be 1.06 acres, the Lot Addition will be 0.814 acres, with the Residue being 19.422 acres.

General Comments

1. All Certificates should be fully executed prior to approval.
2. Site Data for Gary & Glenda Brouse should be added to the plan

Plan Comments:

1. **Section 403.B.27 – Owners Certificate**

Per this section an owners Certificate for all owners involved should be on the plan which would include a second Certificate for the Brouse's.

File #5510 **Michael Ackley Subdivision Plan; Middlecreek Township; All Points Land Surveys, Inc. - Surveyor**

This plan is for the subdivision of Residue Lot 1, West from SCPC File #5453, into 2 tracts and a Residual. Proposed Lot 1 will be 2.11 acres, Proposed Lot 2 will be 2.58 acres leaving Residual Lot-3 with 10.00 acres.

General Comments

1. All Certificates should be fully executed prior to approval.
2. Permits from the Township will be required for all Driveways.

Plan Comments

1. **Section 403.B.10 - Boundary**

The additional length from the redistribution of old Addon Lot-4, from the previous plan, should be added onto the southern boundary of the Residue Lot-3.

C. UNDER SECTION 402 (LOT ADDITIONS) IN THE SNYDER COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

File #5504 **Hockenbrock, Martin, Womer Lot Additions Plan; Perry Township; D. Allen Hornberger Land Surveying, LLC - Surveyor**

This plan is for 3 Lot Additions. A proposed lot addition of 0.604 acres (Lot B) from Loren and Trisha Womer to the property of Lamar and Kelvin Martin, a lot addition of consolidated lot of 7.739 acres (Lot A) from Lamar and Kelvin Martin to themselves, and a 0.529 acre (Lot C) lot addition from Mark & Chris Hockenbroch and the late Truman and Mary Hockenbroch to Loren and Trisha Womer.

General Comments

1. All Certificates should be fully executed prior to approval.

Plan Comments

1. **Section 402.B.5 & 6 – Draft Deeds.**

Draft Deeds for the transfer of the add-on pieces, and for the combining of the add-on pieces with the existing lots to which it is being added are required for plan approval for all lots involved with the plan.

File #5506 **Bronze & Tanya Brubaker Lot Addition Plan; Franklin Township; D. Allen Hornberger Land Surveying, LLC - Surveyor**

This plan is for a 1 acre lot addition from the property of Timothy and April Smith to the Brubaker tract.

General Comments

1. All Certificates should be fully executed prior to approval.

Plan Comments

2. **Section 402.B.5 & 6 – Draft Deeds.**

Draft Deeds for the transfer of the add-on pieces, and for the combining of the add-on piece with the existing lots to which it is being added are required for plan approval for all lots involved with the plan.

File #5511 **Joshua Smith to George Long Lot Addition Plan; Middleburg Borough ; All Points Land Surveys, Inc. - Surveyor**

This plan is for a 1.09 acre lot addition from the property of Joshua & Rebekah Smith to the lands of George Long.

General Comments

1. All Certificates should be fully executed prior to approval.

Plan Comments

1. **Section 402.B.5 & 6 – Draft Deeds.**

Draft Deeds for the transfer of the add-on pieces, and for the combining of the add-on piece with the existing lots to which it is being added are required for plan approval for all lots involved with the plan.

Snyder County Planning Commission

Courthouse, P.O. Box 217 • Middleburg, Pennsylvania 17842-0217

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Report of the Planning Director

06-18-21 to 07-16-21

I. Meetings

6/25/21 – MPO Meeting

7/6/21 - Farm Board Meeting

7/14/21 – State Water Plan Meeting

II. Subdivision Site Inspections

None

III. Final Plan Approval Processing

7/14/21 - Zimmerman/Dauberman Lot Addition Plan

IV. Preliminary Plan Approval Processing

None

V. Sketch Plan Reviews by Staff

None

VII. Financial

A) Expense & Revenue Summary per Monthly Budget Report

	<u>Prior Year to Date</u>	<u>Current Year-to Date</u>
Expenses	\$ 40,757.22	\$ 52,099.41

B) General Fund Receipts (06/18/21 – 7/16/21)

	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
Subdivision Fees	\$13,725.00	\$ 2,550.00	\$16,275.00
Misc. Fees	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL	\$13,725.00	\$ 2,550.00	\$16,275.00

C) Escrow

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
\$1,829,663.34	\$ 39,960.00	\$ 263.75	\$1,869,359.59

D) Overall Expense vs. Revenue

<u>Expenses for Year</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Overall Expenses</u>
\$ 52,099.41	\$16,275.00	\$ 2,279.00	\$ 33,545.41

VIII. Special Planning Tasks

- Begin review and update of the Snyder County Comprehensive Plan.
- Snyder County Point Person for the Susquehanna River Flood Inundation Mapping Interagency Project. Outreach from PaDEP has begun, and we will need to begin public outreach.
- Review possible Grant Funding for our Comprehensive Plan and possible match.
- Review Act 167 Stormwater Planning.
- Administer the WVLRP funds for the ESCRA Project.
- Serving on the Lower Susquehanna Regional Water Resources Committee for the State Water Plan Update.

IX. Current Violations

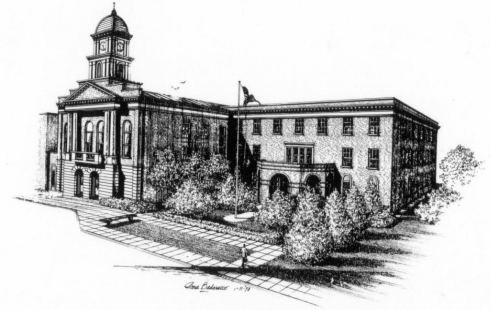
Nick Hackenberg – SCPC File #5086 – Had Cond. Approval, never met the Conditions and constructed 2 poultry barns – Is in the process of finishing for Final Approval. AS-BUILT is under review by Meck-Tech.

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MEETING AGENDA

--REGULARLY SCHEDULED MEETING--

Monday, August 16, 2021

7:00 p.m.

Basement Meeting Room
Snyder County Courthouse
Middleburg, PA

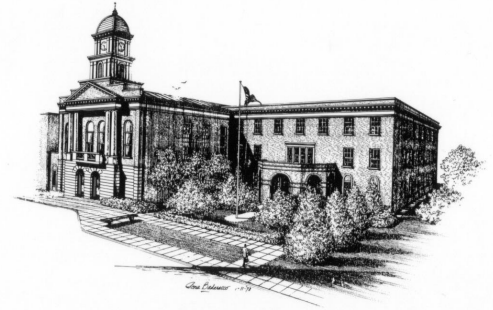
1. CALL TO ORDER
2. PUBLIC COMMENT
3. APPROVAL OF THE JULY 19, 2021 MEETING MINUTES.
4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES
 - A) Monthly Budget Report
 - B) Subdivision Review Report
 - C) Planning Office Report
5. OLD BUSINESS
6. NEW BUSINESS
 - A) 7/27/21 – Received the latest copy of the Bay Journal.
 - B) 8/6/21 – Received the latest Escrow Account Statement. Current balance shows as \$1,869,394.59. This balance is \$35 more than our balance shows. The fee for the cancelled check has not yet been removed.
 - C) 8/6/21 – Received Act 14 Notification for National Beef Plant Expansion.
 - D) 8/6/21 – Received Act 14 Notification for the Melvin Weaver CAFO Renewal.
7. ADJOURNMENT

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TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: August 13, 2021

SUBJECT: Subdivision Review Meeting

The Subdivision Review Committee Work Session will be on Friday, August 13, at 9:00 a.m. in the Planning Commission office, for those who wish to attend. The public is welcome to attend as well.

Thank you.

APPLICATIONS RECEIVED AS OF AUGUST 13, 2021:

File #5512 – Glenn / Paige Lot Addition Plan – Center Twp.

File #5513 – National Beef Plant Expansion LDP – Monroe Twp.

File #5514 – Sharon Moyer Subdivision Plan – Jackson Twp.

File #5515 – Walter / Gill Lot Addition Plan – Middlecreek Twp.

File #5516 – David & Esther Martin Lot Addition Plan – Union Twp.

cc: Snyder County Board of Commissioners

Tony Phillips, Chief Clerk

AxRunkle, Solicitor

Meck-Tech, Inc., PC Engineer

Any files marked as late did not make the submission deadline and may not appear on this month's agenda. I will do my best to try to get them reviewed prior to the meeting, but may not be able to.

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PLANS ON THE AGENDA FOR THE AUGUST 2021 MEETING:

SECTION A:

File #5513 – National Beef Plant Expansion LDP – Monroe Twp.

File #5516 – David & Esther Martin Lot Addition Plan – Union Twp.

SECTION B:

OLD PLANS:

1st Meeting

File #5421 – Nick Hackenberg Poultry Operation – Center Twp.

File #5465 – Misty Hollow School LDP – Center Twp.

File #5497 – Debra & Keith Aucker – Middlecreek Twp.

File #5501 – Ephraim King LDP – Jackson Twp.

NEW PLANS:

File #5514 – Sharon Moyer Subdivision Plan – Jackson Twp.

File #5515 – Walter / Gill Lot Addition Plan – Middlecreek Twp.

SECTION C:

File #5512 – Glenny / Paige Lot Addition Plan – Center Twp.

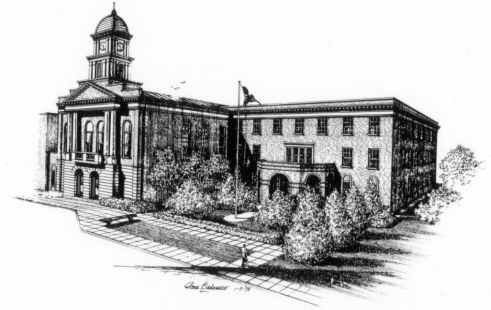
Grayed portions note that action is required at this meeting.

Snyder County Planning Commission

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SNYDER COUNTY PLANNING COMMISSION SUBDIVISION REVIEW COMMITTEE REPORT

8-13-21

A. PLANS AND APPLICATIONS FROM MUNICIPALITIES WITH REGULATIONS:

**File #5513 National Beef Plant Expansion Land Development Plan; Monroe Township;
Livic Civil – Engineer**

This plan is for the expansion of the National Beef Facility.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Certificate can be amended to show the plan was received on July 29, 2021 and is SCPC File #5513.

**File #5516 David & Esther Martin Lot Addition Plan; Union Township; D. Allen
Hornberger – Surveyor**

This plan is for a 0.690 acre Lot Addition from one tract owned by David & Esther Martin to Proposed Lot 1 from SCPC File #5189 which is also owned by the Martins.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Certificate can be amended to show the plan was received on August 4, 2021 and is SCPC File #5516.

Plan Comments

1. **Section 402.B.5 & 6 – Draft Deeds**

Draft Deeds for the transfer of the add-on pieces, and for the combining of the add-on pieces with the existing lots to which it is being added are required for plan approval for all lots involved with the plan.

B. PLANS AND APPLICATIONS UNDER THE SNYDER COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

OLD PLANS

File #5421 Nick Hackenberg Poultry Operation Land Development Plan; Center Township; Red Barn Consulting Inc. - Engineer

This plan was originally submitted in 2016 and Conditionally Approved. The project was completed without ever being final approved and this As-built is to gain Final Approval. How does the Planning Commission wish to proceed – New Plan or finish under old plan with no new fees? Either way there will be costs involved for engineering review and no escrow funds currently. In viewing the Proposed vs. As-built stormwater basin I think this needs to be reviewed by our engineer as it appears there could be an issue with the basin.

This Plan is currently under review by Meck-Tech.

File #5465 Misty Hollow School Land Development Plan; Center Township; D. Allen Hornberger PLS, LCC - Surveyor

This plan is for the subdivision of tract 01-06-023 into 2 parcels. Proposed Lot #1 will be 2.685 with the residual being 70.8± acres. The plan will be reviewed by the Planning Commission's engineer.

See the attached comment letter from Meck-Tech.

File #5497 Debra & Keith Aucker Subdivision Plan; Middlecreek Township; Kreamer Survey Associates, Inc - Surveyor

This plan was tabled at the June Meeting and accidentally deleted from the agenda in July. The only reason it was tabled was to allow time for the easement to be granted by the Bingmans.

This plan is for the subdivision of tract 11-07-013 into 2 parcels. The Proposed Lot 1 Residue will be 11.17 acres, and the Proposed Lot 2 will be 3.66 acres.

Waiver Requests:

- 1. Section 514.A.Note – to allow the lots after subdivision to be utilized for the Stormwater Exemption Criteria.**

General Comments

1. All Certificates should be fully executed prior to approval.
2. Per PennDOT Type 5 Maps, Creek Road appears to be listed as T-459, T-458 appears to be Kreamer Ave. per this map. I use the following web address for route names and numbering:
<https://www.penndot.gov/ProjectAndPrograms/Planning/Maps/Pages/default.aspx#.VhJ7wuxVhHw>. Then go into Township Type 5 maps and click on the appropriate municipality.

Plan Comments

1. Section 403.B.25 – Driveway Name

The Snyder County GIS Department should be contacted per this section to determine if the drive should be named in order to more easily find the property in case of emergency. They can be reached at (570) 374-5290. If they determine that it should be named, the name should be added to the plan.

2. Section 403.B.30 – Home Location

Per this section the possible home and driveway locations should be shown.

File #5501 Ephraim King LDP; Jackson Township; Axtman Engineering, LLC - Engineer

This plan is for the addition of a 512' x 42' (21,504 sf) poultry barn along with stormwater facilities on tax parcel 08-06-001 in Jackson Township.

Waiver Granted:

1. Section 201 to allow submission of a Final Plan without first submitting a Preliminary Plan
2. Section 403.C.3 & Section 514.A. Note – To allow the lots after subdivision to be utilized for the Stormwater Management Exemption Criteria.
3. Section 514.C.13.b to allow the interior sideslopes of the basin to be 3:1 instead of the Ordinance requirement of 5:1.
4. Section 517 – Landscaping and Buffering – to not have to provide landscaping or buffering.

This Plan was tabled at the July meeting per the comment letter from Meck-Tech dated July 19, 2021. Comment #4 appears to be of significant concern.

NEW PLANS

File #5514 Sharon & the late Joseph Moyer Subdivision Plan; Jackson Township; D. Allen Hornberger PLS, LCC - Surveyor

This plan is for the subdivision of tract 08-03-018 to create Proposed Lot 1 with all of the buildings totaling 13.464 acres. The residual tract will be 53.6± acres of agricultural land part of which is located in Union County.

Waiver Requests:

1. Section 403.B.10 – To not have to survey the residual tract boundary.
2. Section 403.B.13 – To have to show contours.

General Comments

1. All Certificates should be fully executed prior to approval.
2. Should General Note #8 state Union Township, Union County?
3. It should be noted that there is a 50' building setback from the top of bank of the stream on the eastern edge of the property.

Plan Comments

1. **Section 403.B.10 – Boundary**

The residual boundary should be shown per this section. A waiver has been requested to not have to survey the residual tract boundary. A boundary tie has been provided for Proposed Lot 1.

2. **Section 403.B.13 – Contours**

Contours are required per this section of the Ordinance.

File #5515 Michael & Tammy Gill Lot Addition Plan; Middlecreek Township; Kreamer Survey Associates Inc. - Surveyor

This plan is for a 0.35 acre lot addition from the property of William Walter to the property of Michael & Tammy Gill.

Waiver Requests:

1. Section 403.B.10 & 12 – To not have to survey the residual tract boundary.
2. Section 514.A.Note – To allow the lots after subdivision to be utilized for the Stormwater Exemption Criteria.

General Comments

1. All Certificates should be fully executed prior to approval.

2. Since waivers are being requested the SCPC Certificate will need to be changed to signature from the Chairman instead of Planning Director.

Plan Comments

1. **Section 402.B.5 & 6 – Draft Deeds.**

Draft Deeds for the transfer of the add-on pieces, and for the combining of the add-on piece with the existing lots to which it is being added are required for plan approval for all lots involved with the plan.

C. UNDER SECTION 402 (LOT ADDITIONS) IN THE SNYDER COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

File #5512 Glenny / Paige Lot Additions Plan; Center Township; All Points Land Surveys, Inc. - Surveyor

This plan is for Lot Additions from John and Wanda Glenny to Roy and Rochelle Paige and from the Glenny's to the Paiges. Proposed Addon's 1 (0.15 acres) and 3 (0.03 acres) will go from the Paige's to the Glenny's and Proposed Addon 3 (0.35 acres) will go from the Paige's to the Glenny's.

General Comments

1. All Certificates should be fully executed prior to approval.

Plan Comments

1. **Section 402.B.5 & 6 – Draft Deeds**

Draft Deeds for the transfer of the add-on pieces, and for the combining of the add-on pieces with the existing lots to which it is being added are required for plan approval for all lots involved with the plan.

2. **Section 403.B.14 & 15 – Natural & Manmade Features**

Is there anything that should be shown per these sections?

3. **Section 403.B.19 – Roads**

New Berlin Highway should be show per this section.

4. **Section 403.B.20 – Rights-of-Way / Easements**

Is there an existing, or going to be any Right-of-Way or Easement for Critter Hollow that should be shown?

