

Snyder County Planning Commission

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

Phone: (570) 837-4257

Fax: (570) 837-4345

REGULAR SCHEDULED MEETING

-Minutes-

01/19/2021

ATTENDANCE:

Max Gemberling

John Cramer

Greg Gargus

Joe Kantz

Andy Wagner

Bobby Jones

Dave Herbert

George Saylor (Absent)

Ashley Hassinger (Absent)

Guests:

Justin Maust

Staff:

Lincoln Kaufman, Planning Director

Jeremiah Runkle, Solicitor

Michael Thomas, PC Engineer

1. CALL TO ORDER:

Chairman Max Gemberling called the meeting to order at 7:03 p.m.

2. PUBLIC COMMENT:

We've completed a review of sample ordinances. Did not start drafting. Jeremiah and Beau to meet with committee from PC with shared thoughts for sample ordinances. They collect what is important to this body. Jeremiah will send dates to Lincoln to have a meeting. Justin is willing to be on the committee.

3. APPROVAL OF MINUTES:

John moved to approve the minutes from the November 16, 2020 meeting with the addition to Joseph Kantz abstained from his plan. Second by Joe. Motion Carried.

4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES:

A.) Financial:

Solicitor and engineering fees are always over. We do not see the revenue. Create a second line item for recoverable vs mandated costs.

Work on cash basis to accrual basis.

B.) Plans & Applications from Municipalities with Regulations (Section A):

File #5457 – Merle & Nancy Ulsh Subdivision Plan; Union Township

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.

John acknowledged receipt of file #5457. Second by Joe. Motion Carried.

File #5458 – Wayne & Nancy Stauffer Subdivision Plan; Union Township

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.

John acknowledged receipt of file #5458. Second by Joe. Motion Carried.

File #5460 – Selinsgrove VFW Subdivision Plan; Penn Township

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.

John acknowledged receipt of file #5460. Second by Joe. Motion Carried.

C.) Plans & Applications under the SALDO (Section B)

OLD PLANS

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

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 discussion between Meck-Tech and Red Barn.

Mike has received work and we are currently waiting on Mike's review.

No decision has been made on fees for Nick's plan.

NEW PLANS

File # 5452 – Roy Risser & Sons Subdivision Plan; Franklin Township

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.

Joe moved to approve the waivers. Second by John. Motion Carried.

Bobby moved to conditionally approve file #5452. Second by Dave. Motion Carried.

File # 5455 – Douglas & Judy Ross Subdivision Plan; Center Township

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.

John moved to approve the waiver. Second by Joe. Motion Carried.

Joe moved to conditionally approve file #5455. Second by Bobby. Motion Carried.

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

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.

Dave moved to approve the waivers. Second by Joe. Motion Carried.

John moved to conditionally approve file #5456. Second by Dave. Motion Carried.

File # 5459 – Warren & Mabel Zimmerman Subdivision Plan; Center Township

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.

Dave moved to approve the waivers. Second by Bobby. Motion Carried.

Joe moved to conditionally approve file #5459. Second by John. Motion Carried.

D.) Plans & Applications under the SALDO (Section C)

File #5453 – Michael Ackley Lot Addition Plan; Middlecreek Township

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, 3.99 acres). with two residual tracts one 4.27 acres, and one 9.81 acres.

Anything for septic? Basically still one lot even though they are not continuous. Create a new lot and added to the non-building declaration. Lincoln to contact Jim.

Joe acknowledged receipt of file #5453. Second by John. Motion Carried.

File #5454 – John A Troxell, Sr. Lot Addition Plan; Beaver Township

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.

Joe acknowledged receipt of file #5454. Second by John. Motion Carried.

Commissioners Report – None

5. OLD BUSINESS – None

6. NEW BUSINESS

- 1) 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.
- 2) 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.

- 3) 11/23/20 – Received Act 67 notification for the expansion of the INSA Facility in Shamokin Dam Borough.
- 4) 11/23/20 – Received notification of Dale Maneval’s pending application for the renewal of his NPDES CAFO Permit for his existing operation.
- 5) 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.
- 6) 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.
- 7) 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.
- 8) 12/1/20 – Received the latest Northcentral Pennsylvania Conservancy bulletin.
- 9) 12/1/20 – Received the latest on common ground from the National Association of Realtors.
- 10) 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.
- 11) 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.
- 12) 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.
- 13) 12/2/20 – Received the Meck-Tech Invoice for November.
- 14) 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.
- 15) 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.
- 16) 12/21/20 – Received the annual Statement of Financial Interests from our Solicitors office.
- 17) 12/21/20 – Received Act 14 notification of Panda Hummel Station, LLC’s intent to submit a modification to their existing NPDES Permit.
- 18) 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.
- 19) 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.
- 20) 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.
- 21) 1/4/2021 – Received the Invoice from Snyder County Times for publishing of the 2021 Meeting Dates.
- 22) 1/4/2021 – Received our Invoice from the County Planning Directors Association of Pa. of \$250 for 2021.

McClure Dollar General – area along pine crest that was to be expanded was not done and store plans to open this week. 3 foot deep ditch where expansion was to take place. Semi ended up in the ditch and closed down 522 for a period. Can't pave until spring anyway. Not sure what or if they have a plan. Lincoln found out this information today. (January 19, 2021)

Occupancy permit? Should come from the COG. They do not contact the PC for final approval. Jeremiah to look into changing that along with commissioners. This is how we want it to work. To make it safe – fill the ditch in. There was a power pole that was sitting in the way of the expansion.

Is the expansion up to penn dot right of way? Are they waiting for an HOP for onto 522?

Looking to open up this weekend January 23rd.

Roughly 3 feet deep.

Paving that park area of what we approved? Believe so that it would be paved.

Developer does not complete to plan, can have action taken. Have a certain time frame to make it safe. Have someone call COG for the occupancy permit. And look at the plan.

Cost less to fill that in and put the base in. Any portion in Penn Dot right of way.

Lincoln to go out tomorrow. Distance from 522.

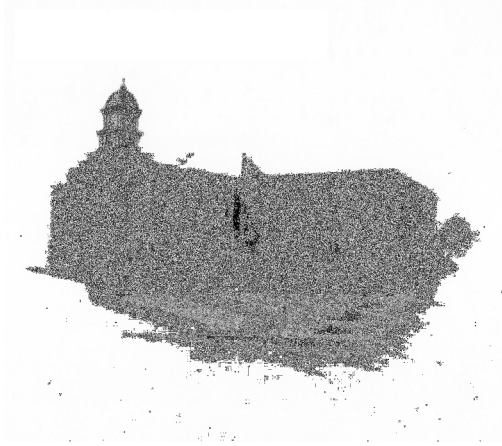
Call the contact at Dollar General. These are the concerns. What is going on out there?

Jeremiah to call.

Added Andy on as his term started 1/1/2020 through 12/2024. John and Bobby reinstated through December 2024. Bobby and Greg have been nominating committee. John is good with Vice Chairman. Ashley as secretary. Joe made a motion to approve officers as presented. Second by Greg. Motion Carried.

Received \$35,000 plus \$20,000 match for green way and open space plan.

Chairman Max Gemberling declared the meeting adjourned at 8:07 p.m.



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REGULAR SCHEDULED MEETING

-Minutes-

02/16/2021

ATTENDANCE:

Max Gemberling

John Cramer

Greg Gargus

Andy Wagner

Bobby Jones

Dave Herbert

Joe Kantz (Absent)

George Saylor (Absent)

Ashley Hassinger (Absent)

Guests:

Todd Smith

Mike Thomas

David Oelberg

Staff:

Lincoln Kaufman, Planning Director

Jeremiah Runkle, Solicitor

Michael Thomas, PC Engineer

1. CALL TO ORDER:

Chairman Max Gemberling called the meeting to order at 7:00 p.m.

2. PUBLIC COMMENT:

Dave Oelberg, wants to build a she shed for his wife, and an agricultural storage barn on his property in Washington Township. He qualifies for an exemption, and will just need a letter/email with size of everything sent into the planning department. He can get a letter from Lincoln for the exemption for the almost 2400 sq feet for the she shed, and less than 5,000 sf for the agricultural storage barn which will all be located in the middle of a 56 acre property in Washington twp.

3. APPROVAL OF MINUTES:

John moved to approve the minutes from the January 19, 2021. Second by Bobby. Motion Carried.

4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES:

A.) Financial:

Filed in normal fashion.

B.) Plans & Applications from Municipalities with Regulations (Section A):

File #5464 – Richard & Cecelia Curtis Subdivision Plan; Union Township

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

Bobby acknowledged receipt of file #5464. Second by John. Motion Carried.

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).

Bobby acknowledged receipt of file #5466. Second by John. Motion Carried.

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

This plan is for a 0.18 acre Lot Addition from one property owned by Joseph & Tara Maurer to the adjoining property owned by the Maurer's.

Bobby acknowledged receipt of file #5469. Second by John. Motion Carried.

C.) Plans & Applications under the SALDO (Section B)

OLD PLANS

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

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 discussion between Meck-Tech and Red Barn.

Mike has received work and we are currently waiting on Mike's review.
No decision has been made on fees for Nick's plan.