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Report of the Planning Director

07-16-21 to 08-13-21

I. Meetings

7/19/21 – SCPC Meeting

7/20/21 – Meeting with County Recycling Authority & Commissioners

7/21/21 – State Water Plan Meeting

7/28/21 – ARPA Zoom Meeting with SEDA-COG

8/3/21 – Farm Board Meeting

8/10/21 – SALDO Approval Meeting with Commissioners

II. Subdivision Site Inspections

None

III. Final Plan Approval Processing

8/4/21 – B.J. & E – Dressler Farm Subdivision

8/4/21 – B.J. & E – Fetter Farm Subdivision

8/4/21 – Shirley Shaffer Subdivision

8/4/21 – Adin & Charlotte Martin Subdivision

IV. Preliminary Plan Approval Processing

None

V. Sketch Plan Reviews by Staff

None

VII. Financial

A) Expense & Revenue Summary per Monthly Budget Report

	<u>Prior Year to Date</u>	<u>Current Year-to Date</u>
Expenses	\$ 47,695.20	\$ 58,778.60

B) General Fund Receipts (07/16/21 – 8/13/21)

	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
Subdivision Fees	\$16,275.00	\$ 1,675.00	\$17,950.00
Misc. Fees	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL	\$16,275.00	\$ 1,675.00	\$17,950.00

C) Escrow

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
\$1,869,359.59	\$ 0.00	\$ 0.00	\$1,869,359.59*

D) Overall Expense vs. Revenue

<u>Expenses for Year</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Overall Expenses</u>
\$ 58,778.60	\$17,950.00	\$ 2,279.00	\$ 38,549.96

(*) The bank has not yet removed the \$35 fee for the voided check (237)

VIII. Special Planning Tasks

- Begin review and update of the Snyder County Comprehensive Plan.
- Snyder County Point Person for the Susquehanna River Flood Inundation Mapping Interagency Project. Outreach from PaDEP has begun, and we will need to begin public outreach.
- Review possible Grant Funding for our Comprehensive Plan and possible match.
- Review Act 167 Stormwater Planning.
- Administer the WVLRP funds for the ESCRA Project.
- Serving on the Lower Susquehanna Regional Water Resources Committee for the State Water Plan Update.

IX. Current Violations

Nick Hackenberg – SCPC File #5086 – Had Cond. Approval, never met the Conditions and constructed 2 poultry barns – Is in the process of finishing for Final Approval. AS-BUILT is under review by Meck-Tech.

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MEETING AGENDA

--REGULARLY SCHEDULED MEETING--

Monday, August 16, 2021

7:00 p.m.

Basement Meeting Room
Snyder County Courthouse
Middleburg, PA

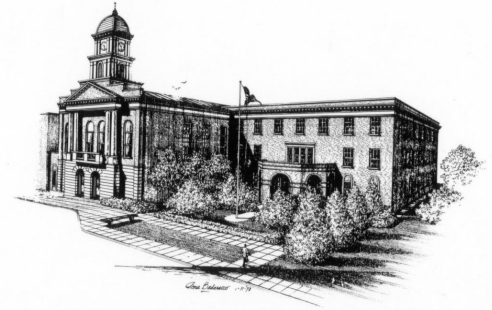
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2. PUBLIC COMMENT
3. APPROVAL OF THE JULY 19, 2021 MEETING MINUTES.
4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES
 - A) Monthly Budget Report
 - B) Subdivision Review Report
 - C) Planning Office Report
5. OLD BUSINESS
6. NEW BUSINESS
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 - B) 8/6/21 – Received the latest Escrow Account Statement. Current balance shows as \$1,869,394.59. This balance is \$35 more than our balance shows. The fee for the cancelled check has not yet been removed.
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7. ADJOURNMENT

Snyder County Planning Commission

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TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: August 13, 2021

SUBJECT: Subdivision Review Meeting

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Thank you.

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File #5515 – Walter / Gill Lot Addition Plan – Middlecreek Twp.

File #5516 – David & Esther Martin Lot Addition Plan – Union Twp.

cc: Snyder County Board of Commissioners

Tony Phillips, Chief Clerk

AxRunkle, Solicitor

Meck-Tech, Inc., PC Engineer

Any files marked as late did not make the submission deadline and may not appear on this month's agenda. I will do my best to try to get them reviewed prior to the meeting, but may not be able to.

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PLANS ON THE AGENDA FOR THE AUGUST 2021 MEETING:

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File #5513 – National Beef Plant Expansion LDP – Monroe Twp.

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SECTION B:

OLD PLANS:

1st Meeting

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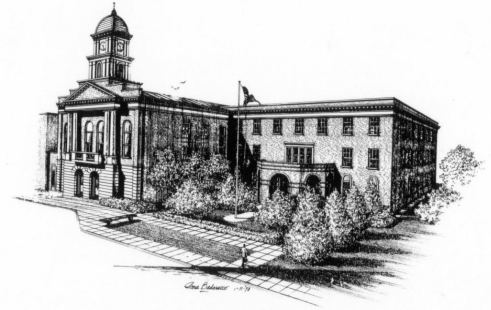
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SNYDER COUNTY PLANNING COMMISSION SUBDIVISION REVIEW COMMITTEE REPORT

8-13-21

A. PLANS AND APPLICATIONS FROM MUNICIPALITIES WITH REGULATIONS:

**File #5513 National Beef Plant Expansion Land Development Plan; Monroe Township;
Livic Civil – Engineer**

This plan is for the expansion of the National Beef Facility.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Certificate can be amended to show the plan was received on July 29, 2021 and is SCPC File #5513.

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Hornberger – Surveyor**

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General Comments

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2. The Snyder County Planning Certificate can be amended to show the plan was received on August 4, 2021 and is SCPC File #5516.

Plan Comments

1. **Section 402.B.5 & 6 – Draft Deeds**

Draft Deeds for the transfer of the add-on pieces, and for the combining of the add-on pieces with the existing lots to which it is being added are required for plan approval for all lots involved with the plan.

B. PLANS AND APPLICATIONS UNDER THE SNYDER COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

OLD PLANS

File #5421 Nick Hackenberg Poultry Operation Land Development Plan; Center Township; Red Barn Consulting Inc. - Engineer

This plan was originally submitted in 2016 and Conditionally Approved. The project was completed without ever being final approved and this As-built is to gain Final Approval. How does the Planning Commission wish to proceed – New Plan or finish under old plan with no new fees? Either way there will be costs involved for engineering review and no escrow funds currently. In viewing the Proposed vs. As-built stormwater basin I think this needs to be reviewed by our engineer as it appears there could be an issue with the basin.

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See the attached comment letter from Meck-Tech.

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This plan is for the subdivision of tract 11-07-013 into 2 parcels. The Proposed Lot 1 Residue will be 11.17 acres, and the Proposed Lot 2 will be 3.66 acres.

Waiver Requests:

1. Section 514.A.Note – to allow the lots after subdivision to be utilized for the Stormwater Exemption Criteria.

General Comments

1. All Certificates should be fully executed prior to approval.
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Plan Comments

1. Section 403.B.25 – Driveway Name

The Snyder County GIS Department should be contacted per this section to determine if the drive should be named in order to more easily find the property in case of emergency. They can be reached at (570) 374-5290. If they determine that it should be named, the name should be added to the plan.

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Per this section the possible home and driveway locations should be shown.

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This plan is for the addition of a 512' x 42' (21,504 sf) poultry barn along with stormwater facilities on tax parcel 08-06-001 in Jackson Township.

Waiver Granted:

1. Section 201 to allow submission of a Final Plan without first submitting a Preliminary Plan
2. Section 403.C.3 & Section 514.A. Note – To allow the lots after subdivision to be utilized for the Stormwater Management Exemption Criteria.
3. Section 514.C.13.b to allow the interior sideslopes of the basin to be 3:1 instead of the Ordinance requirement of 5:1.
4. Section 517 – Landscaping and Buffering – to not have to provide landscaping or buffering.

This Plan was tabled at the July meeting per the comment letter from Meck-Tech dated July 19, 2021. Comment #4 appears to be of significant concern.

NEW PLANS

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This plan is for the subdivision of tract 08-03-018 to create Proposed Lot 1 with all of the buildings totaling 13.464 acres. The residual tract will be 53.6± acres of agricultural land part of which is located in Union County.

Waiver Requests:

1. Section 403.B.10 – To not have to survey the residual tract boundary.
2. Section 403.B.13 – To have to show contours.

General Comments

1. All Certificates should be fully executed prior to approval.
2. Should General Note #8 state Union Township, Union County?
3. It should be noted that there is a 50’ building setback from the top of bank of the stream on the eastern edge of the property.

Plan Comments

1. **Section 403.B.10 – Boundary**

The residual boundary should be shown per this section. A waiver has been requested to not have to survey the residual tract boundary. A boundary tie has been provided for Proposed Lot 1.

2. **Section 403.B.13 – Contours**

Contours are required per this section of the Ordinance.

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This plan is for a 0.35 acre lot addition from the property of William Walter to the property of Michael & Tammy Gill.

Waiver Requests:

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2. Section 514.A.Note – To allow the lots after subdivision to be utilized for the Stormwater Exemption Criteria.

General Comments

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Is there anything that should be shown per these sections?

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New Berlin Highway should be show per this section.

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Is there an existing, or going to be any Right-of-Way or Easement for Critter Hollow that should be shown?

Snyder County Planning Commission

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Report of the Planning Director

07-16-21 to 08-13-21

I. Meetings

7/19/21 – SCPC Meeting

7/20/21 – Meeting with County Recycling Authority & Commissioners

7/21/21 – State Water Plan Meeting

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II. Subdivision Site Inspections

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III. Final Plan Approval Processing

8/4/21 – B.J. & E – Dressler Farm Subdivision

8/4/21 – B.J. & E – Fetter Farm Subdivision

8/4/21 – Shirley Shaffer Subdivision

8/4/21 – Adin & Charlotte Martin Subdivision

IV. Preliminary Plan Approval Processing

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V. Sketch Plan Reviews by Staff

None

VII. Financial

A) Expense & Revenue Summary per Monthly Budget Report

	<u>Prior Year to Date</u>	<u>Current Year-to Date</u>
Expenses	\$ 47,695.20	\$ 58,778.60

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	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
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Misc. Fees	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL	\$16,275.00	\$ 1,675.00	\$17,950.00

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<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
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D) Overall Expense vs. Revenue

<u>Expenses for Year</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Overall Expenses</u>
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- Begin review and update of the Snyder County Comprehensive Plan.
- Snyder County Point Person for the Susquehanna River Flood Inundation Mapping Interagency Project. Outreach from PaDEP has begun, and we will need to begin public outreach.
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- Review Act 167 Stormwater Planning.
- Administer the WVLRP funds for the ESCRA Project.
- Serving on the Lower Susquehanna Regional Water Resources Committee for the State Water Plan Update.

IX. Current Violations

Nick Hackenberg – SCPC File #5086 – Had Cond. Approval, never met the Conditions and constructed 2 poultry barns – Is in the process of finishing for Final Approval. AS-BUILT is under review by Meck-Tech.

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MEETING AGENDA

--REGULARLY SCHEDULED MEETING--

Monday, August 16, 2021

7:00 p.m.

Basement Meeting Room
Snyder County Courthouse
Middleburg, PA

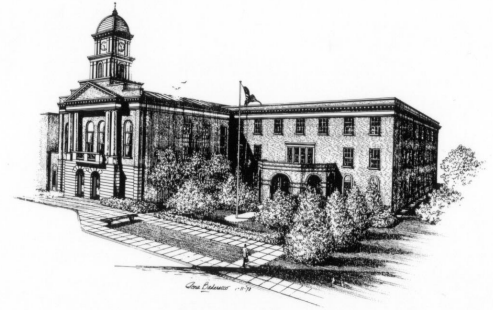
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2. PUBLIC COMMENT
3. APPROVAL OF THE JULY 19, 2021 MEETING MINUTES.
4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES
 - A) Monthly Budget Report
 - B) Subdivision Review Report
 - C) Planning Office Report
5. OLD BUSINESS
6. NEW BUSINESS
 - A) 7/27/21 – Received the latest copy of the Bay Journal.
 - B) 8/6/21 – Received the latest Escrow Account Statement. Current balance shows as \$1,869,394.59. This balance is \$35 more than our balance shows. The fee for the cancelled check has not yet been removed.
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TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: August 13, 2021

SUBJECT: Subdivision Review Meeting

The Subdivision Review Committee Work Session will be on Friday, August 13, at 9:00 a.m. in the Planning Commission office, for those who wish to attend. The public is welcome to attend as well.

Thank you.

APPLICATIONS RECEIVED AS OF AUGUST 13, 2021:

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File #5513 – National Beef Plant Expansion LDP – Monroe Twp.

File #5514 – Sharon Moyer Subdivision Plan – Jackson Twp.

File #5515 – Walter / Gill Lot Addition Plan – Middlecreek Twp.

File #5516 – David & Esther Martin Lot Addition Plan – Union Twp.

cc: Snyder County Board of Commissioners

Tony Phillips, Chief Clerk

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Any files marked as late did not make the submission deadline and may not appear on this month's agenda. I will do my best to try to get them reviewed prior to the meeting, but may not be able to.

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PLANS ON THE AGENDA FOR THE AUGUST 2021 MEETING:

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File #5516 – David & Esther Martin Lot Addition Plan – Union Twp.

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OLD PLANS:

1st Meeting

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File #5465 – Misty Hollow School LDP – Center Twp.

File #5497 – Debra & Keith Aucker – Middlecreek Twp.

File #5501 – Ephraim King LDP – Jackson Twp.

NEW PLANS:

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File #5515 – Walter / Gill Lot Addition Plan – Middlecreek Twp.

SECTION C:

File #5512 – Glenny / Paige Lot Addition Plan – Center Twp.

Grayed portions note that action is required at this meeting.

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SNYDER COUNTY PLANNING COMMISSION SUBDIVISION REVIEW COMMITTEE REPORT

8-13-21

A. PLANS AND APPLICATIONS FROM MUNICIPALITIES WITH REGULATIONS:

**File #5513 National Beef Plant Expansion Land Development Plan; Monroe Township;
Livic Civil – Engineer**

This plan is for the expansion of the National Beef Facility.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Certificate can be amended to show the plan was received on July 29, 2021 and is SCPC File #5513.

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Hornberger – Surveyor**

This plan is for a 0.690 acre Lot Addition from one tract owned by David & Esther Martin to Proposed Lot 1 from SCPC File #5189 which is also owned by the Martins.

General Comments

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Plan Comments

1. **Section 402.B.5 & 6 – Draft Deeds**

Draft Deeds for the transfer of the add-on pieces, and for the combining of the add-on pieces with the existing lots to which it is being added are required for plan approval for all lots involved with the plan.

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This plan was originally submitted in 2016 and Conditionally Approved. The project was completed without ever being final approved and this As-built is to gain Final Approval. How does the Planning Commission wish to proceed – New Plan or finish under old plan with no new fees? Either way there will be costs involved for engineering review and no escrow funds currently. In viewing the Proposed vs. As-built stormwater basin I think this needs to be reviewed by our engineer as it appears there could be an issue with the basin.

This Plan is currently under review by Meck-Tech.

File #5465 Misty Hollow School Land Development Plan; Center Township; D. Allen Hornberger PLS, LCC - Surveyor

This plan is for the subdivision of tract 01-06-023 into 2 parcels. Proposed Lot #1 will be 2.685 with the residual being 70.8± acres. The plan will be reviewed by the Planning Commission's engineer.

See the attached comment letter from Meck-Tech.

File #5497 Debra & Keith Aucker Subdivision Plan; Middlecreek Township; Kreamer Survey Associates, Inc - Surveyor

This plan was tabled at the June Meeting and accidentally deleted from the agenda in July. The only reason it was tabled was to allow time for the easement to be granted by the Bingmans.

This plan is for the subdivision of tract 11-07-013 into 2 parcels. The Proposed Lot 1 Residue will be 11.17 acres, and the Proposed Lot 2 will be 3.66 acres.

Waiver Requests:

1. Section 514.A.Note – to allow the lots after subdivision to be utilized for the Stormwater Exemption Criteria.

General Comments

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2. Per PennDOT Type 5 Maps, Creek Road appears to be listed as T-459, T-458 appears to be Kreamer Ave. per this map. I use the following web address for route names and numbering:
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--REGULARLY SCHEDULED MEETING--

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7:00 p.m.

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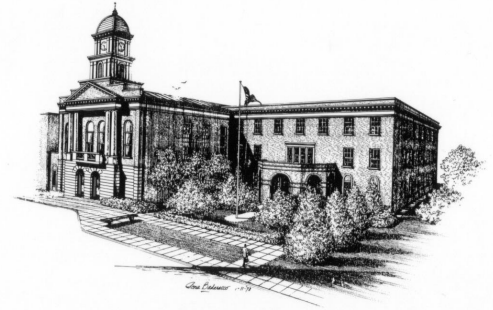
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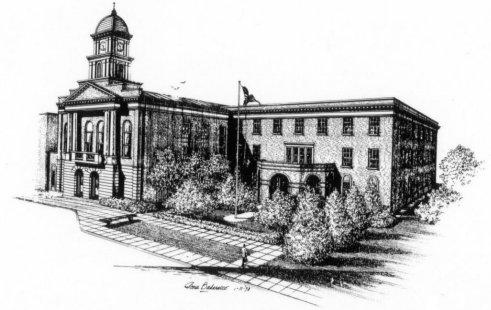
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This plan is for the subdivision of tract 01-06-023 into 2 parcels. Proposed Lot #1 will be 2.685 with the residual being 70.8± acres. The plan will be reviewed by the Planning Commission's engineer.

See the attached comment letter from Meck-Tech.

File #5497 Debra & Keith Aucker Subdivision Plan; Middlecreek Township; Kreamer Survey Associates, Inc - Surveyor

This plan was tabled at the June Meeting and accidentally deleted from the agenda in July. The only reason it was tabled was to allow time for the easement to be granted by the Bingmans.

This plan is for the subdivision of tract 11-07-013 into 2 parcels. The Proposed Lot 1 Residue will be 11.17 acres, and the Proposed Lot 2 will be 3.66 acres.