NEW PLANS

File # 5461 – Earl & Lorraine Renninger Subdivision Plan; West Perry Township

This plan is for the subdivision of tract 12-06-032 into 2 parcels. Proposed Lot #2 will be 45.621 acres and a residual tract (Lot 1) will be 32.630 acres.

Bobby moved to conditionally approve file #5461. Second by John. Motion Carried.

File # 5463 – David Woodling Subdivision Plan; Adams Township

This plan is for the subdivision of tract 01-06-023 into 2 parcels. Proposed Lot #1 will be 2.68. Residual is 68.1 acres.

Waiver Request

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

John moved to approve the waiver. Second by Bobby. Motion Carried.

Dave moved to conditionally approve file #5463. Second by Greg. Motion Carried.

File # 5465 – Misty Hollow School Land Development Plan; Center Township

The purpose of this project is to construct a 30x44 parochial school sq ft. on the property owned by Daniel Martin adjacent to Zerbe Road in Center Township, Snyder County.

Bobby moved to table file #5465. Second by Dave. Motion Carried.

File # 5467 – Charlie & Susan Herrold Subdivision Plan; Jackson Township

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.

Tract for Maylan Boop? On tax map

John moved to Table file #5467. Second by Bobby. Motion Carried.

D.) Plans & Applications under the SALDO (Section C)

File #5462 – Nelson & Melody Gingerich Lot Addition Plan; Chapman Township

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.

Bobby acknowledged receipt of file #5462. Second by John. Motion Carried.

Commissioners Report – None

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

Midd West is coming back with the stadium plan. They had conditional approval for final plan. They would have to bond everything for LD such as excavation. They do not have the money to do that currently. The School District can complete the project if the planning commission were to rescind the final plans Conditional Approval and allow the District to resubmit as a preliminary plan and make submissions as phased plans. There will be 5 total phases for the project. The review of the preliminary plan was completed and recommended for Conditional Approval based on the discussions and comments by Meck-Tech. Phase one was the conversation of soccer field from grass to synthetic. The second phase will be submitted for review and comment for the March meeting. Finances will be in order for completion of phase two. Comment #4 states that Meck-Tech is concerned about the lack of parking available for proposed Phase 2 construction, and that some of the parking will not be constructed until phase 4 of the project. The design engineer does not feel parking will be necessary until later in the project as stadium seating will not be completed in phase 2. It was discussed if there will be a commitment from the school to not use the existing grassed area slated for parking in the later phases for parking and how will they be enforcing this? Could require the place to be chained off. When the school comes in for the final plan in phase two would be where the PC could ask for this. Comments 1, 2, 3, & 5 are the comments necessary for the preliminary plan approval. They will be required to post financial security only for each phases improvements and not the entirety of the project. Need municipal sewer authority to sign off on the plan. Erosion sediment control can be provided. The design inspected the existing basin under soccer field during a rain event and everything appeared to be working as it should. A report will be put together for Mike to review. The Planning Commission took action to grant conditional approval of the plan with the conditions being comments 1,2,3 & 5 of Meck-Tech's Comment letter.

John made a motion to rescind the previous Conditionally Approved plan for Midd West School District. Second by Bobby. Motion Carried.

John made a motion to conditionally approve the new plan. With the conditions based on the letter from Meck-Tech numbers 1,2,3 & 5 and submission of documentation of needed parking requirements. Second by Bobby. Motion Carried.

A quick discussion of the form of financial security for phase 2 plan was held, and Todd will discuss with the school district. ELA already has hard numbers for Phase 2.

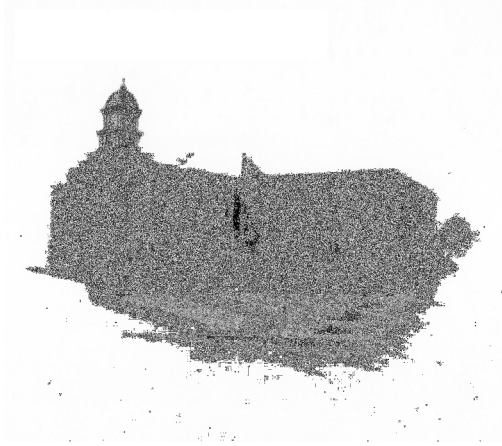
Wyoming Valley Levee Raising project check received.

Grant through DCNR to allow the county to create our own greenway and open space plan. \$35,000. We will need to form a committee of 10-12 people. Areas along streams so no flooding, recreation. Down to the final 3 counties that do not have one. Does dictate land use. Somewhat like a comprehensive plan. Must add in \$20,000. Chesapeake bay clean up implications.

Had a site visit to McClure DG, from that they did some fixing up to make things safer. Possible second entrance in the back. If they wanted to do that they would need another LDP which would have to be submitted to McClure Borough. Had some trucks parallel to 522 and back up to the dock at the side and hit parked vehicles. Another entrance on pine crest could create a safer ingress/egress, but we can't force them to do that. This construction would be land development per jeremiah. Residents are happy with facility.

No December meeting wondering about officers. This was resolved in January

Chairman Max Gemberling declared the meeting adjourned at 8:12 p.m.



Snyder County Planning Commission

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REGULAR SCHEDULED MEETING

-Minutes-

03/15/2021

ATTENDANCE:

Max Gemberling
John Cramer
Greg Gargus
Andy Wagner (Absent)
Bobby Jones
Joe Kantz
Ashley Hassinger
George Saylor (Absent)
Dave Herbert (Absent)

Guests:

Mike Thomas
Steve Witmer
Gene Kreamer
Scott Shambach
Jim Grose
Allen Hornberger
Todd Smith

Staff:

Lincoln Kaufman, Planning Director
Jeremiah Runkle, Solicitor
Michael Thomas, PC Engineer

1. CALL TO ORDER:

Chairman Max Gemberling called the meeting to order at 7:03 p.m.

2. PUBLIC COMMENT:

We had 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.

We currently force survey of the entire residual tract. One example is for a farm of 200 acres, A survey is required for the entirety to subdivide off even a 2 acre tract. This has been brought up and number of times and last fall multiple surveyors discussed with Lincoln about their thoughts that this was unfair to the local residents who may want to subdivision and the possibility of modifying section 403.B.10 of the SALDO. Information was provided from Meck-Tech Inc. and discussed with multiple surveyors including Scott Shambach, Jim Grose, Gene Kreamer and Allen Hornberger providing their thoughts on how this can be improved while not infringing on their professional standards and creating a more fair and equitable way to provide survey. All of the surveyors in attendance are in favor of the language as provided with a little word smithing from our Solicitor which will create a minimum to which a tract will need to be surveyed and allowing the surveyors to use their professional judgement as to the extent any boundary will need to be surveyed when a project has no bearing on the rest of the boundary. This will allow for sound surveying practice, meet client needs without causing unnecessary survey and cost while meeting county requirements.

JR - We want to see bearings and distances for 1) existing and proposed lot lines 2) driveways 3) Anything within 50 feet of a boundary line or if it is effected by the current project. It was discussed to allow the Planning director along with the reviewing engineer to determine if anything additional is necessary to demonstrate compliance with any other section of the ordinance.

The planning commission has wrangled with the matter to get the county to squared away with boundaries. Will this relieve any of those requirements? It slows down the process. Everything isn't on the same datum or coordinate system. The surveyors are professionals and may have differing opinions. Nothing will be perfect and interlock. Did work based on magnetic bearing. Descriptions can be different. Magnetic north moves.

It was discussed that we need to find a middle ground between what we have in our new Ordinance and the 30 acre waiver that we used to provide. We have thrown a new standard above their professional standard. Every project will still move toward cleaning up the county and give surveyors the opportunity to be fair with clients. It's felt by the surveyors that we should not be forcing tract cleanup costs onto our counties residents / land owners, and that if the county is looking to do this they should be utilizing public funds. The new section should rely on the surveying profession and their professional standards and opinion to do what's right,

clarify confusion and use common sense. If there is an error on a property boundary, the surveyors will still figure out the error based on their professional standards.

John moved to approve the change in concept and have Jeremiah to draft language. Greg Second. Motion Carried.

It was questioned as to what the thoughts of going forward on this, and it was determined that a waiver or modification will be required until the amendment is drafted and approved by the County Commissioners. The only two things remaining are the Campground Section and this Section of 403.B.10. Hoping to get to that in the near future. The revised draft will be sent to Lincoln and forwarded to the Planning Commission for review.

3. APPROVAL OF MINUTES:

Bobby moved to approve the minutes from the February 16, 2021. Second by John. Motion Carried.

4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES:

A.) Financial:

Filed in normal fashion.

B.) Plans & Applications from Municipalities with Regulations (Section A):

File #5473 – Wayne Brouse Lot Addition Plan; Penn Township

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.

Bobby acknowledged receipt of file #5473. Second by Ashley. Motion Carried.

C.) Plans & Applications under the SALDO (Section B)

OLD PLANS

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

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 discussion between Meck-Tech and Red Barn.

Currently waiting on a response from Molly at Red – Barn.

File #5465 – Misty Hollow School Land Development Plan; Center Township

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.

Waiver Requests

- 1) Section 201 – request to submit a final plan without first submitting a preliminary plan.
- 2) Section 505.B.2 – driveways shall be limited to one per lot per road frontage.
- 3) Section 514.C.13.e – to allow the interior side slopes of Detention Basin 1 to be 3:1 instead of 5:1.
- 4) Section 517 – to not provide any landscaping.

Comment #10 doesn't appear to be any issue with site distance.

John moved to grant waivers Section 201, Section 514.C.13.e and Section 517. Second by Ashely. Motion Carried.

Greg moved to Table file #5465. Second by Bobby. Motion Carried.

File #5467 – Charlie & Susan Herrold Subdivision Plan; Jackson Township

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.

Waiver Request

1. Section 403.C.3 & 514 - To allow the lots after subdivision to qualify for the Stormwater Exemption Criteria.

John moved to approve the waiver. Second by Bobby. Motion Carried.

Bobby moved to conditionally approve file #5467. Second by Greg. Motion Carried.

NEW PLANS

File # 5468 – Edith Landis Estate Subdivision Plan; Perry Township

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 Request

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

John moved to approve the waiver. Second by Joe. Motion Carried.

Joe moved to conditionally approve file #5468. Second by Ashley. Motion Carried.

File # 5470 – Shirley Shaffer Subdivision Plan; Perry Township

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 Request

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

John moved to approve the waiver. Second by Bobby. Motion Carried.

Joe moved to conditionally approve file #5470. Second by Ashley. Motion Carried.

File # 5471 – Midd-West School District Phase 2 LDP; Franklin Township

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

ELA worked on turf. Phase 1 for athletics. Last meeting came back in with a rescinded final plan and brought in a preliminary land development plan. This is the 2nd final phase. Synthetic turf field, track and 97 parking spaces. No bleachers or field houses with this phase. Stormwater facility being put in with this phase, inlets are run and tied together and small basin behind lower grass soccer field, beside solar panels. Looking on to other phases after this is installed. There will be 5 phases.

Parking on the plan between inlet i-29-31. 3 feet berm and possible post and chain. End of paving. Does not want to put in permanent. 3,000 home and 1,000 visitor bleachers. Existing soccer field bleachers will be removed and replaced with a smaller set. 2 ft of stone and infiltration system. Will tie into system. All stormwater will go into one end zone roughly 5 ft down.

Stormwater is pretty well addressed and send back into mike.

Items should be included in cost estimate. What is being asked for in the cost estimate is the same thing asked for in other projects. It was noted that more items in the estimate costs more to the client. Financial security is specifically related to Phase 2.

Waiver Request

1. Section 403.A – to allow plan sheets to exceed 24x36. The provided plan is 30x42

John moved to grant the waiver. Second by Bobby. Motion Carried.

Greg moved to table file #5471. Second by Bobby. Motion Carried.

File # 5472 – Witmer Construction Office LDP; Center Township

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.

Above and beyond parking, provide landscaping and buffer for residential units. Stormwater in the back. Parking and building will filter back to pond and to inlet. Have ENS and sewer and water. Address change to accommodate two buildings.

Waiver Request

1) Section 201: to submit a final plan without first submitting a preliminary plan

Joe moved to approve the waiver. Second by Ashley. Motion Carried.

John moved to Table file #5472. Second by Bobby. Motion Carried.

File # 5474 – Middle Earth Estates, LLC Subdivision Plan; Washington Township

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 Request

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.

Bobby moved to approve the waivers. Second by John. Motion Carried.

Joe moved to conditionally approve file #5474. Second by Ashley. Motion Carried.

File # 5475 – Harry & Loretta Aurand Subdivision Plan; Franklin Township

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.

Bobby moved to Final file #5475. Second by Greg. Motion Carried.
Ashley abstain from plan.

D.) Plans & Applications under the SALDO (Section C)

None

Commissioners Report – None

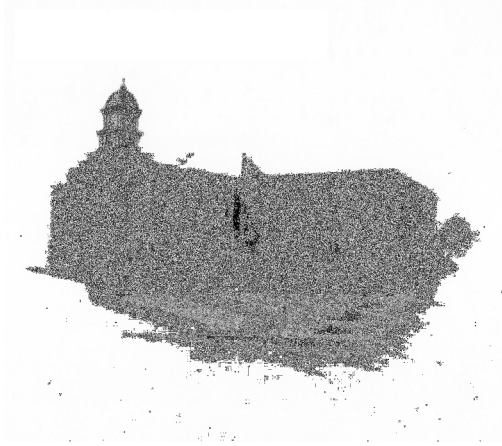
5. OLD BUSINESS – None

6. NEW BUSINESS

- 1) 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
- 2) 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.
- 3) 2/18/21 – Received the Winter 2021 Report for the Northcentral Pennsylvania Conservancy.
- 4) 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.
- 5) 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-Elmsport transmission line.
- 6) 3/4/2021 – Received the latest Meck-Tech invoice.
- 7) 3/8/2021 – Received the latest Escrow Statement. The current balance for the Escrow Account is \$76,332.70.
- 8) 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.

Working on annual report yet. Get to planning commission before commissioners.

Chairman Max Gemberling declared the meeting adjourned at 8:51 p.m.



Snyder County Planning Commission

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

Phone: (570) 837-4257

Fax: (570) 837-4345

REGULAR SCHEDULED MEETING

-Minutes-

04/19/2021

ATTENDANCE:

Max Gemberling
John Cramer
Greg Gargus
Andy Wagner
Dave Herbert
Joe Kantz
Ashley Hassinger
George Saylor (Absent)
Bobby Jones (Absent)

Guests:

Beau Hoffman
Todd Smith, ELA Group
Justin Maust
Bud Schenck, Mid-Penn Engineering

Staff:

Lincoln Kaufman, Planning Director
Beau Hoffman, Solicitor
Michael Thomas, PC Engineer

1. CALL TO ORDER:

Chairman Max Gemberling called the meeting to order at 7:01 p.m.

2. PUBLIC COMMENT: Mr. Chris Miller – Susquehanna Broadband Proposed Tower & Variance Request.

Company would like to bring high speed internet to the area. Put up towers with wireless means and fiber optics. Property owned by Zook's on South hill drive. Cannot meet the current setback of 100ft on where they want to place the tower. Would be away from structures, only in farm field. Tower would be 100ft high. Crumble zone is about half the height would be the fall distance. Roughly 50 ft diameter. Eastern line appx 115-120 feet away from property line. South would be about 210 feet from structure. Had conversations with owners to the south and they are excited as long as no damage to home. Can get written documentation from adjoining home owners they are in compliance with it.

Waiver request for distance by Joe. Second by Dave. Motion Carried.

3. APPROVAL OF MINUTES:

Joe moved to approve the minutes from the March 15, 2021. With Correction on page 7 on file #5475. For the final approval file number. Second by John. Motion Carried.

4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES:

A.) Financial:

Filed in normal fashion.

B.) Plans & Applications from Municipalities with Regulations (Section A):

File #5474 – Pawling Station Grain, LLC LDP; Penn Township

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

Dave acknowledged receipt of file #5474. Second by John. Motion Carried.

File #5477 – Lester & Marilyn Sensenig Lot Addition; Penn Township

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.

Dave acknowledged receipt of file #5477. Second by John. Motion Carried.

File #5481 – Samuel & Eileen Stauffer Subdivision; Penn Township

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

Dave acknowledged receipt of file #5481. Second by John. Motion Carried.

File #5482 – Susquehanna Community Bank LDP; Spring Township

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

Dave acknowledged receipt of file #5482. Second by John. Motion Carried.

File #5484 – Naaman & Abigail Morris Lot Addition; Penn/Jackson Twp.

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.

Dave acknowledged receipt of file #5484. Second by John. Motion Carried.

C.) Plans & Applications under the SALDO (Section B)

OLD PLANS

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

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 discussion between Meck-Tech and Red Barn.

Currently waiting on a response from Molly at Red – Barn. – March

Last Wednesday email to Mike. Should have next month review.

File #5465 – Misty Hollow School Land Development Plan; Center Township

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.

Waiver Requests

- 1) Section 201 – request to submit a final plan without first submitting a preliminary plan.
- 2) Section 505.B.2 – driveways shall be limited to one per lot per road frontage.
- 3) Section 514.C.13.e – to allow the interior side slopes of Detention Basin 1 to be 3:1 instead of 5:1.
- 4) Section 517 – to not provide any landscaping.

Comment #10 doesn't appear to be any issue with site distance.

John moved to grant waivers Section 201, Section 514.C.13.e and Section 517. Second by Ashely. Motion Carried. - March

Joe moved to table file #5465. Second by Dave. Motion Carried.

File #5471 – Midd-West School District Phase 2 LDP; Franklin Township

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.

Resubmitted plan to Meck-Tech. Increased the height to deter parking on grass. Added post and rope system. Draft developers agreement. Change from contractor and being reviewed by school board. All other comments addressed. Working on admin stuff. Musselman wanted to know why put in the berm? They needed to block off the area and drainage gets to basin as proposed. Needed berm to get stormwater into all inlets and a higher elevation for not driving on the grass. \$9,000 for the berm., \$19,000 total.

John moved to conditionally approve by ELA letter file #5471. Second by Dave. Motion Carried.