Waiver Requests:

- 1. Section 514.A.Note – to allow the lots after subdivision to be utilized for the Stormwater Exemption Criteria.**

General Comments

1. All Certificates should be fully executed prior to approval.
2. Per PennDOT Type 5 Maps, Creek Road appears to be listed as T-459, T-458 appears to be Kreamer Ave. per this map. I use the following web address for route names and numbering: <https://www.penndot.gov/ProjectAndPrograms/Planning/Maps/Pages/default.aspx#.VhJ7wuxVhHw>. Then go into Township Type 5 maps and click on the appropriate municipality.

Plan Comments

1. Section 403.B.25 – Driveway Name

The Snyder County GIS Department should be contacted per this section to determine if the drive should be named in order to more easily find the property in case of emergency. They can be reached at (570) 374-5290. If they determine that it should be named, the name should be added to the plan.

2. Section 403.B.30 – Home Location

Per this section the possible home and driveway locations should be shown.

File #5501 Ephraim King LDP; Jackson Township; Axtman Engineering, LLC - Engineer

This plan is for the addition of a 512' x 42' (21,504 sf) poultry barn along with stormwater facilities on tax parcel 08-06-001 in Jackson Township.

Waiver Granted:

1. Section 201 to allow submission of a Final Plan without first submitting a Preliminary Plan
2. Section 403.C.3 & Section 514.A. Note – To allow the lots after subdivision to be utilized for the Stormwater Management Exemption Criteria.
3. Section 514.C.13.b to allow the interior sideslopes of the basin to be 3:1 instead of the Ordinance requirement of 5:1.
4. Section 517 – Landscaping and Buffering – to not have to provide landscaping or buffering.

This Plan was tabled at the July meeting per the comment letter from Meck-Tech dated July 19, 2021. Comment #4 appears to be of significant concern.

NEW PLANS

File #5514 Sharon & the late Joseph Moyer Subdivision Plan; Jackson Township; D. Allen Hornberger PLS, LCC - Surveyor

This plan is for the subdivision of tract 08-03-018 to create Proposed Lot 1 with all of the buildings totaling 13.464 acres. The residual tract will be 53.6± acres of agricultural land part of which is located in Union County.

Waiver Requests:

1. Section 403.B.10 – To not have to survey the residual tract boundary.
2. Section 403.B.13 – To have to show contours.

General Comments

1. All Certificates should be fully executed prior to approval.
2. Should General Note #8 state Union Township, Union County?
3. It should be noted that there is a 50' building setback from the top of bank of the stream on the eastern edge of the property.

Plan Comments

1. **Section 403.B.10 – Boundary**

The residual boundary should be shown per this section. A waiver has been requested to not have to survey the residual tract boundary. A boundary tie has been provided for Proposed Lot 1.

2. **Section 403.B.13 – Contours**

Contours are required per this section of the Ordinance.

File #5515 Michael & Tammy Gill Lot Addition Plan; Middlecreek Township; Kreamer Survey Associates Inc. - Surveyor

This plan is for a 0.35 acre lot addition from the property of William Walter to the property of Michael & Tammy Gill.

Waiver Requests:

1. Section 403.B.10 & 12 – To not have to survey the residual tract boundary.
2. Section 514.A.Note – To allow the lots after subdivision to be utilized for the Stormwater Exemption Criteria.

General Comments

1. All Certificates should be fully executed prior to approval.

2. Since waivers are being requested the SCPC Certificate will need to be changed to signature from the Chairman instead of Planning Director.

Plan Comments

1. **Section 402.B.5 & 6 – Draft Deeds.**

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2. **Section 403.B.14 & 15 – Natural & Manmade Features**

Is there anything that should be shown per these sections?

3. **Section 403.B.19 – Roads**

New Berlin Highway should be show per this section.

4. **Section 403.B.20 – Rights-of-Way / Easements**

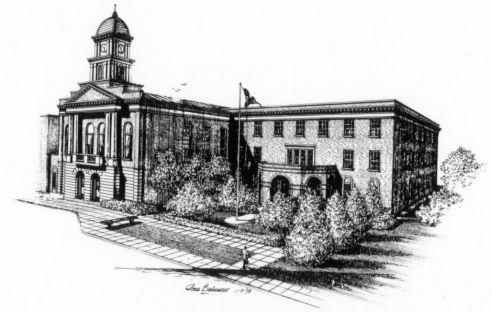
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Snyder County Planning Commission

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Report of the Planning Director

07-16-21 to 08-13-21

I. Meetings

7/19/21 – SCPC Meeting

7/20/21 – Meeting with County Recycling Authority & Commissioners

7/21/21 – State Water Plan Meeting

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III. Final Plan Approval Processing

8/4/21 – B.J. & E – Dressler Farm Subdivision

8/4/21 – B.J. & E – Fetter Farm Subdivision

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8/4/21 – Adin & Charlotte Martin Subdivision

IV. Preliminary Plan Approval Processing

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V. Sketch Plan Reviews by Staff

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VII. Financial

A) Expense & Revenue Summary per Monthly Budget Report

	<u>Prior Year to Date</u>	<u>Current Year-to Date</u>
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B) General Fund Receipts (07/16/21 – 8/13/21)

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Subdivision Fees	\$16,275.00	\$ 1,675.00	\$17,950.00
Misc. Fees	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL	\$16,275.00	\$ 1,675.00	\$17,950.00

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<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
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D) Overall Expense vs. Revenue

<u>Expenses for Year</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Overall Expenses</u>
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- Begin review and update of the Snyder County Comprehensive Plan.
- Snyder County Point Person for the Susquehanna River Flood Inundation Mapping Interagency Project. Outreach from PaDEP has begun, and we will need to begin public outreach.
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- Review Act 167 Stormwater Planning.
- Administer the WVLRP funds for the ESCRA Project.
- Serving on the Lower Susquehanna Regional Water Resources Committee for the State Water Plan Update.

IX. Current Violations

Nick Hackenberg – SCPC File #5086 – Had Cond. Approval, never met the Conditions and constructed 2 poultry barns – Is in the process of finishing for Final Approval. AS-BUILT is under review by Meck-Tech.

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MEETING AGENDA

--REGULARLY SCHEDULED MEETING--

Monday, August 16, 2021

7:00 p.m.

Basement Meeting Room
Snyder County Courthouse
Middleburg, PA

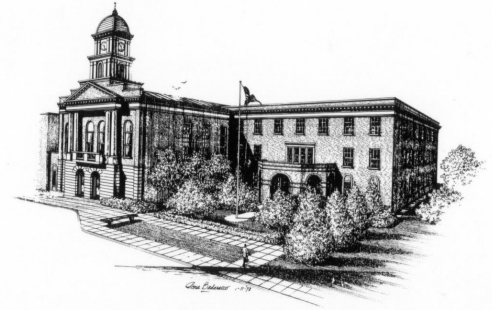
1. CALL TO ORDER
2. PUBLIC COMMENT
3. APPROVAL OF THE JULY 19, 2021 MEETING MINUTES.
4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES
 - A) Monthly Budget Report
 - B) Subdivision Review Report
 - C) Planning Office Report
5. OLD BUSINESS
6. NEW BUSINESS
 - A) 7/27/21 – Received the latest copy of the Bay Journal.
 - B) 8/6/21 – Received the latest Escrow Account Statement. Current balance shows as \$1,869,394.59. This balance is \$35 more than our balance shows. The fee for the cancelled check has not yet been removed.
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 - D) 8/6/21 – Received Act 14 Notification for the Melvin Weaver CAFO Renewal.
7. ADJOURNMENT

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TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: August 13, 2021

SUBJECT: Subdivision Review Meeting

The Subdivision Review Committee Work Session will be on Friday, August 13, at 9:00 a.m. in the Planning Commission office, for those who wish to attend. The public is welcome to attend as well.

Thank you.

APPLICATIONS RECEIVED AS OF AUGUST 13, 2021:

File #5512 – Glenn / Paige Lot Addition Plan – Center Twp.

File #5513 – National Beef Plant Expansion LDP – Monroe Twp.

File #5514 – Sharon Moyer Subdivision Plan – Jackson Twp.

File #5515 – Walter / Gill Lot Addition Plan – Middlecreek Twp.

File #5516 – David & Esther Martin Lot Addition Plan – Union Twp.

cc: Snyder County Board of Commissioners

Tony Phillips, Chief Clerk

AxRunkle, Solicitor

Meck-Tech, Inc., PC Engineer

Any files marked as late did not make the submission deadline and may not appear on this month's agenda. I will do my best to try to get them reviewed prior to the meeting, but may not be able to.

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PLANS ON THE AGENDA FOR THE AUGUST 2021 MEETING:

SECTION A:

File #5513 – National Beef Plant Expansion LDP – Monroe Twp.

File #5516 – David & Esther Martin Lot Addition Plan – Union Twp.

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OLD PLANS:

1st Meeting

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File #5497 – Debra & Keith Aucker – Middlecreek Twp.

File #5501 – Ephraim King LDP – Jackson Twp.

NEW PLANS:

File #5514 – Sharon Moyer Subdivision Plan – Jackson Twp.

File #5515 – Walter / Gill Lot Addition Plan – Middlecreek Twp.

SECTION C:

File #5512 – Glenny / Paige Lot Addition Plan – Center Twp.

Grayed portions note that action is required at this meeting.

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SNYDER COUNTY PLANNING COMMISSION SUBDIVISION REVIEW COMMITTEE REPORT

8-13-21

A. PLANS AND APPLICATIONS FROM MUNICIPALITIES WITH REGULATIONS:

**File #5513 National Beef Plant Expansion Land Development Plan; Monroe Township;
Livic Civil – Engineer**

This plan is for the expansion of the National Beef Facility.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Certificate can be amended to show the plan was received on July 29, 2021 and is SCPC File #5513.

**File #5516 David & Esther Martin Lot Addition Plan; Union Township; D. Allen
Hornberger – Surveyor**

This plan is for a 0.690 acre Lot Addition from one tract owned by David & Esther Martin to Proposed Lot 1 from SCPC File #5189 which is also owned by the Martins.

General Comments

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2. The Snyder County Planning Certificate can be amended to show the plan was received on August 4, 2021 and is SCPC File #5516.

Plan Comments

1. **Section 402.B.5 & 6 – Draft Deeds**

Draft Deeds for the transfer of the add-on pieces, and for the combining of the add-on pieces with the existing lots to which it is being added are required for plan approval for all lots involved with the plan.

B. PLANS AND APPLICATIONS UNDER THE SNYDER COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

OLD PLANS

File #5421 Nick Hackenberg Poultry Operation Land Development Plan; Center Township; Red Barn Consulting Inc. - Engineer

This plan was originally submitted in 2016 and Conditionally Approved. The project was completed without ever being final approved and this As-built is to gain Final Approval. How does the Planning Commission wish to proceed – New Plan or finish under old plan with no new fees? Either way there will be costs involved for engineering review and no escrow funds currently. In viewing the Proposed vs. As-built stormwater basin I think this needs to be reviewed by our engineer as it appears there could be an issue with the basin.

This Plan is currently under review by Meck-Tech.

File #5465 Misty Hollow School Land Development Plan; Center Township; D. Allen Hornberger PLS, LCC - Surveyor

This plan is for the subdivision of tract 01-06-023 into 2 parcels. Proposed Lot #1 will be 2.685 with the residual being 70.8± acres. The plan will be reviewed by the Planning Commission's engineer.

See the attached comment letter from Meck-Tech.

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Waiver Requests:

- 1. Section 514.A.Note – to allow the lots after subdivision to be utilized for the Stormwater Exemption Criteria.**

General Comments

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2. Per PennDOT Type 5 Maps, Creek Road appears to be listed as T-459, T-458 appears to be Kreamer Ave. per this map. I use the following web address for route names and numbering:
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None

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A) Expense & Revenue Summary per Monthly Budget Report

	<u>Prior Year to Date</u>	<u>Current Year-to Date</u>
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--REGULARLY SCHEDULED MEETING--

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7:00 p.m.

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Snyder County Courthouse
Middleburg, PA

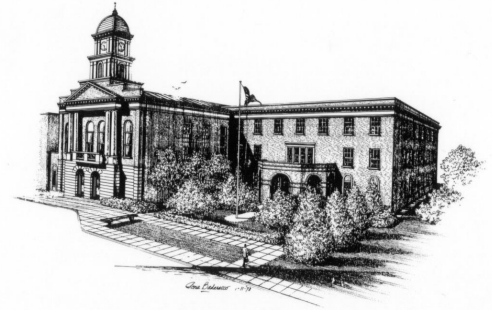
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8-13-21

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Plan Comments

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B. PLANS AND APPLICATIONS UNDER THE SNYDER COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

OLD PLANS

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This plan is for the subdivision of tract 11-07-013 into 2 parcels. The Proposed Lot 1 Residue will be 11.17 acres, and the Proposed Lot 2 will be 3.66 acres.

Waiver Requests:

- 1. Section 514.A.Note – to allow the lots after subdivision to be utilized for the Stormwater Exemption Criteria.**

General Comments

1. All Certificates should be fully executed prior to approval.
2. Per PennDOT Type 5 Maps, Creek Road appears to be listed as T-459, T-458 appears to be Kreamer Ave. per this map. I use the following web address for route names and numbering:
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4. Section 517 – Landscaping and Buffering – to not have to provide landscaping or buffering.

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This plan is for the subdivision of tract 08-03-018 to create Proposed Lot 1 with all of the buildings totaling 13.464 acres. The residual tract will be 53.6± acres of agricultural land part of which is located in Union County.

Waiver Requests:

1. Section 403.B.10 – To not have to survey the residual tract boundary.
2. Section 403.B.13 – To have to show contours.

General Comments

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2. Should General Note #8 state Union Township, Union County?
3. It should be noted that there is a 50' building setback from the top of bank of the stream on the eastern edge of the property.

Plan Comments

1. **Section 403.B.10 – Boundary**

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2. **Section 403.B.13 – Contours**

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This plan is for a 0.35 acre lot addition from the property of William Walter to the property of Michael & Tammy Gill.

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2. Section 514.A.Note – To allow the lots after subdivision to be utilized for the Stormwater Exemption Criteria.

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Is there anything that should be shown per these sections?

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New Berlin Highway should be show per this section.

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Is there an existing, or going to be any Right-of-Way or Easement for Critter Hollow that should be shown?

Snyder County Planning Commission

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Report of the Planning Director

07-16-21 to 08-13-21

I. Meetings

7/19/21 – SCPC Meeting

7/20/21 – Meeting with County Recycling Authority & Commissioners

7/21/21 – State Water Plan Meeting

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8/4/21 – B.J. & E – Fetter Farm Subdivision

8/4/21 – Shirley Shaffer Subdivision

8/4/21 – Adin & Charlotte Martin Subdivision

IV. Preliminary Plan Approval Processing

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V. Sketch Plan Reviews by Staff

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VII. Financial

A) Expense & Revenue Summary per Monthly Budget Report

	<u>Prior Year to Date</u>	<u>Current Year-to Date</u>
Expenses	\$ 47,695.20	\$ 58,778.60

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	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
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Misc. Fees	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL	\$16,275.00	\$ 1,675.00	\$17,950.00

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<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
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D) Overall Expense vs. Revenue

<u>Expenses for Year</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Overall Expenses</u>
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- Review possible Grant Funding for our Comprehensive Plan and possible match.
- Review Act 167 Stormwater Planning.
- Administer the WVLRP funds for the ESCRA Project.
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Nick Hackenberg – SCPC File #5086 – Had Cond. Approval, never met the Conditions and constructed 2 poultry barns – Is in the process of finishing for Final Approval. AS-BUILT is under review by Meck-Tech.

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MEETING AGENDA

--REGULARLY SCHEDULED MEETING--

Monday, August 16, 2021

7:00 p.m.

Basement Meeting Room
Snyder County Courthouse
Middleburg, PA

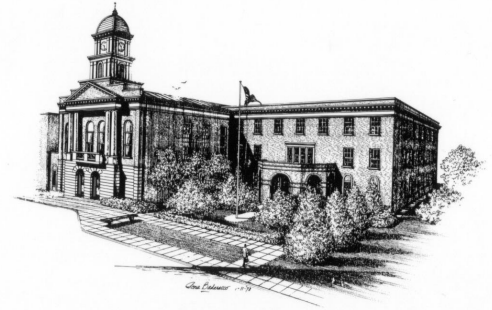
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2. PUBLIC COMMENT
3. APPROVAL OF THE JULY 19, 2021 MEETING MINUTES.
4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES
 - A) Monthly Budget Report
 - B) Subdivision Review Report
 - C) Planning Office Report
5. OLD BUSINESS
6. NEW BUSINESS
 - A) 7/27/21 – Received the latest copy of the Bay Journal.
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TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: August 13, 2021

SUBJECT: Subdivision Review Meeting

The Subdivision Review Committee Work Session will be on Friday, August 13, at 9:00 a.m. in the Planning Commission office, for those who wish to attend. The public is welcome to attend as well.

Thank you.

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File #5513 – National Beef Plant Expansion LDP – Monroe Twp.

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File #5515 – Walter / Gill Lot Addition Plan – Middlecreek Twp.

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Tony Phillips, Chief Clerk

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Any files marked as late did not make the submission deadline and may not appear on this month's agenda. I will do my best to try to get them reviewed prior to the meeting, but may not be able to.