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

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

Cost estimate is approved:
Stormwater maintenance agreement
And signatures

Make a meeting with conservation district for the earth work.

Joe moved to conditionally approve File #5472. Second by Dave. Motion Carried.

NEW PLANS

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

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 Request

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

John moved to approve the waiver. Second by Dave. Motion Carried.

Joe moved to conditionally approve file #5478. Second by Dave. Motion Carried.

File # 5479 – Kyle & Connie Seward Subdivision Plan; Washington Township

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 Request

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

John moved to approve the waiver. Second by Dave. Motion Carried.

Dave moved to conditionally approve file #5479. Second by Joe. Motion Carried.

File # 5483 – Kreamer Feed Inc. LDP; Middlecreek Township

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

Kreamer has a need to up there bag feed. Equipment package goes best with building.

Location is right along the existing rail siding. Would need a waiver because of that. Existing building are about 2 feet from property line. Project has some demo of existing office building. The building is simple. No water or sewer only electric. Stormwater is already existing. Balancing of where it goes. Two different networks on building and replicating patterns.

Waiver Request

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

John moved to grant the waiver. Second by Dave. Motion Carried.

Dave moved to table file #5483. Second by Joe. Motion Carried.

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

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 Request

- 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

John moved to approve the waiver. Second by Dave. Motion Carried.

Joe moved to conditionally approve file #5485. Second by Dave. Motion Carried.

D.) Plans & Applications under the SALDO (Section C)

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

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).

Dave acknowledged receipt of file #5480. Second by John. Motion Carried.

Commissioners Report – None

5. OLD BUSINESS – Update for Saldo – attended to get email, hopefully within next week or two to Lincoln. He will forward to Planning Commission and he will review as well.

6. NEW BUSINESS

- 1) 3/15/2021 – Received notification from Selinsgrove Borough about water withdrawals for their existing wells #3 and 4.
- 2) 3/25/21 – Received Act 14 notification of A&L Wood and their impending small projects permit application.
- 3) 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.
- 4) 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

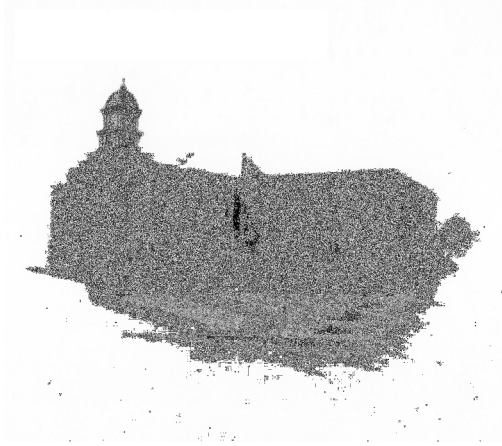
Complaint for Franquet property. The Franquets are to prove they are not sending anything additional to their neighboring property. Letter to AxRunkle for review before sending.

Was awarded and will get RFP approved will receive the funds.

Horvath let them know they will be starting over there and sent us \$2,000 in escrow for developers agreement. May need easements from property owners. Looking to get started.

Email about escrow check. Will have to double check account.

Chairman Max Gemberling declared the meeting adjourned at 7:59 p.m.



Snyder County Planning Commission

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

Phone: (570) 837-4257

Fax: (570) 837-4345

REGULAR SCHEDULED MEETING

-Minutes-

05/17/2021

ATTENDANCE:

Max Gemberling

John Cramer

Greg Gargus

Andy Wagner

Dave Herbert

Joe Kantz

Ashley Hassinger (Absent)

George Saylor (Absent)

Bobby Jones (Absent)

Guests:

Alan Wagner

John Zechman

Ang Franquet

Dale Franquet

Bud Schenck

Jason Robinson

Kenneth Roush

Kay Roush

Staff:

Lincoln Kaufman, Planning Director

Michael Thomas, PC Engineer

1. CALL TO ORDER:

Chairman Max Gemberling called the meeting to order at 6:59 p.m.

2. PUBLIC COMMENT: Roush Complaint

Ken and Kay Roush spoke about a Stormwater issue at their property located at 14161 Route 104 in Franklin Twp in which they are blaming construction of a new building on the property of Dale and Angela Franquet. The Roush's have been stating there has been a problem for over a year, prior to the project of the Franquet's which is finally close to being completed. The Roush's say the problem has worsened since the Franquet's building has been constructed. Information was provided by both the Roush's and Franquet's and their thoughts on what the problems are and what could potentially be done to rectify it. The Roush's believe the Franquet property is to blame and stated that there is water in their yard which was never there before. The Franquet's believe there are other issues with the Roush's property including a blocked storm pipe. Both parties showed pictures to the Planning Commission (PC) members.

The Franquet's were given Land Development Exemption for the construction which can be revoked by the PC. The letter they received stated that any stormwater issues that occur due to construction is their responsibility to repair and make necessary changes to insure it does not continue.

The Planning Director stated that the project should be completed to determine how the stormwater will flow and if there are actual increases in post construction. A Swale in the back of building comes around the southern side and allows stormwater to flow right over the bank and into the Roush's property. After consulting with the PC solicitor it was determined that it is the Owner / Developer's responsibility to prove that they are not sending additional stormwater onto the neighboring property. The question was asked that since it is not a residential building should the new building be considered a commercial building? It is currently considered an accessory structure to the home as they are on the same tract of land.

It appears the roof slopes to the south and there are down spouts on the property. Grass has been planted, and is roughly 10 days old, fertilizer has been added and the sprinklers are on to help the grass grow more quickly. There is a drainage pipe from the Franquet property to the Roushs driveway which appears to be completed clogged.

Each party was requested to submit something in writing for the PC solicitor to review and provide the PC with recommendations for their possible action. They were also asked to provide dates and a timeline of pictures shown. The PC is not going to take action until they hear from solicitor, and have determined that they will pass all information along to AxRunkle to determine where we go from here.

3. APPROVAL OF MINUTES:

Joe moved to approve the minutes from the April 19, 2021. Second by Greg. Motion Carried.

Change of Kreamer Feed to table not conditionally approved. And Jeremiah's name under the staff portion remove if not here.

4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES:

A.) Financial:

Filed in normal fashion.

B.) Plans & Applications from Municipalities with Regulations (Section A):

File #5486 – Roy Wagner Farm Subdivision; Spring Township

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

Dave acknowledged receipt of file #5486. Second by John. Motion Carried.

File #5489 – Donald Remmey Jr. LDP; Spring Township

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.

Dave acknowledged receipt of file #5489. Second by John. Motion Carried.

C.) Plans & Applications under the SALDO (Section B)

OLD PLANS

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

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 discussion between Meck-Tech and Red Barn.

Currently waiting on a response from Molly at Red – Barn. – March

Last Wednesday email to Mike. Should have next month review. – April

Calculations to Mike, does not have the free board it needs for the 100 year storm.
Wants to look at everything for a complete review.

Greg made a motion to table plan #5421. Second by John. Motion Carried.

File #5465 – Misty Hollow School Land Development Plan; Center Township

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.

Waiver Requests

- 1) Section 201 – request to submit a final plan without first submitting a preliminary plan.
- 2) Section 505.B.2 – driveways shall be limited to one per lot per road frontage.
- 3) Section 514.C.13.e – to allow the interior side slopes of Detention Basin 1 to be 3:1 instead of 5:1.
- 4) Section 517 – to not provide any landscaping.

Comment #10 doesn't appear to be any issue with site distance.

John moved to grant waivers Section 201, Section 514.C.13.e and Section 517. Second by Ashely. Motion Carried. - March

Mike did not have a chance to review and DEP is still in the process of reviewing the sewage.

Greg moved to table file #5465. Second by Joe. Motion Carried.

File # 5483 – Kreamer Feed Inc. LDP; Middlecreek Township

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

Kreamer has a need to up there bag feed. Equipment package goes best with building. Location is right along the existing rail siding. Would need a waiver because of that. Existing building are about 2 feet from property line. Project has some demo of existing office building. The building is simple with no sewer only electric. Stormwater is existing the problem is balancing of where it goes which means it would outlet on the Railroad property . Two different networks on building and replicating patterns.

Waiver Request

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

John moved to grant the waiver. Second by Dave. Motion Carried. – April

Nothing has changed, resubmitted electronically to Lincoln and Mike. Mikes only issue is with the railroad, and table until we get that letter.

Two new waivers in sections 201 and 517.

1. Section 201- submit a final plan without first submitting a preliminary plan.
2. Section 517 – to not provide any additional landscaping.

John moved to grant the waivers in sections 201 and 517. Second by Dave. Motion Carried.

Have agreements in progress. Cost opinion approved, and Kreamer Feed wishes to use a check. RHP Law Group is usually who they use for attorney.

John moved to table file #5483. Second by Joe. Motion Carried.

NEW PLANS

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

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 Request

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

John moved to approve the waiver. Second by Joe. Motion Carried.

Dave moved to Final approve file #5487. Second by Joe. Motion Carried.

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

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 Request

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

John moved to approve the waiver. Second by Joe. Motion Carried.

Joe moved to conditionally approve file #5488. Second by Dave. Motion Carried.

D.) Plans & Applications under the SALDO (Section C)

NONE

Commissioners Report – None

5. OLD BUSINESS – None

6. NEW BUSINESS

- 1) 3/15/2021 – Received notification from Selinsgrove Borough about water withdrawals for their existing wells #3 and 4.
- 2) 3/25/21 – Received Act 14 notification of A&L Wood and their impending small projects permit application.
- 3) 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.
- 4) 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
- 5) 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.
- 6) 4/30/21 – Received the April Invoice from Meck-Tech Inc.
- 7) 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.
- 8) 5/7/2021 – received the Spring 2021 brochure Northcentral Pennsylvania Conservancy.
- 9) 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.
- 10) 5/10/21 – Received the Escrow check for the Midd-West School District Ph 2 Stadium Project.

- 11) 5/11/21 – Deposited the Escrow check for the Midd-West Stadium Project. Escrow balance after deposit is \$1,826,663.34.
- 12) 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.

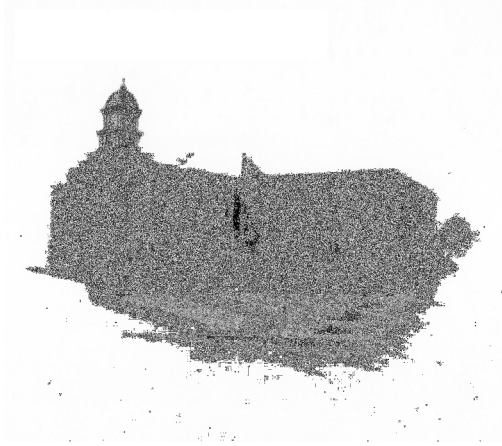
The amended SALDO and a copy of new application were discussed. The new application was created because it will allow us to get owners email address for easier communication and also allow us to get information to owners in a timelier manor. A Recommendation to send the amended SALDO to the county commissioners for their review and approval was discussed. John moved to recommend sending to county commissioners, second by Dave. Motion Carried. Prior to approval the SALDO it must be advertised for 30 days. Changes made take care of significant issues currently and will reduce waiver requests.

At property across the road from Justin Masts in norther Union Township, someone purchased that property and cleared out a large area of trees and is looking to construct something. The cleared area appears to be greater than an acre; however actual earth disturbance may be much less. Email to Tim at conservation district. Stormwater seems to be contained in that lot.

Solar Renewable Energy, check isn't cashed. Check can be cashed up to 6 months. The bank has a \$35 fee to void the check. The original check was sent to address on the check stub. Send an email to say that you wait the 3.5 months until check cannot be cashed or receive a \$35 check to void the old check and reissue a new check.

McClure Dollar General they did complete the paving and the subsystem to the road on 522. Widened the road and fixed mismatching grading. All resolved. Very responsive.

Chairman Max Gemberling declared the meeting adjourned at 8:06 p.m.



Snyder County Planning Commission

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

Phone: (570) 837-4257

Fax: (570) 837-4345

REGULAR SCHEDULED MEETING

-Minutes-

06/17/2021

ATTENDANCE:

Max Gemberling
John Cramer
Bobby Jones
Dave Herbert
Joe Kantz
Ashley Hassinger
Andy Wagner (Absent)
George Saylor (Absent)
Greg Gargus (Absent)

Guests:

Bud Schenk
Jason Robinson

Staff:

Jeremiah Runkle
Lincoln Kaufman, Planning Director
Michael Thomas, PC Engineer

1. CALL TO ORDER:

Chairman Max Gemberling called the meeting to order at 7:01 p.m.

2. PUBLIC COMMENT: NONE

7:09 went into executive session – 7:29 executive session ends

3. APPROVAL OF MINUTES:

Changes that Lincoln made.

Dave moved to approve the minutes from the May 17, 2021. Second by Bobby. Motion Carried.

4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES:

A.) Financial:

Filed in normal fashion.

B.) Plans & Applications from Municipalities with Regulations (Section A):

File #5491 – Holtzapple Living Trust Subdivision Plan; Penn Twp.

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 residential tract will be 39.47 acres.

Bobby acknowledged receipt of file #5491. Second by John. Motion Carried.

File #5492 – David Gray Subdivision Plan; Monroe Twp.

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.

Bobby acknowledged receipt of file #5492. Second by John. Motion Carried.

File #5493 – Chip & Susan Weaver Subdivision Plan; Monroe Twp.

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.

Bobby acknowledged receipt of file #5493. Second by John. Motion Carried.

File #5494 – Goodman IP, LLC Subdivision Plan; Union Twp.

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.

Bobby acknowledged receipt of file #5494. Second by John. Motion Carried.

File #5496 – Brian Peterson Lot Addition Plan; McClure Borough

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.

Bobby acknowledged receipt of file #5496. Second by John. Motion Carried.

File #5502 – Scott Wolf LDP; Freeburg Borough

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

Bobby acknowledged receipt of file #5502. Second by John. Motion Carried.

C.) Plans & Applications under the SALDO (Section B)

OLD PLANS

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

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 discussion between Meck-Tech and Red Barn.

Currently waiting on a response from Molly at Red – Barn. – March

Last Wednesday email to Mike. Should have next month review. – April

Calculations to Mike, does not have the free board it needs for the 100 year storm. Wants to look at everything for a complete review.

Greg made a motion to table plan #5421. Second by John. Motion Carried. - May

File #5465 – Misty Hollow School Land Development Plan; Center Township

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.

Waiver Requests

- 1) Section 201 – request to submit a final plan without first submitting a preliminary plan.
- 2) Section 505.B.2 – driveways shall be limited to one per lot per road frontage.
- 3) Section 514.C.13.e – to allow the interior side slopes of Detention Basin 1 to be 3:1 instead of 5:1.
- 4) Section 517 – to not provide any landscaping.

Comment #10 doesn't appear to be any issue with site distance.

John moved to grant waivers Section 201, Section 514.C.13.e and Section 517. Second by Ashely. Motion Carried. - March

Mike did not have a chance to review and DEP is still in the process of reviewing the sewage.

Greg moved to table file #5465. Second by Joe. Motion Carried. – May

Waiver 505.B.2 – driveways shall be limited to one per lot per road frontage.

John moved to table file #5465. Second by Joe. Motion Carried. - June

File # 5483 – Kreamer Feed Inc. LDP; Middlecreek Township

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

Kreamer has a need to up there bag feed. Equipment package goes best with building. Location is right along the existing rail siding. Would need a waiver because of that. Existing building are about 2 feet from property line. Project has some demo of existing office building. The building is simple with no sewer only electric. Stormwater is existing the problem is balancing of where it goes which means it would outlet on the Railroad property . Two different networks on building and replicating patterns.

Meck – Tech comments have been addressed. They have received Rail Road authorization. Need developer's agreement and stormwater maintenance agreement. Add the date of the plan itself. Escrow and assurity will need to be completed. Jason will get checks to the Planning Commission. -June

Waiver Request

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

John moved to grant the waiver. Second by Dave. Motion Carried. – April

Nothing has changed, resubmitted electronically to Lincoln and Mike. Mikes only issue is with the railroad, and table until we get that letter.

Two new waivers in sections 201 and 517.

1. Section 201- submit a final plan without first submitting a preliminary plan.
2. Section 517 – to not provide any additional landscaping.

John moved to grant the waivers in sections 201 and 517. Second by Dave. Motion Carried.

Have agreements in progress. Cost opinion approved, and Kreamer Feed wishes to use a check. RHP Law Group is usually who they use for attorney.

John moved to conditional approval file #5483. Second by Bobby. Motion Carried. - June

NEW PLANS

File # 5497 – Debra & Keith Aucker Subdivision Plan; Middlecreek Twp.

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.

Must show easement access.

Waiver Request

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

Joe moved to approve the waiver. Second by Bobby. Motion Carried.

John moved to table file #5497. Second by Joe. Motion Carried.

File # 5498 – Dennis Zechman Protector Trust Subdivision Plan; Middlecreek Twp.

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 Request

Section 403.B.10 & 12 – Survey of the residual tract – to not have to survey the entirety of the residual.

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

Joh moved to approve the waiver. Second by Ashley. Motion Carried.

Joe moved to conditionally approve file #5498. Second by Bobby. Motion Carried.

File # 5499 – B.J. & E. Realty Company, LP – Dressler Farm Subdivision Plan; Washington Twp.

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 Request

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

John moved to approve the waiver. Second by Dave. Motion Carried.

Ashley moved to conditionally approve file #5498. Second by Dave. Motion Carried.

File # 5500 – B.J. & E. Realty Company, LP – Fetter Farm Subdivision Plan; Washington Twp.

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 Request

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

John moved to approve the waiver. Second by Ashley. Motion Carried.

Joe moved to conditionally approve file #5500. Second by Ashley. Motion Carried.

File # 5501 – Ephraim King LDP; Jackson Twp.

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 Request

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

Section 517 – Landscaping and Buffering – to not have to provide landscaping or buffering.

John moved to approve the waiver. Second by Joe. Motion Carried.

Joe moved to table file #5500. Second by John. Motion Carried.

This Plan is currently under review by Meck-Tech.