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PLANS ON THE AGENDA FOR THE AUGUST 2021 MEETING:

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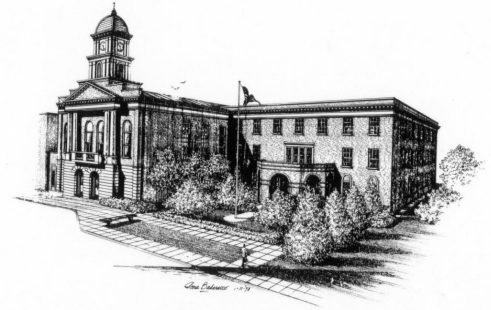
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SNYDER COUNTY PLANNING COMMISSION SUBDIVISION REVIEW COMMITTEE REPORT

8-13-21

A. PLANS AND APPLICATIONS FROM MUNICIPALITIES WITH REGULATIONS:

**File #5513 National Beef Plant Expansion Land Development Plan; Monroe Township;
Livic Civil – Engineer**

This plan is for the expansion of the National Beef Facility.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Certificate can be amended to show the plan was received on July 29, 2021 and is SCPC File #5513.

**File #5516 David & Esther Martin Lot Addition Plan; Union Township; D. Allen
Hornberger – Surveyor**

This plan is for a 0.690 acre Lot Addition from one tract owned by David & Esther Martin to Proposed Lot 1 from SCPC File #5189 which is also owned by the Martins.

General Comments

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2. The Snyder County Planning Certificate can be amended to show the plan was received on August 4, 2021 and is SCPC File #5516.

Plan Comments

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Middleburg, PA

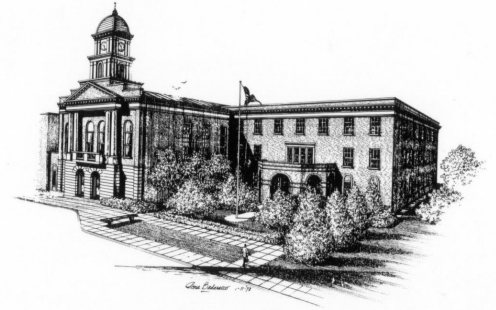
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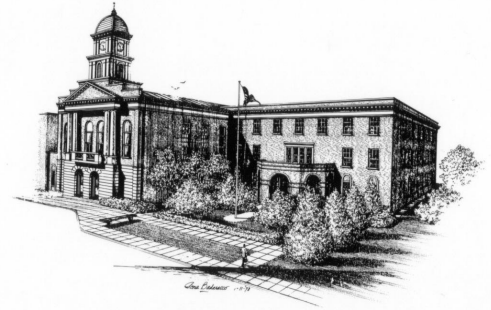
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SNYDER COUNTY PLANNING COMMISSION SUBDIVISION REVIEW COMMITTEE REPORT

8-13-21

A. PLANS AND APPLICATIONS FROM MUNICIPALITIES WITH REGULATIONS:

**File #5513 National Beef Plant Expansion Land Development Plan; Monroe Township;
Livic Civil – Engineer**

This plan is for the expansion of the National Beef Facility.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Certificate can be amended to show the plan was received on July 29, 2021 and is SCPC File #5513.

**File #5516 David & Esther Martin Lot Addition Plan; Union Township; D. Allen
Hornberger – Surveyor**

This plan is for a 0.690 acre Lot Addition from one tract owned by David & Esther Martin to Proposed Lot 1 from SCPC File #5189 which is also owned by the Martins.

General Comments

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2. The Snyder County Planning Certificate can be amended to show the plan was received on August 4, 2021 and is SCPC File #5516.

Plan Comments

1. **Section 402.B.5 & 6 – Draft Deeds**

Draft Deeds for the transfer of the add-on pieces, and for the combining of the add-on pieces with the existing lots to which it is being added are required for plan approval for all lots involved with the plan.

B. PLANS AND APPLICATIONS UNDER THE SNYDER COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

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See the attached comment letter from Meck-Tech.

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This plan is for the subdivision of tract 11-07-013 into 2 parcels. The Proposed Lot 1 Residue will be 11.17 acres, and the Proposed Lot 2 will be 3.66 acres.

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General Comments

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Waiver Granted:

1. Section 201 to allow submission of a Final Plan without first submitting a Preliminary Plan
2. Section 403.C.3 & Section 514.A. Note – To allow the lots after subdivision to be utilized for the Stormwater Management Exemption Criteria.
3. Section 514.C.13.b to allow the interior sideslopes of the basin to be 3:1 instead of the Ordinance requirement of 5:1.
4. Section 517 – Landscaping and Buffering – to not have to provide landscaping or buffering.

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NEW PLANS

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Waiver Requests:

1. Section 403.B.10 – To not have to survey the residual tract boundary.
2. Section 403.B.13 – To have to show contours.

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2. Should General Note #8 state Union Township, Union County?
3. It should be noted that there is a 50' building setback from the top of bank of the stream on the eastern edge of the property.

Plan Comments

1. **Section 403.B.10 – Boundary**

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Contours are required per this section of the Ordinance.

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This plan is for a 0.35 acre lot addition from the property of William Walter to the property of Michael & Tammy Gill.

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Is there an existing, or going to be any Right-of-Way or Easement for Critter Hollow that should be shown?

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Report of the Planning Director

07-16-21 to 08-13-21

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7/19/21 – SCPC Meeting

7/20/21 – Meeting with County Recycling Authority & Commissioners

7/21/21 – State Water Plan Meeting

7/28/21 – ARPA Zoom Meeting with SEDA-COG

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III. Final Plan Approval Processing

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8/4/21 – B.J. & E – Fetter Farm Subdivision

8/4/21 – Shirley Shaffer Subdivision

8/4/21 – Adin & Charlotte Martin Subdivision

IV. Preliminary Plan Approval Processing

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V. Sketch Plan Reviews by Staff

None

VII. Financial

A) Expense & Revenue Summary per Monthly Budget Report

	<u>Prior Year to Date</u>	<u>Current Year-to Date</u>
Expenses	\$ 47,695.20	\$ 58,778.60

B) General Fund Receipts (07/16/21 – 8/13/21)

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Misc. Fees	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL	\$16,275.00	\$ 1,675.00	\$17,950.00

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<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
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D) Overall Expense vs. Revenue

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(* The bank has not yet removed the \$35 fee for the voided check (237)

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- Begin review and update of the Snyder County Comprehensive Plan.
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- Review possible Grant Funding for our Comprehensive Plan and possible match.
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MEETING AGENDA

--REGULARLY SCHEDULED MEETING--

Monday, August 16, 2021

7:00 p.m.

Basement Meeting Room
Snyder County Courthouse
Middleburg, PA

1. CALL TO ORDER
2. PUBLIC COMMENT
3. APPROVAL OF THE JULY 19, 2021 MEETING MINUTES.
4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES
 - A) Monthly Budget Report
 - B) Subdivision Review Report
 - C) Planning Office Report
5. OLD BUSINESS
6. NEW BUSINESS
 - A) 7/27/21 – Received the latest copy of the Bay Journal.
 - B) 8/6/21 – Received the latest Escrow Account Statement. Current balance shows as \$1,869,394.59. This balance is \$35 more than our balance shows. The fee for the cancelled check has not yet been removed.
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TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: August 13, 2021

SUBJECT: Subdivision Review Meeting

The Subdivision Review Committee Work Session will be on Friday, August 13, at 9:00 a.m. in the Planning Commission office, for those who wish to attend. The public is welcome to attend as well.

Thank you.

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Tony Phillips, Chief Clerk

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Any files marked as late did not make the submission deadline and may not appear on this month's agenda. I will do my best to try to get them reviewed prior to the meeting, but may not be able to.

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SECTION C:

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Grayed portions note that action is required at this meeting.

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Monday, August 16, 2021

7:00 p.m.

Basement Meeting Room
Snyder County Courthouse
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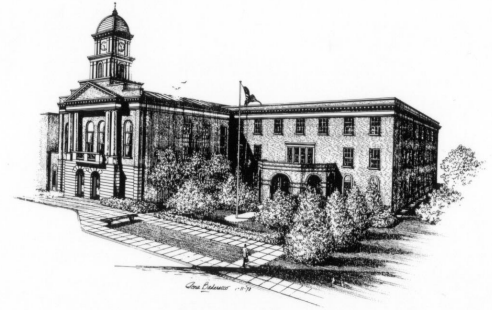
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SECTION C:

File #5512 – Glenny / Paige Lot Addition Plan – Center Twp.

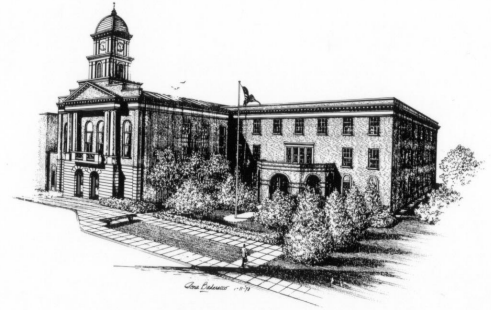
Grayed portions note that action is required at this meeting.

Snyder County Planning Commission

Courthouse, P.O. Box 217 • Middleburg, Pennsylvania 17842-0217

Phone: (570) 837-4256 or (570) 837-4257

Fax: (570) 837-4345



SNYDER COUNTY PLANNING COMMISSION SUBDIVISION REVIEW COMMITTEE REPORT

8-13-21

A. PLANS AND APPLICATIONS FROM MUNICIPALITIES WITH REGULATIONS:

**File #5513 National Beef Plant Expansion Land Development Plan; Monroe Township;
Livic Civil – Engineer**

This plan is for the expansion of the National Beef Facility.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Certificate can be amended to show the plan was received on July 29, 2021 and is SCPC File #5513.

**File #5516 David & Esther Martin Lot Addition Plan; Union Township; D. Allen
Hornberger – Surveyor**

This plan is for a 0.690 acre Lot Addition from one tract owned by David & Esther Martin to Proposed Lot 1 from SCPC File #5189 which is also owned by the Martins.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Certificate can be amended to show the plan was received on August 4, 2021 and is SCPC File #5516.

Plan Comments

1. **Section 402.B.5 & 6 – Draft Deeds**

Draft Deeds for the transfer of the add-on pieces, and for the combining of the add-on pieces with the existing lots to which it is being added are required for plan approval for all lots involved with the plan.

B. PLANS AND APPLICATIONS UNDER THE SNYDER COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

OLD PLANS

File #5421 Nick Hackenberg Poultry Operation Land Development Plan; Center Township; Red Barn Consulting Inc. - Engineer

This plan was originally submitted in 2016 and Conditionally Approved. The project was completed without ever being final approved and this As-built is to gain Final Approval. How does the Planning Commission wish to proceed – New Plan or finish under old plan with no new fees? Either way there will be costs involved for engineering review and no escrow funds currently. In viewing the Proposed vs. As-built stormwater basin I think this needs to be reviewed by our engineer as it appears there could be an issue with the basin.

This Plan is currently under review by Meck-Tech.

File #5465 Misty Hollow School Land Development Plan; Center Township; D. Allen Hornberger PLS, LCC - Surveyor

This plan is for the subdivision of tract 01-06-023 into 2 parcels. Proposed Lot #1 will be 2.685 with the residual being 70.8± acres. The plan will be reviewed by the Planning Commission's engineer.

See the attached comment letter from Meck-Tech.

File #5497 Debra & Keith Aucker Subdivision Plan; Middlecreek Township; Kreamer Survey Associates, Inc - Surveyor

This plan was tabled at the June Meeting and accidentally deleted from the agenda in July. The only reason it was tabled was to allow time for the easement to be granted by the Bingmans.

This plan is for the subdivision of tract 11-07-013 into 2 parcels. The Proposed Lot 1 Residue will be 11.17 acres, and the Proposed Lot 2 will be 3.66 acres.

Waiver Requests:

1. Section 514.A.Note – to allow the lots after subdivision to be utilized for the Stormwater Exemption Criteria.

General Comments

1. All Certificates should be fully executed prior to approval.
2. Per PennDOT Type 5 Maps, Creek Road appears to be listed as T-459, T-458 appears to be Kreamer Ave. per this map. I use the following web address for route names and numbering: <https://www.penndot.gov/ProjectAndPrograms/Planning/Maps/Pages/default.aspx#.VhJ7wuxVhHw>. Then go into Township Type 5 maps and click on the appropriate municipality.

Plan Comments

1. Section 403.B.25 – Driveway Name

The Snyder County GIS Department should be contacted per this section to determine if the drive should be named in order to more easily find the property in case of emergency. They can be reached at (570) 374-5290. If they determine that it should be named, the name should be added to the plan.

2. Section 403.B.30 – Home Location

Per this section the possible home and driveway locations should be shown.

File #5501 Ephraim King LDP; Jackson Township; Axtman Engineering, LLC - Engineer

This plan is for the addition of a 512' x 42' (21,504 sf) poultry barn along with stormwater facilities on tax parcel 08-06-001 in Jackson Township.

Waiver Granted:

1. Section 201 to allow submission of a Final Plan without first submitting a Preliminary Plan
2. Section 403.C.3 & Section 514.A. Note – To allow the lots after subdivision to be utilized for the Stormwater Management Exemption Criteria.
3. Section 514.C.13.b to allow the interior sideslopes of the basin to be 3:1 instead of the Ordinance requirement of 5:1.
4. Section 517 – Landscaping and Buffering – to not have to provide landscaping or buffering.

This Plan was tabled at the July meeting per the comment letter from Meck-Tech dated July 19, 2021. Comment #4 appears to be of significant concern.

NEW PLANS

File #5514 Sharon & the late Joseph Moyer Subdivision Plan; Jackson Township; D. Allen Hornberger PLS, LCC - Surveyor

This plan is for the subdivision of tract 08-03-018 to create Proposed Lot 1 with all of the buildings totaling 13.464 acres. The residual tract will be 53.6± acres of agricultural land part of which is located in Union County.

Waiver Requests:

1. Section 403.B.10 – To not have to survey the residual tract boundary.
2. Section 403.B.13 – To have to show contours.

General Comments

1. All Certificates should be fully executed prior to approval.
2. Should General Note #8 state Union Township, Union County?
3. It should be noted that there is a 50' building setback from the top of bank of the stream on the eastern edge of the property.

Plan Comments

1. **Section 403.B.10 – Boundary**

The residual boundary should be shown per this section. A waiver has been requested to not have to survey the residual tract boundary. A boundary tie has been provided for Proposed Lot 1.

2. **Section 403.B.13 – Contours**

Contours are required per this section of the Ordinance.

File #5515 Michael & Tammy Gill Lot Addition Plan; Middlecreek Township; Kreamer Survey Associates Inc. - Surveyor

This plan is for a 0.35 acre lot addition from the property of William Walter to the property of Michael & Tammy Gill.

Waiver Requests:

1. Section 403.B.10 & 12 – To not have to survey the residual tract boundary.
2. Section 514.A.Note – To allow the lots after subdivision to be utilized for the Stormwater Exemption Criteria.

General Comments

1. All Certificates should be fully executed prior to approval.

2. Since waivers are being requested the SCPC Certificate will need to be changed to signature from the Chairman instead of Planning Director.

Plan Comments

1. **Section 402.B.5 & 6 – Draft Deeds.**

Draft Deeds for the transfer of the add-on pieces, and for the combining of the add-on piece with the existing lots to which it is being added are required for plan approval for all lots involved with the plan.

C. UNDER SECTION 402 (LOT ADDITIONS) IN THE SNYDER COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

File #5512 Glenny / Paige Lot Additions Plan; Center Township; All Points Land Surveys, Inc. - Surveyor

This plan is for Lot Additions from John and Wanda Glenny to Roy and Rochelle Paige and from the Glenny's to the Paiges. Proposed Addon's 1 (0.15 acres) and 3 (0.03 acres) will go from the Paige's to the Glenny's and Proposed Addon 3 (0.35 acres) will go from the Paige's to the Glenny's.

General Comments

1. All Certificates should be fully executed prior to approval.

Plan Comments

1. **Section 402.B.5 & 6 – Draft Deeds**

Draft Deeds for the transfer of the add-on pieces, and for the combining of the add-on pieces with the existing lots to which it is being added are required for plan approval for all lots involved with the plan.

2. **Section 403.B.14 & 15 – Natural & Manmade Features**

Is there anything that should be shown per these sections?

3. **Section 403.B.19 – Roads**

New Berlin Highway should be show per this section.

4. **Section 403.B.20 – Rights-of-Way / Easements**

Is there an existing, or going to be any Right-of-Way or Easement for Critter Hollow that should be shown?

Snyder County Planning Commission

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Report of the Planning Director

07-16-21 to 08-13-21

I. Meetings

7/19/21 – SCPC Meeting

7/20/21 – Meeting with County Recycling Authority & Commissioners

7/21/21 – State Water Plan Meeting

7/28/21 – ARPA Zoom Meeting with SEDA-COG

8/3/21 – Farm Board Meeting

8/10/21 – SALDO Approval Meeting with Commissioners

II. Subdivision Site Inspections

None

III. Final Plan Approval Processing

8/4/21 – B.J. & E – Dressler Farm Subdivision

8/4/21 – B.J. & E – Fetter Farm Subdivision

8/4/21 – Shirley Shaffer Subdivision

8/4/21 – Adin & Charlotte Martin Subdivision

IV. Preliminary Plan Approval Processing

None

V. Sketch Plan Reviews by Staff

None

VII. Financial

A) Expense & Revenue Summary per Monthly Budget Report

	<u>Prior Year to Date</u>	<u>Current Year-to Date</u>
Expenses	\$ 47,695.20	\$ 58,778.60

B) General Fund Receipts (07/16/21 – 8/13/21)

	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
Subdivision Fees	\$16,275.00	\$ 1,675.00	\$17,950.00
Misc. Fees	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL	\$16,275.00	\$ 1,675.00	\$17,950.00

C) Escrow

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
\$1,869,359.59	\$ 0.00	\$ 0.00	\$1,869,359.59*

D) Overall Expense vs. Revenue

<u>Expenses for Year</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Overall Expenses</u>
\$ 58,778.60	\$17,950.00	\$ 2,279.00	\$ 38,549.96

(*) The bank has not yet removed the \$35 fee for the voided check (237)

VIII. Special Planning Tasks

- Begin review and update of the Snyder County Comprehensive Plan.
- Snyder County Point Person for the Susquehanna River Flood Inundation Mapping Interagency Project. Outreach from PaDEP has begun, and we will need to begin public outreach.
- Review possible Grant Funding for our Comprehensive Plan and possible match.
- Review Act 167 Stormwater Planning.
- Administer the WVLRP funds for the ESCRA Project.
- Serving on the Lower Susquehanna Regional Water Resources Committee for the State Water Plan Update.