D.) Plans & Applications under the SALDO (Section C)

File # 5490 – Zimmerman/Dauberman Lot Addition Plan; Center Twp.

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 Zimmerman and tract 04-06-023. Proposed Lot B will be a 0.92 acre Lot Addition from Fred Zimmerman to the Zimmermans.

John moved to acknowledge file #5490. Second by Joe. Motion Carried.

File # 5495 – Mattern Lot Addition Plan; Beaver Twp.

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 Mattern.

John moved to acknowledge file #5495. Second by Joe. Motion Carried.

Commissioners Report – None

5. OLD BUSINESS – None

6. NEW BUSINESS

- 1) 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.
- 2) 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.

Most items are coming through e-mail now. All DEP is coming in via email.

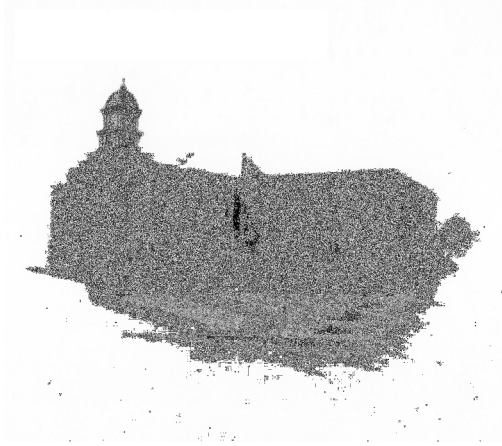
Place across from Justin Maust, has done quite a bit of earth work and should be seeing a plan. Union Twp contacted Lincoln with questions on property.

SALDO is getting put into the paper, 30 days should start in July.

Lincoln to oversee the recycling. Commissioners met with the current person running recycling. He plans to retire in the near future. Looking to abolish the authority possibly. Part time position in Planning Dept for someone who will work on grant writing.

Solar Renewable LLC, agreed for the cost to have a new check sent out.

Chairman Max Gemberling declared the meeting adjourned at 8:31 p.m.



Snyder County Planning Commission

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

Phone: (570) 837-4257

Fax: (570) 837-4345

REGULAR SCHEDULED MEETING

-Minutes-

07/21/2021

ATTENDANCE:

Max Gemberling
John Cramer
Andy Wagner
Dave Herbert
Greg Gargus
Ashley Hassinger
Bobby Jones (Absent)
George Saylor (Absent)
Joe Kantz (Absent)

Guests:

Merv Martin
Charles Axtman
Ephraim King

Staff:

Jeremiah Runkle
Lincoln Kaufman, Planning Director

1. CALL TO ORDER:

Chairman Max Gemberling called the meeting to order at 7:03 p.m.

2. PUBLIC COMMENT: Mervin Martin spoke about his wish to remove two 30 year old poultry barns and replacing one with a 15,200 sf hog barn on the same location. The planning commission discussed the barns and their location along with how stormwater would be accounted for. Mervin discussed that all existing stormwater facilities will remain in place and will be utilized by the smaller barn, additionally all other areas from the buildings being removed will be returned to their natural state and grass seed put in place to create lawn areas. After discussion the Planning Commission determined that based on the intent of the Ordinance that no formal submission for Land Development approval was necessary, and authorized the Planning Director to send a letter stating such.

3. APPROVAL OF MINUTES:

Dave moved to approve the minutes from the June 21, 2021 meeting. Second by John.

4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES:

A.) Financial:

Filed in normal fashion.

B.) Plans & Applications from Municipalities with Regulations (Section A):

File #5503 – High Caliber Cranes LDP; Union Township

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

Dave acknowledged receipt of file #5503. Second by John. Motion Carried.

File #5508 – Klinger to Stover/Debo Lot Addition Plan; Penn Twp.

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)

Dave acknowledged receipt of file #5508. Second by John. Motion Carried.

C.) Plans & Applications under the SALDO (Section B)

OLD PLANS

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

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 discussion between Meck-Tech and Red Barn.

Currently waiting on a response from Molly at Red – Barn. – March

Last Wednesday email to Mike. Should have next month review. – April

Calculations to Mike, does not have the free board it needs for the 100 year storm. Wants to look at everything for a complete review.

Greg made a motion to table plan #5421. Second by John. Motion Carried. – May

John made a motion to table plan #5421. Second by Dave. Motion Carried - July

File #5465 – Misty Hollow School Land Development Plan; Center Township

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.

Waiver Requests

- 1) Section 201 – request to submit a final plan without first submitting a preliminary plan.
- 2) Section 505.B.2 – driveways shall be limited to one per lot per road frontage.
- 3) Section 514.C.13.e – to allow the interior side slopes of Detention Basin 1 to be 3:1 instead of 5:1.
- 4) Section 517 – to not provide any landscaping.

Comment #10 doesn't appear to be any issue with site distance.

John moved to grant waivers Section 201, Section 514.C.13.e and Section 517. Second by Ashely. Motion Carried. - March

Mike did not have a chance to review and DEP is still in the process of reviewing the sewage.

Greg moved to table file #5465. Second by Joe. Motion Carried. – May

Waiver 505.B.2 – driveways shall be limited to one per lot per road frontage.

John moved to table file #5465. Second by Joe. Motion Carried. – June

John moved to table file #5465. Second by Dave. Motion Carried. - July

File # 5501 – Ephraim King LDP; Jackson Twp.

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.

This Plan is currently under review by Meck-Tech.

Waiver Request

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.

John moved to table file #5483. Second by Dave. Motion Carried. - June

NEW PLANS

File # 5505 – Marvin & Eva Brubaker Subdivision Plan; Chapman Twp.

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 Request

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

John moved to approve the waiver. Second by Greg. Motion Carried.

John moved to conditionally approve file #5505. Second by Andy. Motion Carried.

File # 5507 – Ephraim King Subdivision Plan; Jackson Twp.

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.

Dave moved to conditionally approve file #5507. Second by John. Motion Carried.

File # 5509 – Dennis Hunsberger Subdivision Plan; Middlecreek Twp.

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.

Dave moved to conditionally approve file #5509. Second by John. Motion Carried.

File # 5510 – Michael Ackley Subdivision Plan; Middlecreek Twp.

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.

Dave moved to conditionally approve file #5510. Second by Greg. Motion Carried.

D.) Plans & Applications under the SALDO (Section C)

File # 5504 – Hockenbrock, Martin, Womer Lot Addition; Perry Twp.

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.

Dave moved to acknowledge file #5504. Second by John. Motion Carried.

File # 5506 – Bronze & Tanya Brubaker Lot Addition Plan; Franklin Twp.

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

John moved to acknowledge file #5506. Second by Andy. Motion Carried.

File # 5511 – Joshua Smith Lot Addition Plan; Middleburg Boro

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

John moved to acknowledge file #5511. Second by Dave. Motion Carried.

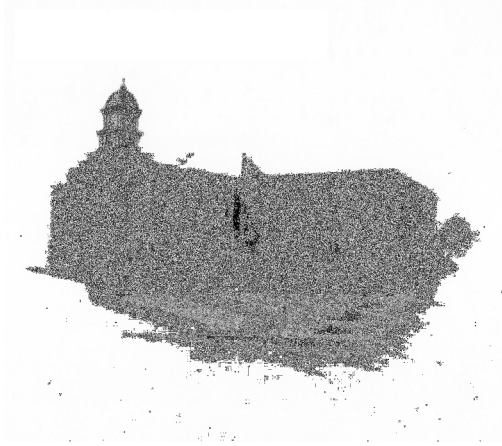
Commissioners Report – None

5. OLD BUSINESS – None

6. NEW BUSINESS

- 1) 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.
- 2) 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.
- 3) 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.

Chairman Max Gemberling declared the meeting adjourned at 8:31 p.m.



Snyder County Planning Commission

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

Phone: (570) 837-4257

Fax: (570) 837-4345

REGULAR SCHEDULED MEETING

-Minutes-

08/16/2021

ATTENDANCE:

Max Gemberling
Andy Wagner
Dave Herbert
Greg Gargus
Ashley Hassinger
Bobby Jones
George Saylor
Joe Kantz
John Cramer (Absent)

Guests:

Mike Thomas (Meck-Tech)
Scott Shambach (Meck-Tech)
Ephraim King
Tim Wentz
Charles Axtman
Casey Nightingale

Staff:

Jeremiah Runkle
Lincoln Kaufman, Planning Director

1. CALL TO ORDER:

Chairman Max Gemberling called the meeting to order at 6:59 p.m.

Executive Session started at 7:02 and ended at 7:55.

2. PUBLIC COMMENT:

3. APPROVAL OF MINUTES:

Dave moved to approve the minutes from the July 19, 2021 meeting. Second by Bobby.
Motion Carried.

4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES:

A.) Financial:

Filed in normal fashion.

B.) Plans & Applications from Municipalities with Regulations (Section A):

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

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

Joe acknowledged receipt of file #5513. Second by Dave. Motion Carried.

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

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.

Joe acknowledged receipt of file #5516. Second by Dave. Motion Carried.

C.) Plans & Applications under the SALDO (Section B)

OLD PLANS

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

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 discussion between Meck-Tech and Red Barn.