IX. Current Violations

Nick Hackenberg – SCPC File #5086 – Had Cond. Approval, never met the Conditions and constructed 2 poultry barns – Is in the process of finishing for Final Approval. AS-BUILT is under review by Meck-Tech.

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MEETING AGENDA

--REGULARLY SCHEDULED MEETING--

Monday, September 20, 2021

7:00 p.m.

Basement Meeting Room
Snyder County Courthouse
Middleburg, PA

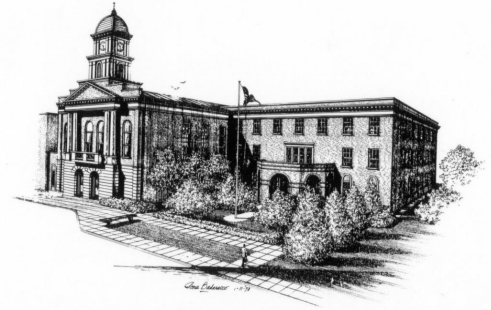
1. CALL TO ORDER
2. PUBLIC COMMENT
3. APPROVAL OF THE AUGUST 16, 2021 MEETING MINUTES.
4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES
 - A) Monthly Budget Report
 - B) Subdivision Review Report
 - C) Planning Office Report
5. OLD BUSINESS
6. NEW BUSINESS
 - A) 8/12/21 – Made the first WVLRP payment to ESCRA in the amount of \$137,876.12.
 - B) 8/31/21 – Our new SALDO was adopted at today's Commissioner's meeting and takes effect immediately.
 - C) 9/9/21 – Received the latest Escrow Statement. Current balance shows \$1,270,394.59 as of 8/31. This does not include the \$35 fee for the voided check and payment to the General fund for MDG and Carr Poultry in the amount of \$4068.25 and Escrow release to Carr in the amount of \$984.25. Actual balance is 1,265,307.09.
7. ADJOURNMENT

Snyder County Planning Commission

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TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: September 16, 2021

SUBJECT: Subdivision Review Meeting

The Subdivision Review Committee Work Session will be on Thursday, September 16, at 9:00 a.m. in the Planning Commission office, for those who wish to attend. The public is welcome to attend as well.

Thank you.

APPLICATIONS RECEIVED AS OF SEPTEMBER 16, 2021:

Under 2016 SALDO:

File #5517 – Melvin & Joyce Weaver Subdivision Plan – Adams Twp.

File #5518 – DMS Mobile Home Park Expansion Project – Penn Twp.

File #5519 – Jennifer Keefer Subdivision Plan – Adams Twp.

File #5520 – Mary Scholl Subdivision Plan – Adams Twp.

Under 2021 SALDO August 31, 2021:

File #5521 – SRS Holdings Subdivision / Lot Addition Plan – Perry Twp.

File #5522 – Joel & Jeniffer Schrey Subdivision / Lot Addition Plan – Chapman Twp.

File #5523 – John & Escher Schrey Lot Addition Plan – Chapman Twp.

File #5524 – Hummel Station Lot Addition Plan – Shamokin Dam Borough

File #5525 – Roger & Bernadine Liddington Lot Additions Plan – Franklin Twp.

cc: Snyder County Board of Commissioners

Tony Phillips, Chief Clerk

AxRunkle, Solicitor

Meck-Tech, Inc., PC Engineer

Any files marked as late did not make the submission deadline and may not appear on this month's agenda. I will do my best to try to get them reviewed prior to the meeting, but may not be able to.

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PLANS ON THE AGENDA FOR THE AUGUST 2021 MEETING:

SECTION A:

File #5518 – DMS Mobile Home Park Expansion Project – Penn Twp.

File #5524 – Hummel Station Lot Addition Plan – Shamokin Dam Borough

SECTION B:

OLD PLANS:

1st Meeting

File #5421 – Nick Hackenberg Poultry Operation – Center Twp.

File #5465 – Misty Hollow School LDP – Center Twp.

File #5501 – Ephraim King LDP – Jackson Twp.

NEW PLANS:

File #5517 – Melvin & Joyce Weaver Subdivision Plan – Adams Twp.

File #5519 – Jennifer Keefer Subdivision Plan – Adams Twp.

File #5520 – Mary Scholl Subdivision Plan – Adams Twp.

File #5521 – SRS Holdings Subdivision / Lot Addition Plan – Perry Twp.

File #5522 – Schrey Subdivision / Lot Addition Plan – Chapman Twp.

File #5523 – John & Escher Schrey Lot Addition Plan – Chapman Twp.

SECTION C:

File #5525 – Roger & Bernadine Liddington Lot Additions Plan – Franklin Twp.

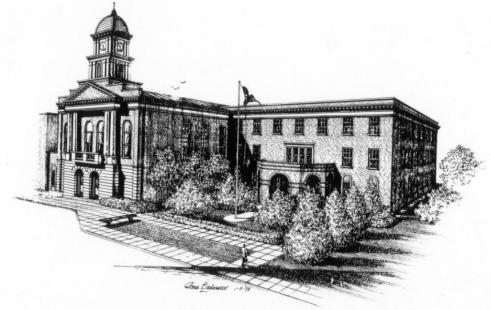
Grayed portions note that action is required at this meeting.

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SNYDER COUNTY PLANNING COMMISSION SUBDIVISION REVIEW COMMITTEE REPORT

9-16-21

A. PLANS AND APPLICATIONS FROM MUNICIPALITIES WITH REGULATIONS:

File #5518 DMS Mobile Home Park Expansion Project; Penn Township; Meck-Tech, Inc. – Engineer / Surveyor

This project proposes the consolidation of three existing tracts into one. The addition of 9 mobile homes to an existing mobile home park, the extension of an existing private road, the construction of associated utilities and drainage, and the construction of a 150' x 30' Storage Facility.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Certificate can be amended to show the plan was received on August 20, 2021 and is SCPC File #5518.

File #5524 Hummel Station Lot Addition; Shamokin Dam Borough; Meck-Tech, Inc. – Surveyor

This project proposes the addition of 1.814 acres from Sunbury Generation to the lands of Hummel Station.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Certificate can be amended to show the plan was received on September 7, 2021 and is SCPC File #5524.
3. Per the boundary provided I'm getting 1.829 acres instead of 1.814 acres for the lot addition.

B. PLANS AND APPLICATIONS UNDER THE SNYDER COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

OLD PLANS

File #5421 Nick Hackenberg Poultry Operation Land Development Plan; Center Township; Red Barn Consulting Inc. - Engineer

This plan was originally submitted in 2016 and Conditionally Approved. The project was completed without ever being final approved and this As-built is to gain Final Approval. How does the Planning Commission wish to proceed – New Plan or finish under old plan with no new fees? Either way there will be costs involved for engineering review and no escrow funds currently. In viewing the Proposed vs. As-built stormwater basin I think this needs to be reviewed by our engineer as it appears there could be an issue with the basin.

This Plan is currently under review by Meck-Tech.

File #5465 Misty Hollow School Land Development Plan; Center Township; D. Allen Hornberger PLS, LCC - Surveyor

This plan is for the subdivision of tract 01-06-023 into 2 parcels. Proposed Lot #1 will be 2.685 with the residual being 70.8± acres. The plan will be reviewed by the Planning Commission's engineer.

See the attached comment letter from Meck-Tech.

File #5501 Ephraim King LDP; Jackson Township; Axtman Engineering, LLC - Engineer

This plan is for the addition of a 512' x 42' (21,504 sf) poultry barn along with stormwater facilities on tax parcel 08-06-001 in Jackson Township.

Waivers Granted:

1. Section 201 to allow submission of a Final Plan without first submitting a Preliminary Plan
2. Section 403.C.3 & Section 514.A. Note – To allow the lots after subdivision to be utilized for the Stormwater Management Exemption Criteria.
3. Section 514.C.13.b to allow the interior sideslopes of the basin to be 3:1 instead of the Ordinance requirement of 5:1.
4. Section 517 – Landscaping and Buffering – to not have to provide landscaping or buffering.

This Plan was tabled at the July meeting per the comment letter from Meck-Tech dated July 19, 2021. Comment #4 appears to be of significant concern.

NEW PLANS

File #5517 Melvin & Joyce Weaver Subdivision Plan; Adams Township; A to Z Land Consulting Services, LLC - Surveyor

This plan is for the subdivision of tract 01-06-058 to create Proposed Lot 1 on the western side of Timber Road, which will be 6.27 acres and a residual on the eastern side of Timber Road which will be 10.71 acres by deed.

File #5519 Jennifer Keefer Subdivision Plan; Adams Township; Wright Land Surveying - Surveyor

This plan is for the subdivision of tract 01-03-047A into two tracts. Lot 2 which will be a 1.63 acre parcel and the residual which will be 1.000 acres.

General Comments

1. All Certificates should be fully executed prior to approval.

File #5520 Mary Scholl Subdivision Plan; Adams Township; Sarge Engineering and Surveying - Surveyor

This plan is for the subdivision of tract 01-07-042 into two tracts. Lot 2 which will be a 4.037 acre agricultural and silvicultural parcel and the residual which will be 1.204 acre is a residential parcel.

General Comments

1. All Certificates should be fully executed prior to approval.
2. Setbacks are noted in Note 5 correctly at Front yards being 25' from the road Right-of-Way; however they are shown on the plan view as being 50' from the centerline of the roadway, is there a reason for this?

Plan Comments

1. Section 403.B.6 – Tract Map

A Tract Map should be shown in accordance with this section.

2. Section 403.B.15 – Manmade Features

There appears to be a fenced area on the western parcel and utility poles that should be shown in accordance with this section.

3. Section 403.C.1 & 512 – Sewage

Sewage testing is required per this section. A waiver can be requested to not have to test which should be listed per Section 403.B.24 if requested.

File #5521 **SRS Holdings Subdivision Plan; Perry Township; D. Allen Hornberger PLS, LLC - Surveyor**

This plan is for the subdivision of tract 14-08-023 and 14-08-024 with pieces of those subdivisions also being used as lot additions causing the 2 tracts to become 3 new tracts.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The N41°07'46"E 90.08' appears that is should actually be a S W callout.
3. Please note that this plan was reviewed under Snyder County Ordinance 2021-01 Subdivision and Land Development Ordinance.

Plan Comments

1. Section 403.B.17; 403.C.1 & 512 – Sewage Disposal

Per this section Proposed Lot 1 would require testing for sewage disposal. If a waiver is requested it should be in accordance with Section 403.B.23.

File #5522 **Schrey / Martin Subdivision / Lot Addition Plan; Chapman Township; D. Allen Hornberger PLS, LLC - Surveyor**

This plan is for the subdivision of tract 05-05-047 (Schrey tract) with lot additions going to tracts 05-05-101/068 (Schrey tract) and 05-05-048A (Martin tract), and the creation of Proposed Lot 2 and the Proposed Lot 1 residual.

General Comments

1. All Certificates should be fully executed prior to approval.
2. Please note our new ordinance is now in effect and the waiver which was requested for Section 514.A.Note is no longer necessary and can be removed.
3. In the Tract Map, should be property directly west of the Martins be Robert Martin instead of Stauffer?

File #5523 **John & Esther Schrey Subdivision / Lot Addition Plan; Chapman Township; Kreamer Survey Assoc. Inc. - Surveyor**

This plan is for Lot Additions from 2 properties both owned by John & Esther Schrey to be subdivided and combined into one tract of land.

General Comments

1. All Certificates should be fully executed prior to approval.

2. Per PennDOT Type 5 Maps, Lumber Hill Road is T-330. I use the following web address for route names and numbering:
<https://www.penndot.gov/ProjectAndPrograms/Planning/Maps/Pages/default.aspx#.VhJ7wuxVhHw>. Then go into Township Type 5 maps and click on the appropriate municipality.
3. Please note our new ordinance is now in effect and the waiver which was requested for Section 514.A.Note is no longer necessary and can be removed.

C. UNDER SECTION 402 (LOT ADDITIONS) IN THE SNYDER COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

File #5525 Liddington Lot Addition Plan; Franklin Township; D. Allen Hornberger PLS, LLC - Surveyor

This plan is for the two lot additions to the lands of Roger & Bernadine Liddington. One lot addition of 0.053 acres from Joe and Debra Wagner, and one 0.898 acres from Roy and Elva Laudermilch.

General Comments

1. All Certificates should be fully executed prior to approval.

Plan Comments

1. **Section 402.B.5 & 6 – Draft Deeds.**

Draft Deeds for the transfer of the add-on pieces, and for the combining of the add-on piece with the existing lots to which it is being added are required for plan approval for all lots involved with the plan.

2. **Section 403.B.26 – Ownership Certificates**

A third Ownership Certificate should be added to the plan per this section of the ordinance as all owners will need to sign the plan.

Snyder County Planning Commission

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Report of the Planning Director

08-13-21 to 09-16-21

I. Meetings

8/18/21 – MSATC Board Meeting

8/20/21 – CPDAP Meeting in State College

8/24/21 – Commissioners Meeting

8/31/21 – SALDO Approval Meeting with Commissioners

9/7/21 – Farm Board Meeting

9/15/21 – State Water Plan Meeting

II. Subdivision Site Inspections

None

III. Final Plan Approval Processing

8/16/21 – Debra & Keith Aucker Subdivision

8/27/21 – Brubaker Subdivision

9/14/21 – Mattern Lot Additions

IV. Preliminary Plan Approval Processing

None

V. Sketch Plan Reviews by Staff

None

VII. Financial

A) Expense & Revenue Summary per Monthly Budget Report

	<u>Prior Year to Date</u>	<u>Current Year-to Date</u>
Expenses	\$ 54,773.20	\$ 67,471.71

B) General Fund Receipts (08/17/21 – 9/16/21)

	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
Subdivision Fees	\$17,950.00	\$ 2,025.00***	\$19,975.00
Misc. Fees	\$ 0.00	\$ 2,121.15	\$ 2,121.15**
TOTAL	\$17,950.00	\$ 4,146.15	\$22,096.15

C) Escrow

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
\$1,869,359.59	\$ 0.00	\$ 604,052.50	\$1,265,307.09*

D) Overall Expense vs. Revenue

<u>Expenses for Year</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Overall Expenses</u>
\$ 67,471.71	\$22,096.15	\$ 6,347.25	\$ 39,028.31

(*) The bank has not yet removed the \$35 fee for the voided check (237)

(**) This is for the Invoice to McClure DG above the amount of money in Escrow

(***) This does not include the submission fee for File #5517.

VIII. Special Planning Tasks

- Begin review and update of the Snyder County Comprehensive Plan.
- Snyder County Point Person for the Susquehanna River Flood Inundation Mapping Interagency Project. Outreach from PaDEP has begun, and we will need to begin public outreach.
- Review possible Grant Funding for our Comprehensive Plan and possible match.
- Review Act 167 Stormwater Planning.
- Administer the WVLRP funds for the ESCRA Project.
- Serving on the Lower Susquehanna Regional Water Resources Committee for the State Water Plan Update.

IX. Current Violations

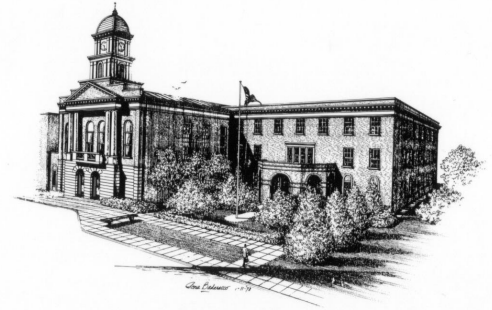
Nick Hackenberg – SCPC File #5086 – Had Cond. Approval, never met the Conditions and constructed 2 poultry barns – Is in the process of finishing for Final Approval. AS-BUILT is under review by Meck-Tech.

Snyder County Planning Commission

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MEETING AGENDA

--REGULARLY SCHEDULED MEETING--

Monday, October 18, 2021

7:00 p.m.

Basement Meeting Room
Snyder County Courthouse
Middleburg, PA

1. CALL TO ORDER
2. PUBLIC COMMENT
3. APPROVAL OF THE SEPTEMBER 20, 2021 MEETING MINUTES.
4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES
 - A) Monthly Budget Report
 - B) Subdivision Review Report
 - C) Planning Office Report
5. OLD BUSINESS
6. NEW BUSINESS
 - A) 10/5/21 – Released \$299,500 for Invoice #2 for the Phase II Stadium Project.
 - B) 10/6/21 – Received notification of the Monroe Township Zoning Map Ammendment.
7. ADJOURNMENT

Snyder County Planning Commission

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Fax: (570) 837-4345



TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: October 15, 2021

SUBJECT: Subdivision Review Meeting

The Subdivision Review Committee Work Session will be on Friday, October 15, at 9:00 a.m. in the Planning Commission office, for those who wish to attend. The public is welcome to attend as well.

Thank you.

APPLICATIONS RECEIVED AS OF SEPTEMBER 16, 2021:

- File #5526 – Ammon Zimmerman Poultry LDP – Center Twp.
- File #5527 – Ryan Martin Proposed Farrowing Barn – West Beaver Twp.
- File #5528 – B.J.& E – Fetter Farm Subdivision Plan – Washington Twp.
- File #5529 – B.J.& E – Dressler Farm Subdivision Plan – Washington Twp.
- File #5530 – Michael Ackley Subdivision Plan – Middlecreek Twp.
- File #5531 – Hunt Irrevocable Residential & Income Trust Subdivision – Beaver Twp.
- File #5532 – Michael Ewing Subdivision Plan – West Beaver Twp.
- File #5533 – Denny’s Restaurant Subdivision – Monroe Twp.
- File #5534 – Weikel Busing Maintenance Garage – Penn Twp.
- File #5535 – Heimbach’s Heavenly View Dairy Subdivision – Washington Twp.
- File #5536 – Roger Smith Subdivision Plan – Center / Jackson Twp’s.
- File #5537 – Carson Stauffer Diesel, LLC LDP – Perry Twp.
- File #5538 – Ronald & Ramah Steininger Lot Addition Plan – Franklin Twp.
- File #5539 – St. John’s Cemetery Association Lot Addition Plan – Chapman Twp.
- File #5540 – Wanda Hile Subdivision – Chapman Twp.
- File #5541 – Marvin Weaver LDP – Penn Twp.

cc: Snyder County Board of Commissioners
Tony Phillips, Chief Clerk
AxRunkle, Solicitor
Meck-Tech, Inc., PC Engineer

Snyder County Planning Commission

Courthouse, P.O. Box 217 • Middleburg, Pennsylvania 17842-0217

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PLANS ON THE AGENDA FOR THE OCTOBER 2021 MEETING:

SECTION A:

- File #5533 – Denny’s Restaurant Subdivision – Monroe Twp.
- File #5534 – Weikel Busing Maintenance Garage – Penn Twp.
- File #5541 – Marvin Weaver LDP – Penn Twp.

SECTION B:

OLD PLANS:

1st Meeting

- File #5421 – Nick Hackenberg Poultry Operation – Center Twp.

NEW PLANS:

- File #5526 – Ammon Zimmerman Poultry LDP – Center Twp.
- File #5527 – Ryan Martin Proposed Farrowing Barn – West Beaver Twp.
- File #5528 – B.J.& E – Fetter Farm Subdivision Plan – Washington Twp.
- File #5529 – B.J.& E – Dressler Farm Subdivision Plan – Washington Twp.
- File #5530 – Michael Ackley Subdivision Plan – Middlecreek Twp.
- File #5531 – Hunt Irrevocable Residential & Income Trust Subdivision – Beaver Twp.
- File #5532 – Michael Ewing Subdivision Plan – West Beaver Twp.
- File #5535 – Heimbach’s Heavenly View Dairy Subdivision – Washington Twp.
- File #5536 – Roger Smith Subdivision Plan – Center / Jackson Twp’s.
- File #5537 – Carson Stauffer Diesel, LLC LDP – Perry Twp.
- File #5540 – Wanda Hile Subdivision – Chapman Twp.

SECTION C:

- File #5538 – Ronald & Ramah Steininger Lot Addition Plan – Franklin Twp.
- File #5539 – St. John’s Cemetery Association Lot Addition Plan – Chapman Twp.

Grayed portions note that action is required at this meeting.

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SNYDER COUNTY PLANNING COMMISSION SUBDIVISION REVIEW COMMITTEE REPORT

10-15-21

A. PLANS AND APPLICATIONS FROM MUNICIPALITIES WITH REGULATIONS:

File #5533 Denny's Restaurant Subdivision Plan; Monroe Township; Meck-Tech, Inc. – Engineer / Surveyor

This plan is for the subdivision of tract 12-09-283, more commonly known as the Susquehanna Valley Mall which will separate Denny's Restaurant from the overall tract.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Certificate can be amended to show the plan was received on September 28, 2021 and is SCPC File #5533.

File #5534 Weikel Busing Maintenance Garage LDP; Penn Township; Livic Civil – Engineer

This project proposes the addition of a 3,780 sf maintenance garage on tract 13-03-214.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Certificate can be amended to show the plan was received on September 28, 2021 and is SCPC File #5534.

File #5541 Marvin Weaver LDP; Penn & Middlecreek Townships; Axtman Engineering, LLC – Engineer

This project proposes the addition of a 22,080 sf broiler house on tract 13-02-109.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Certificate can be amended to show the plan was received on October 6, 2021 and is SCPC File #5541.
3. There appears to be a layer off. I don't see lines for the Drainage Easement or the Limit of the As-Built survey at the pointers.
4. No stormwater report was provided to the county for review.

B. PLANS AND APPLICATIONS UNDER THE SNYDER COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

OLD PLANS

File #5421 Nick Hackenberg Poultry Operation Land Development Plan; Center Township; Red Barn Consulting Inc. - Engineer

This plan was originally submitted in 2016 and Conditionally Approved. The project was completed without ever being final approved and this As-built is to gain Final Approval. How does the Planning Commission wish to proceed – New Plan or finish under old plan with no new fees? Either way there will be costs involved for engineering review and no escrow funds currently. In viewing the Proposed vs. As-built stormwater basin I think this needs to be reviewed by our engineer as it appears there could be an issue with the basin.

This Plan is currently under review by Meck-Tech.

NEW PLANS

File #5526 Ammon Zimmerman Poultry LDP; Center Township; Chrisland Engineering and Consulting - Engineer

This plan is for the construction of two poultry barns and additional site related amenities on the Zimmerman tract.

This Plan is currently under review by Meck-Tech.

File #5527 Ryan Martin Proposed Farrowing Barn LDP; West Beaver Township; Team Ag, Inc. - Engineer

This plan is for the construction of a swing Farrowing Barn, driveway access and additional site related amenities necessary for compliance with the Snyder County Subdivision and Land Development Ordinance.

This Plan is currently under review by Meck-Tech.

File #5528 **B.J. & E Realty Company, Betzer / Fetter Farm Subdivision Plan; Washington Township; All Points Land Surveys, Inc. - Surveyor**

This plan is for the subdivision of tracts 19-05-032 and 19-05-033 and combining the two subdivided pieces into one tract. The Proposed 15.71 acres with the residuals being 71 acres on the Betzer farm (19-05-032) and 82 acres on the Fetter farm (19-05-033).

General Comments

1. All Certificates should be fully executed prior to approval.

File #5529 **B.J. & E Realty Company, Dressler Farm Subdivision Plan; Washington Township; All Points Land Surveys, Inc. - Surveyor**

This plan is for the subdivision of tract 19-09-041 into 4 new proposed lots and a residual tract. The Proposed lots are Lot 3 – 2.93 acres, Lot 4 – 1.93 acres, Lot 5 – 2.11 acres and Lot 6 – 4.76 acres with the residuals being approximately 32 acres.

General Comments

1. All Certificates should be fully executed prior to approval.

File #5530 **Michael Ackley Subdivision Plan; Middlecreek Township; All Points Land Surveys, Inc. - Surveyor**

This plan is for the subdivision of Residue Lot 3 from SCPC File #5510 into 7 tracts, Proposed lots 3 thru 9.

General Comments

1. All Certificates should be fully executed prior to approval.

File #5531 **Hunt Irrevocable Residential and Income Trust Subdivision; Beaver Township; Wright Land Surveying, Inc. - Surveyor**

This plan is for the subdivision of Proposed Lot 2 from tract 02-06-021. Proposed Lot 2 will be 2.005 acres leaving a residual of approximately 52.2 acres.

General Comments

1. All Certificates should be fully executed prior to approval.
2. In Note #7 the deed book is correct however the page should be 614.

Plan Comments

1. Section 403.B.14 – Manmade Features

Is there anything in this section that should be shown on the plan?

File #5532 Michael Ewing Subdivision Plan; West Beaver Township; Wright Land Surveying, Inc. - Surveyor

This plan is for the construction of a 2nd Proposed home on tract 20-06-023.

General Comments

1. For your reference this plan was reviewed based on the recently updated ordinance adopted on August 31, 2021 which can be found at the following link [2021 SALDO](#) .
2. All Certificates should be fully executed prior to approval.
3. It should be noted that there is also a 50’ setback from the top of bank of any stream.

Plan Comments

1. Section 403.B.11 – Lot Area

Lot area should be shown excluding road or public rights-of-way per this section.

2. Section 403.B.14 – Manmade Features

Are there any features in this section that should be shown on the plan?

3. Section 403.B.27 – Certificate

Per the new ordinance Chairperson should be changed to Authorized Signer and a line should be added for the SCPC File #. See Appendix D in the link above.

File #5535 Heimbach’s Heavenly View Dairy, LLC Subdivision Plan; Washington Township; D. Allen Hornberger - Surveyor

This plan is for the subdivision of tract 19-03-030 into two tracts, a non-building lot and a residual.

Waiver Requests:

1. Section 403.B.12 - Contours

General Comments

1. For your reference this plan was reviewed based on the recently updated ordinance adopted on August 31, 2021 which can be found at the following link [2021 SALDO](#) .
2. All Certificates should be fully executed prior to approval.
3. The Signature for the SCPC can be changed from Chairperson to Authorized Signer per the new Certificate.

Plan Comments

1. Section 403.B.12 – Contours

Contours should be shown per this section. If a waiver is requested it should be shown per Section 403.B.23.

File #5536 Roger Smith Subdivision / Lot Addition Plan; Jackson / Center Townships; D. Allen Hornberger - Surveyor

This plan is for the subdivision of tract 08-07-004 into two tracts, a non-building lot and a residual and providing a lot addition to tract 08-07-027. The Smith tract is a tract located in Jackson Township and continuing into Center Township with all subdivision taking place in Jackson Township.

Waiver Requests:

1. Section 403.B.12 – Contours

General Comments

1. For your reference this plan was reviewed based on the recently updated ordinance adopted on August 31, 2021 which can be found at the following link [2021 SALDO](#) .
2. All Certificates should be fully executed prior to approval.
3. The Signature for the SCPC can be changed from Chairperson to Authorized Signer per the new Certificate.

Plan Comments

1. Section 403.B.12 – Contours

Contours should be shown per this section. If a waiver is requested it should be shown per Section 403.B.23.

File #5537 Carson Stauffer Diesel, LLC LDP; Perry Township; Axtman Engineering, LLC - Engineer

This plan is for the construction of a new Diesel Garage and additional site related amenities on tract 14-10-017.

This Plan is currently under review by Meck-Tech.

File #5540 Wanda Hile Subdivision Plan; Chapman Township; Kreamer Survey Associates, Inc. - Surveyor

This plan is for the subdivision of tract 05-06-014 into two tracts, Proposed Lot 3 and a residual.

General Comments

1. For your reference this plan was reviewed based on the recently updated ordinance adopted on August 31, 2021 which can be found at the following link [2021 SALDO](#) .
2. All Certificates should be fully executed prior to approval.
3. The Signature for the SCPC can be changed from Chairperson to Authorized Signer per the new Certificate.

Plan Comments

1. Section 403.B.19 – Right-of-Way

Per this section the Right-of-Way for Lauver Hill Road should be shown and dimensioned.

2. Section 403.B.29 – Home & Driveway location

Per this section a home and driveway location should be shown that can meet the ordinance requirements listed.

C. UNDER SECTION 402 (LOT ADDITIONS) IN THE SNYDER COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

File #5538 Ronald & Ramah Steininger Lot Addition Plan; Franklin Township; Kreamer Survey Associates, Inc. - Surveyor

This plan is for a 0.05 acre Lot Addition from the lands of the Gary and Caralyn Vanhorn Irrevocable Grantor Trust.

General Comments

1. All Certificates should be fully executed prior to approval.

2. The SCPC Certificate should be changed to Planning Director instead of Chairperson.

Plan Comments

1. **Section 402.B.5 & 6 – Draft Deeds.**

Draft Deeds for the transfer of the add-on pieces, and for the combining of the add-on piece with the existing lots to which it is being added are required for plan approval for all lots involved with the plan.

2. **Section 403.B.18 – Road Info.**

Per this section Right-of-Way information for Paxtonville Road should be provided.

File #5539

St. Johns Cemetery Association Lot Addition Plan; Chapman Township; Kreamer Survey Associates, Inc. - Surveyor

This plan is for a the combination of 4 tracts of land, tracts 05-02-029 & 030 owned by the St. Johns Cemetery Association and tracts 05-02-032 & 034 owned by the United Brethren of Christ Church at Herroldsburg which will all be transferred to the St. Johns Cemetery Association.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The SCPC Certificate should be changed to Planning Director instead of Chairperson.

Plan Comments

1. **Section 402.B.5 & 6 – Draft Deeds.**

Draft Deeds for the transfer of the add-on pieces, and for the combining of the add-on piece with the existing lots to which it is being added are required for plan approval for all lots involved with the plan.

2. **Section 403.B.8 – Leased Areas**

Per this section the lease area should be shown with bearings and distances and be tied into the existing boundary.

Snyder County Planning Commission

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Report of the Planning Director

09-16-21 to 10-15-21

I. Meetings

9/16/21 – MPO Meeting

9/28/21 – Recycling Meeting

10/5/21 – Farm Board Meeting

10/13-10/14/21 – Recycling Training

II. Subdivision Site Inspections

10/5/21 - Mid-West Stadium for Escrow release to pay invoice #2.

III. Final Plan Approval Processing

Ephraim King LDP – 5501

Marvin & Eva Brubaker - 5505

Sharon Moyer – 5514

Mary Scholl subdivision – 5520

IV. Preliminary Plan Approval Processing

None

V. Sketch Plan Reviews by Staff

None

VII. Financial

A) Expense & Revenue Summary per Monthly Budget Report

	<u>Prior Year to Date</u>	<u>Current Year-to Date</u>
Expenses	\$ 67,471.71	\$ 77,372.56

B) General Fund Receipts (09/16/21 – 10/15/21)

	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
Subdivision Fees	\$20,275.00	\$ 6,465.00	\$26,740.00
Misc. Fees	\$ 4,146.15	\$ 0.00	\$ 4,146.15**
TOTAL	\$24,421.15	\$ 6,465.00	\$30,886.15

C) Escrow

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
\$1,265,307.09	\$ 10,000.00	\$ 299,818.75	\$975,488.34*

D) Overall Expense vs. Revenue

<u>Expenses for Year</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Overall Expenses</u>
\$ 77,372.56	\$30,886.15	\$ 6,347.25	\$ 39,028.31

(*) The bank has not yet removed the \$35 fee for the voided check (237)

(**) This is for the Invoice to McClure DG above the amount of money in Escrow

VIII. Special Planning Tasks

- Begin review and update of the Snyder County Comprehensive Plan.
- Snyder County Point Person for the Susquehanna River Flood Inundation Mapping Interagency Project. Outreach from PaDEP has begun, and we will need to begin public outreach.
- Review possible Grant Funding for our Comprehensive Plan and possible match.
- Review Act 167 Stormwater Planning.
- Administer the WVLRP funds for the ESCRA Project.
- Serving on the Lower Susquehanna Regional Water Resources Committee for the State Water Plan Update.

IX. Current Violations

Nick Hackenberg – SCPC File #5086 – Had Cond. Approval, never met the Conditions and constructed 2 poultry barns – Is in the process of finishing for Final Approval. AS-BUILT is under review by Meck-Tech.

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MEETING AGENDA

--REGULARLY SCHEDULED MEETING--

Monday, November 15, 2021

7:00 p.m.

Basement Meeting Room
Snyder County Courthouse
Middleburg, PA

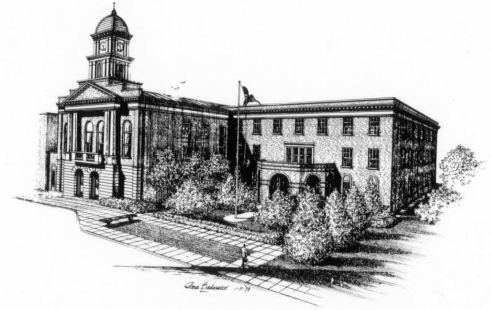
1. CALL TO ORDER
2. PUBLIC COMMENT
3. APPROVAL OF THE OCTOBER 18, 2021 MEETING MINUTES.
4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES
 - A) Monthly Budget Report
 - B) Subdivision Review Report
 - C) Planning Office Report
5. OLD BUSINESS – Franquet’s stormwater issue.
6. NEW BUSINESS
 - A) 10/19/21 – Received notification of the minor modification to the Solid Waste Permit No. 301331 for PPL Sunbury Ash Basin No. 2 to allow the construction of a solar development project / photovoltaic power station.
 - B) 10/19/21 – Received the latest Escrow statement showing a balance of \$1,275,342.09 on September 30. This matches our records with the exception of the \$35 which has never been removed from our canceled check.
 - C) 10/20/21 – Received notification of a Chapter 102 Permit for the Developing Partners, LP on tract 12-09-054 in Monroe Township.
7. ADJOURNMENT

Snyder County Planning Commission

Courthouse, P.O. Box 217 • Middleburg, Pennsylvania 17842-0217

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TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: October 15, 2021

SUBJECT: Subdivision Review Meeting

The Subdivision Review Committee Work Session will be on Friday, October 15, at 9:00 a.m. in the Planning Commission office, for those who wish to attend. The public is welcome to attend as well.

Thank you.

APPLICATIONS RECEIVED AS OF NOVEMBER 12, 2021:

File #5542 – David Edelman Lot Addition – Middleburg Borough

File #5543 – Lee, Steve & Susan Rice Subdivision – Selinsgrove Borough

File #5544 – Enos & Dena Yoder Subdivision Plan – Penn Twp.

File #5545 – Susquehanna Valley Country Club Subdivision Plan – Monroe Twp.