Currently waiting on a response from Molly at Red – Barn. – March

Last Wednesday email to Mike. Should have next month review. – April

Calculations to Mike, does not have the free board it needs for the 100 year storm. Wants to look at everything for a complete review.

Greg made a motion to table plan #5421. Second by John. Motion Carried. – May

John made a motion to table plan #5421. Second by Dave. Motion Carried – July

Mike sent info to Molly, oversized basin and some change to outlet structure they can get it to work. He has not received entire piece. As built had some confusion, came in Feb 2016 needed revisions on basin. The plan was granted cond Approval April 2016, pond to raise 6 inches to a foot. Emergency spill way. He went and built addition structures before final approval. Currently structure does not have 1 foot of free board. With a modification to the outlet and pond it could potentially hold. Must submit a design that is accurate and in ordinance. Solutions were given to Red Barn. Mike is to talk to Bert about status of plan.

File #5497 Debra & Keith Aucker Subdivision Plan; Middlecreek Township

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.

Joe made a motion to final approve File #5497. Second by Dave. Motion Carried.

File #5465 – Misty Hollow School Land Development Plan; Center Township

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.

Waiver Requests

- 1) Section 201 – request to submit a final plan without first submitting a preliminary plan.
- 2) Section 505.B.2 – driveways shall be limited to one per lot per road frontage.
- 3) Section 514.C.13.e – to allow the interior side slopes of Detention Basin 1 to be 3:1 instead of 5:1.
- 4) Section 517 – to not provide any landscaping.

Comment #10 doesn't appear to be any issue with site distance.

John moved to grant waivers Section 201, Section 514.C.13.e and Section 517. Second by Ashely. Motion Carried. - March

Mike did not have a chance to review and DEP is still in the process of reviewing the sewage.

Greg moved to table file #5465. Second by Joe. Motion Carried. – May

Waiver 505.B.2 – driveways shall be limited to one per lot per road frontage.

John moved to table file #5465. Second by Joe. Motion Carried. – June

John moved to table file #5465. Second by Dave. Motion Carried. – July

File # 5501 – Ephraim King LDP; Jackson Twp.

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.

This Plan is currently under review by Meck-Tech.

Planning commission requested an extension until October 18, 2021. This will allow more time to work on plans rather than deny current plan. Charlie and Mike to connect and work out stormwater details. Waiver request for boundary survey addressed? Plan from Friday, would support full waiver. Plan should follow the new criteria from new ordinance. Work through Friday's survey submit. Letter for extension to be written to Mr. King.

Waiver Request

1. Section 505.B.7 – Driveway Access – The plan proposed driveway necessary for trailer truck access.
2. Section 403.B.26 – Boundary Survey – The plan contains a partial boundary survey which has been certified by a Professional Land Surveyor.

Joe made a motion to approve waivers. Second by Ashley. Motion Carried.

John moved to table file #5483. Second by Dave. Motion Carried. - June

Bobby moved to table file #5483. Second by Ashley. Motion Carried. -August

NEW PLANS

File # 5514 – Sharon & the late Joseph Moyer Subdivision Plan; Jackson Twp.

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.

Continuous residue, approve two pieces. One piece will be in union and having residue. Lot/Lot area definitions. Communicate to surveyors that lots must be continuous. Ask Scott about that issue.

Waiver Request

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

Bobby moved to approve the waiver. Second by Dave. Motion Carried.

Bobby moved to conditionally approve file #5514. Second by George. Motion Carried.

File # 5515 – Michael & Tammy Gill Lot Addition Plan; Middlecreek Twp.

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.

Joe moved to grant the waivers. Second by Bobby. Motion Carried.

Bobby moved to conditionally approve file #5515. Second by George. Motion Carried.

D.) Plans & Applications under the SALDO (Section C)

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

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.

Dave moved to acknowledge file #5512. Second by Bobby. Motion Carried.

Commissioners Report – None

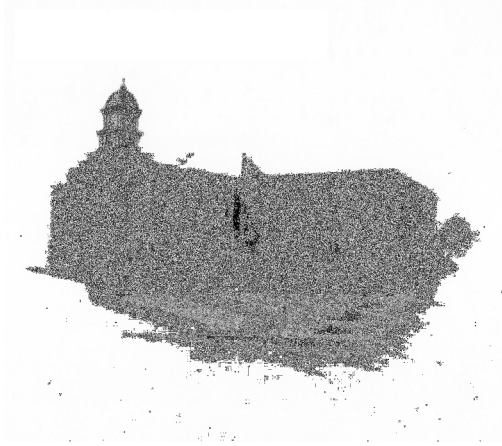
5. OLD BUSINESS – None

6. NEW BUSINESS

- 1) 7/27/21 – Received the latest copy of the Bay Journal.
- 2) 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.
- 3) 8/6/21 – Received Act 14 Notification for National Beef Plant Expansion.
- 4) 8/6/21 – Received Act 14 Notification for the Melvin Weaver CAFO Renewal.

Recycling – County persuaded the Snyder County Solid waste authority to ask to dissolve and the part time planning coordinating position, under the Planning dept under Lincoln or subcontract to Union County. Hire from within. Work on recycling matters in Snyder county.

Chairman Max Gemberling declared the meeting adjourned at 8:51 p.m.



Snyder County Planning Commission

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

Phone: (570) 837-4257

Fax: (570) 837-4345

REGULAR SCHEDULED MEETING

-Minutes-

09/20/2021

ATTENDANCE:

Max Gemberling

Andy Wagner

John Cramer

Greg Gargus

Bobby Jones

George Saylor

Ashley Hassinger (Absent)

Joe Kantz (Absent)

Dave Herbert (Absent)

Guests:

Charlie Axtman

Ephraim King

Melvin Weaver

Daniel Weaver

Randy Dock

Susan Dock

Elizabeth Dock

Staff:

Jeremiah Runkle

Lincoln Kaufman, Planning Director

1. CALL TO ORDER:

Chairman Max Gemberling called the meeting to order at 7:02 p.m.

2. PUBLIC COMMENT: 155 Red Court Lane – add an agricultural structure on the property. A little over 10 acres on property. Building would be around 11,000 and 12,000 sq ft. Enclosed arena for horses. 120x60 36x72 for horse. All enclosed for riding. Talked to T. Davis excavating. Putting in a catch basin, surrounded by family property. Got it through cog and conservation district. Looking for an exemption for LDP. Main reason for is to be up for winter.

Conservation district said he'd like to see swales or catch basin. He was fine with it as it's family around them. Excavator has plans for swale. Most important issue is the storm water.

Given the size impervious exceeds the 5000 sq ft threshold. Planning commission is not willing to grant that exception. Not comfortable with the square foot.

Relation to Charlie Ax, as a result Beau has a conflict. Historically have done and do the same. Stay consistent.

3. APPROVAL OF MINUTES:

Bobby moved to approve the minutes from the August 16, 2021 meeting. Second by Andy. Motion Carried.

4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES:

A.) Financial:

Filed in normal fashion.

B.) Plans & Applications from Municipalities with Regulations (Section A):

File #5518 – DMS Mobile Home Park Expansion Project; Penn Township

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.

John acknowledged receipt of file #5518. Second by Bobby. Motion Carried.

File #5524 – Hummel Station Lot Addition; Shamokin Dam Borough

This project proposes the addition of 1.814 acres from Sunbury Generation to the lands

of Hummel Station.

John acknowledged receipt of file #5524. Second by Bobby. Motion Carried.

C.) Plans & Applications under the SALDO (Section B)

OLD PLANS

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

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.

Mike sent info to Molly, oversized basin and some change to outlet structure they can get it to work. He has not received entire piece. As built had some confusion, came in Feb 2016 needed revisions on basin. The plan was granted cond Approval April 2016, pond to raise 6 inches to a foot. Emergency spill way. He went and built addition structures before final approval. Currently structure does not have 1 foot of free board. With a modification to the outlet and pond it could potentially hold. Must submit a design that is accurate and in ordinance. Solutions were given to Red Barn. Mike is to talk to Bert about status of plan. – August meeting

No new information - September

File #5465 – Misty Hollow School Land Development Plan; Center Township

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.

Waiver Requests

1) Section 505.B.2 – Driveways shall be limited to one per lot per road frontage. This project proposed 2 additional driveways onto Zerbe Road. There are already 2 existing driveways for this property onto Zerbe Road. This is for easier access for drop off of student.

John moved to grant the waiver. Second by Greg. Motion Carried.

John moved to conditional approval file #5465. Second by Bobby. Motion Carried.

File # 5501 – Ephraim King LDP; Jackson Twp.

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.

This Plan is currently under review by Meck-Tech.

Planning commission requested an extension until October 18, 2021.

Waivers Requested

1. 505.B.7: To allow a driveway width of greater than twenty-four (24) at the right of way.

Greg made a motion to approve the waiver. Second by Bobby. Motion Carried.

John moved to final approve file #5501. Second by George. Motion Carried.

NEW PLANS

File # 5517 – Melvin & Joyce Weaver Subdivision Plan; Adams Township

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.

John moved to final approve file #5517. Second by George. Motion Carried.

File # 5519 – Jennifer Keefer Subdivision Plan; Adams Township

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.

John moved to final approve file #5519. Second by Greg. Motion Carried.