File #5546 – Gary Pyle Subdivision Plan for Dollar General – Perry Twp.

cc: Snyder County Board of Commissioners

Tony Phillips, Chief Clerk

AxRunkle, Solicitor

Meck-Tech, Inc., PC Engineer

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PLANS ON THE AGENDA FOR THE NOVEMBER 2021 MEETING:

SECTION A:

File #5543 – Lee, Steve & Susan Rice Subdivision – Selinsgrove Borough

File #5544 – Enos & Dena Yoder Subdivision Plan – Penn Twp.

File #5545 – Susquehanna Valley Country Club Subdivision Plan – Monroe Twp.

SECTION B:

OLD PLANS:

1st Meeting

File #5421 – Nick Hackenberg Poultry Operation – Center Twp.

NEW PLANS:

File #5546 – Gary Pyle Subdivision Plan for Dollar General – Perry Twp.

SECTION C:

File #5542 – David Edelman Lot Addition – Middleburg Borough

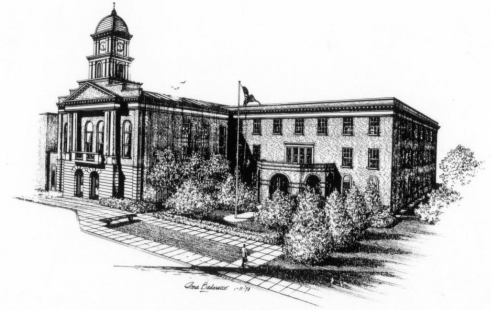
Grayed portions note that action is required at this meeting.

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SNYDER COUNTY PLANNING COMMISSION SUBDIVISION REVIEW COMMITTEE REPORT

11-12-21

A. PLANS AND APPLICATIONS FROM MUNICIPALITIES WITH REGULATIONS:

File #5543 Lee, Steve & Susan Rice Subdivision Plan; Monroe Township; Meck-Tech, Inc. – Engineer / Surveyor

This plan is for the re-subdivision of tracts 15-05-146 & 15-05-147. The new boundary will separate 308 & 310 W. Snyder Street.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Certificate can be amended to show the plan was received on October 15, 2021 and is SCPC File #5543.
3. The Snyder County Planning Certificate should be amended to show this plan was received on October 15, 2021. The line for the Planning Director signature should be altered to be for Snyder County Planning File # and number 5543 added. A signature is no longer required for plans not in the SCPC jurisdiction
4. The applicant is asking for a modification of the required plan scale. They are also requesting a waiver of the required setbacks. There appears to be many other properties throughout the Borough, including next door, that have this same non-conforming circumstance which should therefore be granted.

File #5544 Enos & Dena Yoder Subdivision Plan; Penn Township; Kreamer Survey Associates, Inc. - Surveyor

This project proposes the subdivision of tract 13-01-157 into 2 tracts.

General Comments

1. All Certificates should be fully executed prior to approval.

2. The Snyder County Planning Certificate can be amended to show the plan was received on October 29, 2021 and is SCPC File #5544.
3. The Stormwater Exemption Criteria in the upper left corner of Sheet 1 can most likely be eliminated. I don't think the Township utilizes it, only the county does.

File #5545 Susquehanna Valley Country Club Subdivision Plan; Monroe Township; Meck-Tech Engineering, Inc. – Surveyor

This project is for the subdivision of tract 12-09-100 owned by the Susquehanna Valley Country Club.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Certificate can be amended to show the plan was received on October 29, 2021 and is SCPC File #5545.

B. PLANS AND APPLICATIONS UNDER THE SNYDER COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

OLD PLANS

File #5421 Nick Hackenberg Poultry Operation Land Development Plan; Center Township; Red Barn Consulting Inc. - Engineer

This plan was originally submitted in 2016 and Conditionally Approved. The project was completed without ever being final approved and this As-built is to gain Final Approval. How does the Planning Commission wish to proceed – New Plan or finish under old plan with no new fees? Either way there will be costs involved for engineering review and no escrow funds currently. In viewing the Proposed vs. As-built stormwater basin I think this needs to be reviewed by our engineer as it appears there could be an issue with the basin.

This Plan is currently under review by Meck-Tech.

File #5526 Ammon Zimmerman Poultry LDP; Center Township; Chrisland Engineering and Consulting - Engineer

This plan is for the construction of two poultry barns and additional site related amenities on the Zimmerman tract. The Plan was tabled at our last meeting to allow the consultant to make changes to the plan per the Meck-Tech Comment letter dated October 25, 2021.

NEW PLANS

File #5546 Gary & Kenneth Pyle Subdivision Plan for Dollar General; Perry Township; Livic Civil. - Surveyor

This plan is for the subdivision of tract 14-11-165 into 2 tracts of land, one which will be sold to Dollar General for a new store and a residual to be retained by the current owner.

General Comments

1. All Certificates should be fully executed prior to approval.
2. Is PTV currently, or will they be prior to approval of this plan, equitable owner of a portion of the property? If so the Certificate for their signature should remain but if they are not and will not be their Certificate should be removed.
3. General Note #3 should refer to the property being along the West side of State Route 104 instead of the East.
4. General Notes #4 & 5 should be amended to show the parcel number is 14-11-165 instead of 14-11-0160. The tract number should also be amended in the plan view of sheets 2 and 3.
5. I believe that Note 10 can be removed from this plan as it is unimportant for the subdivision and there really isn't a limit of disturbance or NPDES area is listed anyway.

Plan Comments

1. Section 403.B.5 – Tract Map

Per this section a Tract Map is required. I don't feel that it's necessary as all adjoiningers can be easily seen in the Plan View, but a waiver has not currently been requested. If a waiver is requested it should be per Section 403.B.23.

2. Section 403.B.30 – Highway Occupancy Permit

Has the residual of this tract been looked at for the allowance of an HOP so the property can be accessed from SR 35?

C. UNDER SECTION 402 (LOT ADDITIONS) IN THE SNYDER COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

File #5542 David Edelman Lot Additions Plan; Middleburg Borough; All Points Land Surveys, Inc. - Surveyor

This plan is for a 0.04 acre Lot Addition to the lands of Paul and Amy Straub, a 0.05 acre lot addition to the lands of Dana Gaugler, and a 0.04 acre lot addition to the lands of Will and Brittany Brunson all from the lands of David Edelman.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The property information block states at the bottom that this is located in Franklin Township. This should be changed to Middleburg Borough.
3. Sheet 2 notes at the top indicating the Zoning Classifications appear to be backwards. The OS zone should be toward the bottom and the NC zone should be at the top.

Plan Comments

1. Section 402.B.5 & 6 – Draft Deeds.

Draft Deeds for the transfer of the add-on pieces, and for the combining of the add-on piece with the existing lots to which it is being added are required for plan approval for all lots involved with the plan.

2. Section 403.B.18 – Road Info.

Roadway information for S.R. 104 (South Wausau Road) should be provided per this section.

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Report of the Planning Director

10-15-21 to 11-12-21

I. Meetings

10/26/21 – MSATC Work Group Meeting

11/9/21 – SEDA-COG MPO Member Orientation

II. Subdivision Site Inspections

None

III. Final Plan Approval Processing

B.J. & E – Dressler Farm - 5529

Misty Hollow School – 5465

Wanda Hile Subdivision – 5540

IV. Preliminary Plan Approval Processing

None

V. Sketch Plan Reviews by Staff

None

VII. Financial

A) Expense & Revenue Summary per Monthly Budget Report

	<u>Prior Year to Date</u>	<u>Current Year-to Date</u>
Expenses	\$ 74, 074.22	\$ 86,553.40

B) General Fund Receipts (10/15/21 – 11/12/21)

	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
Subdivision Fees	\$26,740.00	\$ 1,300.00	\$28,040.00
Misc. Fees	\$ 4,146.15**	\$ 0.00	\$ 4,146.15**
TOTAL	\$30,886.15	\$ 1,300.00	\$32,186.15

C) Escrow

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
\$975,488.34*	\$ 0.00	\$ 200.00	\$975,288.34*

D) Overall Expense vs. Revenue

<u>Expenses for Year</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Overall Expenses</u>
\$ 86,553.40	\$32,186.15	\$ 6,347.25	\$ 48,020.00

(*) The bank has not yet removed the \$35 fee for the voided check (237)

(**) This is for the Invoice to McClure DG above the amount of money in Escrow

VIII. Special Planning Tasks

- Begin review and update of the Snyder County Comprehensive Plan.
- Snyder County Point Person for the Susquehanna River Flood Inundation Mapping Interagency Project. Outreach from PaDEP has begun, and we will need to begin public outreach.
- Review possible Grant Funding for our Comprehensive Plan and possible match.
- Review Act 167 Stormwater Planning.
- Administer the WVLRP funds for the ESCRA Project.
- Serving on the Lower Susquehanna Regional Water Resources Committee for the State Water Plan Update.

IX. Current Violations

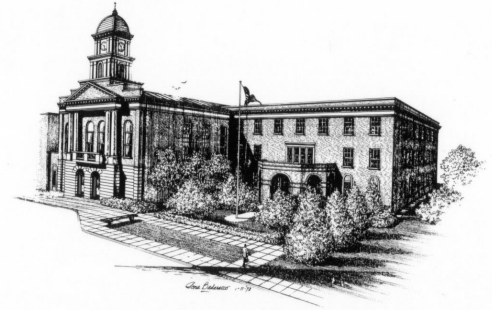
Nick Hackenberg – SCPC File #5086 – Had Cond. Approval, never met the Conditions and constructed 2 poultry barns – Is in the process of finishing for Final Approval. AS-BUILT is under review by Meck-Tech.

Snyder County Planning Commission

Courthouse, P.O. Box 217 • Middleburg, Pennsylvania 17842-0217

Phone: (570) 837-4256 or (570) 837-4257

Fax: (570) 837-4345



MEETING AGENDA

--REGULARLY SCHEDULED MEETING--

Monday, November 15, 2021

7:00 p.m.

Basement Meeting Room
Snyder County Courthouse
Middleburg, PA

1. CALL TO ORDER
2. PUBLIC COMMENT
3. APPROVAL OF THE OCTOBER 18, 2021 MEETING MINUTES.
4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES
 - A) Monthly Budget Report
 - B) Subdivision Review Report
 - C) Planning Office Report
5. OLD BUSINESS – Franquet’s stormwater issue.
6. NEW BUSINESS
 - A) 10/19/21 – Received notification of the minor modification to the Solid Waste Permit No. 301331 for PPL Sunbury Ash Basin No. 2 to allow the construction of a solar development project / photovoltaic power station.
 - B) 10/19/21 – Received the latest Escrow statement showing a balance of \$1,275,342.09 on September 30. This matches our records with the exception of the \$35 which has never been removed from our canceled check.
 - C) 10/20/21 – Received notification of a Chapter 102 Permit for the Developing Partners, LP on tract 12-09-054 in Monroe Township.
7. ADJOURNMENT

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TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: October 15, 2021

SUBJECT: Subdivision Review Meeting

The Subdivision Review Committee Work Session will be on Friday, October 15, at 9:00 a.m. in the Planning Commission office, for those who wish to attend. The public is welcome to attend as well.

Thank you.

APPLICATIONS RECEIVED AS OF NOVEMBER 12, 2021:

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File #5543 – Lee, Steve & Susan Rice Subdivision – Selinsgrove Borough

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cc: Snyder County Board of Commissioners

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SECTION B:

OLD PLANS:

1st Meeting

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File #5542 – David Edelman Lot Addition – Middleburg Borough

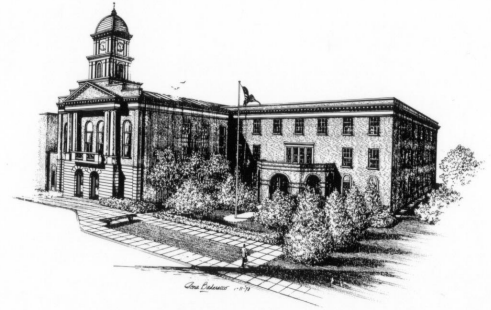
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SNYDER COUNTY PLANNING COMMISSION SUBDIVISION REVIEW COMMITTEE REPORT

11-12-21

A. PLANS AND APPLICATIONS FROM MUNICIPALITIES WITH REGULATIONS:

File #5543 Lee, Steve & Susan Rice Subdivision Plan; Monroe Township; Meck-Tech, Inc. – Engineer / Surveyor

This plan is for the re-subdivision of tracts 15-05-146 & 15-05-147. The new boundary will separate 308 & 310 W. Snyder Street.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Certificate can be amended to show the plan was received on October 15, 2021 and is SCPC File #5543.
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This project proposes the subdivision of tract 13-01-157 into 2 tracts.

General Comments

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2. The Snyder County Planning Certificate can be amended to show the plan was received on October 29, 2021 and is SCPC File #5544.
3. The Stormwater Exemption Criteria in the upper left corner of Sheet 1 can most likely be eliminated. I don't think the Township utilizes it, only the county does.

File #5545 Susquehanna Valley Country Club Subdivision Plan; Monroe Township; Meck-Tech Engineering, Inc. – Surveyor

This project is for the subdivision of tract 12-09-100 owned by the Susquehanna Valley Country Club.

General Comments

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This plan was originally submitted in 2016 and Conditionally Approved. The project was completed without ever being final approved and this As-built is to gain Final Approval. How does the Planning Commission wish to proceed – New Plan or finish under old plan with no new fees? Either way there will be costs involved for engineering review and no escrow funds currently. In viewing the Proposed vs. As-built stormwater basin I think this needs to be reviewed by our engineer as it appears there could be an issue with the basin.

This Plan is currently under review by Meck-Tech.

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This plan is for the construction of two poultry barns and additional site related amenities on the Zimmerman tract. The Plan was tabled at our last meeting to allow the consultant to make changes to the plan per the Meck-Tech Comment letter dated October 25, 2021.

NEW PLANS

File #5546 Gary & Kenneth Pyle Subdivision Plan for Dollar General; Perry Township; Livic Civil. - Surveyor

This plan is for the subdivision of tract 14-11-165 into 2 tracts of land, one which will be sold to Dollar General for a new store and a residual to be retained by the current owner.

General Comments

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3. General Note #3 should refer to the property being along the West side of State Route 104 instead of the East.
4. General Notes #4 & 5 should be amended to show the parcel number is 14-11-165 instead of 14-11-0160. The tract number should also be amended in the plan view of sheets 2 and 3.
5. I believe that Note 10 can be removed from this plan as it is unimportant for the subdivision and there really isn't a limit of disturbance or NPDES area is listed anyway.

Plan Comments

1. Section 403.B.5 – Tract Map

Per this section a Tract Map is required. I don't feel that it's necessary as all adjoiningers can be easily seen in the Plan View, but a waiver has not currently been requested. If a waiver is requested it should be per Section 403.B.23.

2. Section 403.B.30 – Highway Occupancy Permit

Has the residual of this tract been looked at for the allowance of an HOP so the property can be accessed from SR 35?

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Plan Comments

1. Section 402.B.5 & 6 – Draft Deeds.

Draft Deeds for the transfer of the add-on pieces, and for the combining of the add-on piece with the existing lots to which it is being added are required for plan approval for all lots involved with the plan.

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Roadway information for S.R. 104 (South Wausau Road) should be provided per this section.

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10-15-21 to 11-12-21

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None

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IV. Preliminary Plan Approval Processing

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V. Sketch Plan Reviews by Staff

None

VII. Financial

A) Expense & Revenue Summary per Monthly Budget Report

	<u>Prior Year to Date</u>	<u>Current Year-to Date</u>
Expenses	\$ 74, 074.22	\$ 86,553.40

B) General Fund Receipts (10/15/21 – 11/12/21)

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Subdivision Fees	\$26,740.00	\$ 1,300.00	\$28,040.00
Misc. Fees	\$ 4,146.15**	\$ 0.00	\$ 4,146.15**
TOTAL	\$30,886.15	\$ 1,300.00	\$32,186.15

C) Escrow

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
\$975,488.34*	\$ 0.00	\$ 200.00	\$975,288.34*

D) Overall Expense vs. Revenue

<u>Expenses for Year</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Overall Expenses</u>
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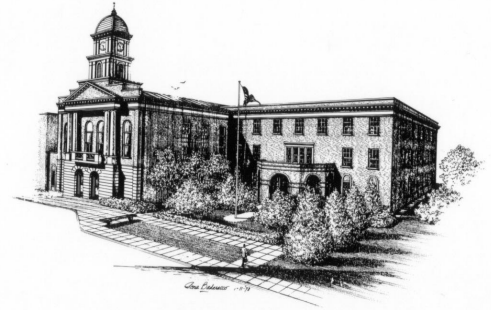
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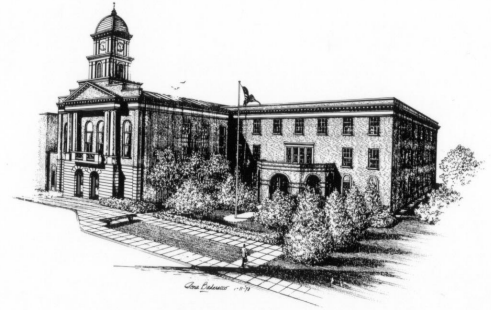
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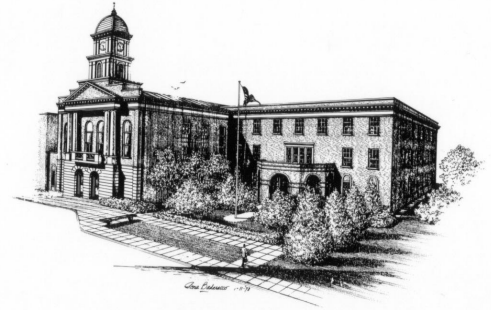
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1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Certificate can be amended to show the plan was received on October 15, 2021 and is SCPC File #5543.
3. The Snyder County Planning Certificate should be amended to show this plan was received on October 15, 2021. The line for the Planning Director signature should be altered to be for Snyder County Planning File # and number 5543 added. A signature is no longer required for plans not in the SCPC jurisdiction
4. The applicant is asking for a modification of the required plan scale. They are also requesting a waiver of the required setbacks. There appears to be many other properties throughout the Borough, including next door, that have this same non-conforming circumstance which should therefore be granted.

File #5544 Enos & Dena Yoder Subdivision Plan; Penn Township; Kreamer Survey Associates, Inc. - Surveyor

This project proposes the subdivision of tract 13-01-157 into 2 tracts.

General Comments

1. All Certificates should be fully executed prior to approval.

2. The Snyder County Planning Certificate can be amended to show the plan was received on October 29, 2021 and is SCPC File #5544.
3. The Stormwater Exemption Criteria in the upper left corner of Sheet 1 can most likely be eliminated. I don't think the Township utilizes it, only the county does.

File #5545 Susquehanna Valley Country Club Subdivision Plan; Monroe Township; Meck-Tech Engineering, Inc. – Surveyor

This project is for the subdivision of tract 12-09-100 owned by the Susquehanna Valley Country Club.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Certificate can be amended to show the plan was received on October 29, 2021 and is SCPC File #5545.

B. PLANS AND APPLICATIONS UNDER THE SNYDER COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

OLD PLANS

File #5421 Nick Hackenberg Poultry Operation Land Development Plan; Center Township; Red Barn Consulting Inc. - Engineer

This plan was originally submitted in 2016 and Conditionally Approved. The project was completed without ever being final approved and this As-built is to gain Final Approval. How does the Planning Commission wish to proceed – New Plan or finish under old plan with no new fees? Either way there will be costs involved for engineering review and no escrow funds currently. In viewing the Proposed vs. As-built stormwater basin I think this needs to be reviewed by our engineer as it appears there could be an issue with the basin.

This Plan is currently under review by Meck-Tech.

File #5526 Ammon Zimmerman Poultry LDP; Center Township; Chrisland Engineering and Consulting - Engineer

This plan is for the construction of two poultry barns and additional site related amenities on the Zimmerman tract. The Plan was tabled at our last meeting to allow the consultant to make changes to the plan per the Meck-Tech Comment letter dated October 25, 2021.

NEW PLANS

File #5546 Gary & Kenneth Pyle Subdivision Plan for Dollar General; Perry Township; Livic Civil. - Surveyor

This plan is for the subdivision of tract 14-11-165 into 2 tracts of land, one which will be sold to Dollar General for a new store and a residual to be retained by the current owner.

General Comments

1. All Certificates should be fully executed prior to approval.
2. Is PTV currently, or will they be prior to approval of this plan, equitable owner of a portion of the property? If so the Certificate for their signature should remain but if they are not and will not be their Certificate should be removed.
3. General Note #3 should refer to the property being along the West side of State Route 104 instead of the East.
4. General Notes #4 & 5 should be amended to show the parcel number is 14-11-165 instead of 14-11-0160. The tract number should also be amended in the plan view of sheets 2 and 3.
5. I believe that Note 10 can be removed from this plan as it is unimportant for the subdivision and there really isn't a limit of disturbance or NPDES area is listed anyway.

Plan Comments

1. Section 403.B.5 – Tract Map

Per this section a Tract Map is required. I don't feel that it's necessary as all adjoiningers can be easily seen in the Plan View, but a waiver has not currently been requested. If a waiver is requested it should be per Section 403.B.23.

2. Section 403.B.30 – Highway Occupancy Permit

Has the residual of this tract been looked at for the allowance of an HOP so the property can be accessed from SR 35?

C. UNDER SECTION 402 (LOT ADDITIONS) IN THE SNYDER COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

File #5542 David Edelman Lot Additions Plan; Middleburg Borough; All Points Land Surveys, Inc. - Surveyor

This plan is for a 0.04 acre Lot Addition to the lands of Paul and Amy Straub, a 0.05 acre lot addition to the lands of Dana Gaugler, and a 0.04 acre lot addition to the lands of Will and Brittany Brunson all from the lands of David Edelman.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The property information block states at the bottom that this is located in Franklin Township. This should be changed to Middleburg Borough.
3. Sheet 2 notes at the top indicating the Zoning Classifications appear to be backwards. The OS zone should be toward the bottom and the NC zone should be at the top.

Plan Comments

1. **Section 402.B.5 & 6 – Draft Deeds.**

Draft Deeds for the transfer of the add-on pieces, and for the combining of the add-on piece with the existing lots to which it is being added are required for plan approval for all lots involved with the plan.

2. **Section 403.B.18 – Road Info.**

Roadway information for S.R. 104 (South Wausau Road) should be provided per this section.

Snyder County Planning Commission

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Report of the Planning Director

10-15-21 to 11-12-21

I. Meetings

10/26/21 – MSATC Work Group Meeting

11/9/21 – SEDA-COG MPO Member Orientation

II. Subdivision Site Inspections

None

III. Final Plan Approval Processing

B.J. & E – Dressler Farm - 5529

Misty Hollow School – 5465

Wanda Hile Subdivision – 5540

IV. Preliminary Plan Approval Processing

None

V. Sketch Plan Reviews by Staff

None

VII. Financial

A) Expense & Revenue Summary per Monthly Budget Report

	<u>Prior Year to Date</u>	<u>Current Year-to Date</u>
Expenses	\$ 74, 074.22	\$ 86,553.40

B) General Fund Receipts (10/15/21 – 11/12/21)

	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
Subdivision Fees	\$26,740.00	\$ 1,300.00	\$28,040.00
Misc. Fees	\$ 4,146.15**	\$ 0.00	\$ 4,146.15**
TOTAL	\$30,886.15	\$ 1,300.00	\$32,186.15

C) Escrow

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
\$975,488.34*	\$ 0.00	\$ 200.00	\$975,288.34*

D) Overall Expense vs. Revenue

<u>Expenses for Year</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Overall Expenses</u>
\$ 86,553.40	\$32,186.15	\$ 6,347.25	\$ 48,020.00

(*) The bank has not yet removed the \$35 fee for the voided check (237)

(**) This is for the Invoice to McClure DG above the amount of money in Escrow

VIII. Special Planning Tasks

- Begin review and update of the Snyder County Comprehensive Plan.
- Snyder County Point Person for the Susquehanna River Flood Inundation Mapping Interagency Project. Outreach from PaDEP has begun, and we will need to begin public outreach.
- Review possible Grant Funding for our Comprehensive Plan and possible match.
- Review Act 167 Stormwater Planning.
- Administer the WVLRP funds for the ESCRA Project.
- Serving on the Lower Susquehanna Regional Water Resources Committee for the State Water Plan Update.

IX. Current Violations

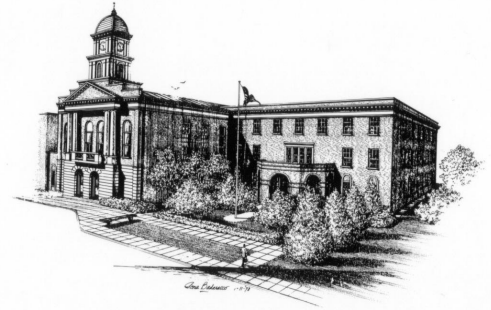
Nick Hackenberg – SCPC File #5086 – Had Cond. Approval, never met the Conditions and constructed 2 poultry barns – Is in the process of finishing for Final Approval. AS-BUILT is under review by Meck-Tech.

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MEETING AGENDA

--REGULARLY SCHEDULED MEETING--

Monday, December 20, 2021

7:00 p.m.

Snyder County East Building Meeting Room
Snyder County Courthouse
Middleburg, PA

1. CALL TO ORDER
2. PUBLIC COMMENT
3. APPROVAL OF THE NOVEMBER 15, 2021 MEETING MINUTES.
4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES
 - A) Monthly Budget Report
 - B) Subdivision Review Report
 - C) Planning Office Report
5. OLD BUSINESS – Franquet’s stormwater issue – Calculations are under review.
Discuss the Nick Hackenberg Stormwater Basin Issue
6. NEW BUSINESS
 - A) 12/1/21 – Released Escrow money to Midd-West School District for Invoice #3 in the amount of \$299,500.00.
 - B) 12/6/21 – Received notification of the Mt. Pleasant Mills Dollar General Act 14 and Ch. 102 Permit.
 - C) 12/10/21 – Received the latest Escrow Account Statement. Balance shows as \$975,323.34. Actual balance is \$675,788.34. The statement does not take into account the Invoice release of 299,500 to Midd-West School District on 12/1/21. The \$35 has also never been removed.
 - D) 12/13/21 – Received Act 14 Notification of the Sunbury – Milton 230kV Rebuild project from PPL and their impending NPDES Permit Application in portions of Northumberland, Snyder and Union Counties.
7. ADJOURNMENT

Snyder County Planning Commission

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TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: December 17, 2021

SUBJECT: Subdivision Review Meeting

The Subdivision Review Committee Work Session will be on Friday, December 17, at 9:00 a.m. in the Planning Commission office, for those who wish to attend. The public is welcome to attend as well.

Thank you.

APPLICATIONS RECEIVED AS OF DECEMBER 17, 2021:

- File #5548 – Susquehanna Valley Country Club Subdivision Plan – Monroe Twp.
- File #5549 – Community Aid Inc. Subdivision Plan – Monroe Twp.
- File #5550 – Allen Jones Declaration of Trust Lot Addition Plan – West Beaver Twp.
- File #5551 – Martin’s Archery Preliminary LDP – Perry / Washington Twps.
- File #5552 – Penn Dairy, LLC LDP – Jackson Twp.
- File #5553 – Cottontail Solar 6, LLC LDP – Penn Twp.
- File #5554 – Penn Fire Protection Subdivision – Penn Twp.

cc: Snyder County Board of Commissioners
Tony Phillips, Chief Clerk
AxRunkle, Solicitor
Meck-Tech, Inc., PC Engineer

Snyder County Planning Commission

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PLANS ON THE AGENDA FOR THE DECEMBER 2021 MEETING:

SECTION A:

File #5548– Susquehanna Valley Country Club Subdivision Plan – Monroe Twp.

File #5549 – Community Aid Inc. Subdivision Plan – Monroe Twp.

File #5553 – Cottontail Solar 6, LLC LDP – Penn Twp.

File #5554 – Penn Fire Protection Subdivision – Penn Twp.

SECTION B:

OLD PLANS:

1st Meeting

File #5421 – Nick Hackenberg Poultry Operation – Center Twp.

NEW PLANS:

File #5551 – Martin’s Archery Preliminary LDP – Perry / Washington Twps.

File #5552 – Penn Dairy, LLC LDP – Jackson Twp.

SECTION C:

File #5550 – Allen Jones Declaration of Trust Lot Addition Plan – West Beaver Twp.

Grayed portions note that action is required at this meeting.

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SNYDER COUNTY PLANNING COMMISSION SUBDIVISION REVIEW COMMITTEE REPORT

12-17-21

A. PLANS AND APPLICATIONS FROM MUNICIPALITIES WITH REGULATIONS:

File #5548 Susquehanna Valley Country Club Subdivision Plan; Monroe Township; Meck-Tech Engineering, Inc. – Surveyor

This project is for the subdivision of tract 12-09-100 owned by the Susquehanna Valley Country Club to create 3 proposed building lots along with a residual tract.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Certificate can be amended to show the plan was received on November 18, 2021 and is SCPC File #5548.

File #5549 Community Aid, Inc. Subdivision Plan; Monroe Township; Williams Site Civil, LLC – Surveyor

This project is for the subdivision of tract 12-10-104 & 104A owned by Community Aid, Inc into 2 tracts of land.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Certificate in Appendix D of the Snyder County Subdivision and Land Development Ordinance for Review for Plan Approved by Municipality should be added to the plan and should show the plan was received on November 30, 2021 and is SCPC File #5549. Here is a link to the Ordinance [SALDO](#)

File #5553 Cottontail Solar 6, LLC Land Development Plan; Penn Township; Bow Renewables - Developer

This plan is for the installation and operation of a utility scale Solar Energy project with solar arrays and supporting infrastructure on properties owned by David Daku and Sonsmith, LLC in Penn Township along Clifford Road and West Sassafras Street.

General Comments:

1. The Snyder County Planning Commission Certificate that is being used is incorrect. The following Certificate should be used:

The Snyder County Planning Commission, as required by the Pennsylvania Municipalities Planning Code, has received a copy of this plan for review and comment on December 6, 2021. This does not indicate approval or disapproval of the plan by the Snyder County Planning Commission and the Planning Commission does not represent nor guarantee that this plan complies with the various ordinances, rules, regulations, or laws of the municipality, the Commonwealth, or the Federal government.

SCPC File # 5553

2. The Sheet Index doesn't appear to match the actual sheets

File #5554 Penn Fire Protection Subdivision Plan; Penn Township; Livic Civil-Consultant

This project is for the subdivision of tract 13-03-141 owned by the Nicholas and Carol Catino to create 2 lots to separate the existing businesses on to their own tracts of land.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Certificate can be amended to show the plan was received on December 10, 2021 and is SCPC File #5554.
3. I do not see any seal or certificate from a professional land surveyor per Section 302.B.1.
4. There are no Right-of-Way callouts per Section 302.5 of the Penn Twp. Subdivision and Land Development Ordinance.

B. PLANS AND APPLICATIONS UNDER THE SNYDER COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

OLD PLANS

None

NEW PLANS

File #5551 Martin’s Archery Preliminary Land Development Plan; Perry & Washington Townships; D. Allen Hornberger - Consultant

This plan is for the construction of an archery shop along with parking, stormwater facilities, and additional site related amenities on tract 19-04-034 owned by William Martin.

Currently under Review by Meck-Tech

File #5552 Penn Dairy, LLC Land Development Plan; Jackson Township; Livic Civil - Engineer

This plan is for the proposed construction of an 8,365 sf warehouse addition. The project includes building, stormwater facilities and additional site related amenities.

Currently under Review by Meck-Tech

C. UNDER SECTION 402 (LOT ADDITIONS) IN THE SNYDER COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

File #5550 Allen Jones Declaration of Trust Lot Additions Plan; West Beaver Township, Snyder County / Decatur Township, Mifflin County; Wright Land Surveying - Surveyor

This plan is for a 3.193 acre Lot Addition from the Lands of Allen Jones Declaration of Trust to the lands of Richard and Jana Parthemer, along with a proposed easement for access to the Jones Trusts tract.

General Comments

1. All Certificates should be fully executed prior to approval.
2. A Certificate should be added to the plan for the Snyder County Recorder of Deeds.
3. Ownership and address information for the Parthemer’s should also be added to the plan

Plan Comments

1. **Section 402.B.1 – Plan Title**

Per this section the Plan Title should include “Add-On Plan”.

2. Section 402.B.5 & 6 – Draft Deeds.

Draft Deeds for the transfer of the add-on piece, and for the combining of the add-on piece with the existing lot to which it is being added are required for plan approval.

3. Section 403.B.3 – Location Map

The approximate site location should be shown on the Location Map.

4. Section 403.B.9 & 19 – Easements

The proposed easement should be fully described in bearings and distances per these sections.

5. Section 403.B.10 – Setbacks

Setbacks should either be shown or at least noted on the plan. Snyder County setbacks are 25’ from any road right-of-way and 10’ side and rear yards.

Snyder County Planning Commission

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Report of the Planning Director

11-12-21 to 12-17-21

I. Meetings

11/17/21 – State Water Plan Meeting

11/30/21 – SFWRS Tabletop Flood Exercise

12/13/21 – SEDA-COG – Planning Director meeting

12/14/21 – US 522 Corridor Improvements Startup Meeting

II. Subdivision Site Inspections

Coy Weller Poultry Houses – Final Inspection

III. Final Plan Approval Processing

Schrey Subdivision / Lot Additions Plan - 5523

IV. Preliminary Plan Approval Processing

None

V. Sketch Plan Reviews by Staff

None

VII. Financial

A) Expense & Revenue Summary per Monthly Budget Report

	<u>Prior Year to Date</u>	<u>Current Year-to Date</u>
Expenses	\$ 80, 829.73	\$ 96,862.56

B) General Fund Receipts (11/12/21 – 12/17/21)

	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
Subdivision Fees	\$28,040.00	\$ 1,700.00	\$29,740.00
Misc. Fees	\$ 4,146.15**	\$ 0.00	\$ 4,146.15**
TOTAL	\$32,186.15	\$ 1,700.00	\$33,886.15

C) Escrow

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
\$975,288.34*	\$ 0.00	\$ 299,500.00	\$675,788.34*

D) Overall Expense vs. Revenue

<u>Expenses for Year</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Overall Expenses</u>
\$ 96,862.56	\$33,886.15	\$ 6,347.25	\$ 56,629.16

(*) The bank has not yet removed the \$35 fee for the voided check (237)

(**) This is for the Invoice to McClure DG above the amount of money in Escrow

VIII. Special Planning Tasks

- Begin review and update of the Snyder County Comprehensive Plan.
- Snyder County Point Person for the Susquehanna River Flood Inundation Mapping Interagency Project. Outreach from PaDEP has begun, and we will need to begin public outreach.
- Review possible Grant Funding for our Comprehensive Plan and possible match.
- Review Act 167 Stormwater Planning.
- Administer the WVLRP funds for the ESCRA Project.
- Serving on the Lower Susquehanna Regional Water Resources Committee for the State Water Plan Update.

IX. Current Violations

Nick Hackenberg