File # 5520 – Mary Scholl Subdivision Plan; Adams Township

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.

Waiver Requested

1. 403.B.24 – Sewage – to not have to test for sewage disposal.

Bobby made a motion to approve the waiver. Second by John. Motion Carried.

John moved to conditionally approve file #5520. Second by Bobby. Motion Carried.

File # 5521 – SRS Holding Subdivision Plan; Perry Township

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.

Waiver Requested

Section 403.B.17; 403.C.1. & 512 – Sewage Disposal

John made a motion to approve the waiver. Second by Greg. Motion Carried.

Greg moved to conditionally approve file #5521. Second by Andy. Motion Carried.

File # 5522 – Schrey/Martin Subdivision/ Lot Addition Plan; Chapman Township

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.

Bobby moved to conditionally approve file #5522. Second by George. Motion Carried.

File # 5523 – John & Esther Schrey Subdivision/Lot Addition Plan; Chapman Township

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.

John moved to conditionally approve file #5523. Second by Andy. Motion Carried.

D.) Plans & Applications under the SALDO (Section C)

File # 5525 – Liddington Lot Addition Plan; Franklin Township

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.

Bobby moved to acknowledge file #5525. Second by Andy. Motion Carried.

Commissioners Report – None

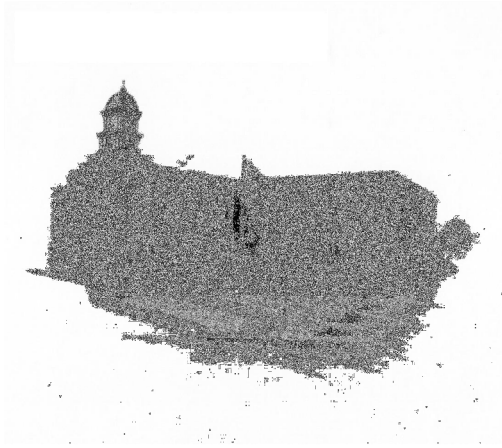
5. OLD BUSINESS – None

6. NEW BUSINESS

- 1) 8/12/21 – Made the first WVLRP payment to ESCRA in the amount of \$137,876.12.
- 2) 8/31/21 – Our new SALDO was adopted at today's Commissioner's meeting and takes effect immediately.
- 3) 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.

Letter to the Dock's regarding the size of the project 2.5 times greater than the ordinance the planning commission rejected the exemption.

Chairman Max Gemberling declared the meeting adjourned at 8:36 p.m.



Snyder County Planning Commission

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

Phone: (570) 837-4257

Fax: (570) 837-4345

REGULAR SCHEDULED MEETING

-Minutes-

10/18/2021

ATTENDANCE:

Max Gemberling
Dave Herbert
John Cramer
Greg Gargus
Ashley Hassinger
Bobby Jones (Absent)
George Saylor (Absent)
Joe Kantz (Absent)
Andy Wagner (Absent)

Guests:

Levi Beachy (Carson Stauffer Diesel)
Cameron Renehan (Ryan Martin LDP)
Allen Hornberger (Carson Stauffer Diesel)
Mike Thomas (Mech-Tech)
Ryan Martin (Ryan Martin LDP)

Staff:

Beau Hoffman, AxRunkle
Lincoln Kaufman, Planning Director

1. CALL TO ORDER:

Chairman Max Gemberling called the meeting to order at 7:05 p.m.

2. PUBLIC COMMENT: None

3. APPROVAL OF MINUTES:

John moved to approve the minutes from the September 20, 2021 meeting. Second by Greg. Motion Carried.

4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES:

A.) Financial:

Filed in normal fashion.

B.) Plans & Applications from Municipalities with Regulations (Section A):

File #5533 – Denny’s Restaurant Subdivision Plan; Monroe Twp.

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.

Dave acknowledged receipt of file #5533. Second by Ashley. Motion Carried.

File #5534 – Weikel Busing Maintenance Garage LDP; Penn Twp.

This project proposes the addition of a 3,780 sf maintenance garage on tract 13-03-214.

Dave acknowledged receipt of file #5534. Second by Ashley. Motion Carried.

File #5541 – Marvin Weaver LDP; Penn & Middlecreek Twp.

This project proposes the addition of a 22,080 sf broiler house on tract 13-02-109.

Dave acknowledged receipt of file #5534. Second by Ashley. Motion Carried.

C.) Plans & Applications under the SALDO (Section B)

OLD PLANS

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

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.

NEW PLANS

File # 5526 – Ammon Zimmerman Poultry LDP; Center Twp.

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.

Does need boundary survey. Stormwater has some issues. Recommend tabling.

Waiver Requests

Section 201- waiver requested to submit a final plan without first submitting a preliminary plan.

John made a motion to grant waiver. Second by Dave. Motion Carried.

Greg moved to table file #5526. Second by Dave. Motion Carried.

File # 5527 – Ryan Martin Proposed Farrowing Barn LDP; West Beaver Twp.

This plan is for the construction of a swine 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.

Waiver Requests

Section 201 – waiver requested to submit a final plan without first submitting a preliminary plan.

Section 517 – to not provide landscaping.

Addressed all the technical concerns. NPDS approval from conservation district as

condition.

John moved to grant the two waivers. Second by Ashley. Motion Carried.

Dave moved to conditionally approve file #5527. Second by Ashley. Motion Carried.

File # 5528 – B.J. & E. Realty Company, Betzer/ Fetter Farm Subdivision; Washington Twp.

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).

Dave moved to conditionally approve file #5528. Second by Ashley. Motion Carried.

File # 5529 – B.J. & E. Realty Company, Dressler Farm Subdivision Plan; Washington Twp.

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.

Dave moved to Final approve file #5529. Second by Greg. Motion Carried.

File # 5530 – Michael Ackley Subdivision Plan; Middlecreek Twp.

This plan is for the subdivision of Residue Lot 3 from SCPC File #5510 into 7 tracts, Proposed lots 3 thru 9.

John moved to conditionally approve file #5530. Second by Dave. Motion Carried.

File # 5531 – Hunt Irrevocable Residential and Income Trust Subdivision; Beaver Twp.

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.

Dave moved to conditionally approve file #5531. Second by Ashley. Motion Carried.

File # 5532 – Michael Ewing Subdivision Plan; West Beaver Twp.

This plan is for the construction of a 2nd Proposed home on tract 20-06-023.

John moved to conditionally approve file #5532. Second by Ashley. Motion Carried.

File # 5535 – Heimbach’s Heavenly View Dairy, LLC Subdivision Plan; Washington Twp.

This plan is for the subdivision of tract 19-03-030 into two tracts, a non-building lot and a residual.

Waiver Requests

Section 403.B.12 – Contours

John made a motion to grant the waiver. Second by Dave. Motion carried.

Dave moved to conditionally approve file #5535. Second by Ashley. Motion Carried.

File # 5536 – Roger Smith Subdivision/ Lot Addition Plan; Jackson/Center Twp.

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

Section 403.B.12 – Contours

John moved to grant the waiver. Second by Ashley. Motion Carried.

Dave moved to conditionally approve file #5536. Second by Ashley. Motion Carried.

File # 5537 – Carson Stauffer Diesel, LLC LDP; Perry Township

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.

7200 sq ft diesel shop. Main driveway off 104 permitted by PennDot and one off stuck road. Holding tank for sewage disposal. Approval from DEP.

While reviewing the plan, the Snyder County Conservation District has found that the LOD (Limit of Disturbance) as shown and the placement of E&S Controls as shown is adequate. With the LOD being at the extreme limit of what is allowed to be disturbed without obtaining an NPDES Permit, the applicant has agreed to completely fence off the LOD as shown prior to construction. The note on the plan needs to be revised to indicate that the entire LOD (Limit of Disturbance) as shown shall be fenced off prior to construction and that all construction equipment and disturbance shall remain inside the

LOD for the entire duration of construction.

Waiver Requests

Section 201; submit a final plan without first submitting a preliminary plan.

Section 505.B.7 – driveway as shown are wider than 24' at the right of way.

Section 517 – waiver to requested to not provide any landscaping.

Dave made the motion to grant all three waivers. Second by John. Motion Carried.

Dave made motion to conditionally approval File #5537 upon Mikes approval. Second by Ashley. Motion Carried.

File # 5540 – Wanda Hile Subdivision Plan; Chapman Twp.

This plan is for the subdivision of tract 05-06-014 into two tracts, Proposed Lot 3 and a residual.

John moved to conditionally approve file #5540. Second by Ashley. Motion Carried.

D.) Plans & Applications under the SALDO (Section C)

File # 5538 – Ronald & Ramah Steininger Lot Addition Plan; Franklin Twp.

This plan is for a 0.05 acre Lot Addition from the lands of the Gary and Caralyn Vanhorn Irrevocable Grantor Trust.

John moved to acknowledge file #5538. Second by Dave. Motion carried.

File # 5539 – St. Johns Cemetery Association Lot Addition Plan; Chapman Twp.

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 Herroldsborg which will all be transferred to the St. Johns Cemetery Association.

Ashley moved to acknowledge file #5539. Second by John. Motion Carried.

Commissioners Report – None

5. OLD BUSINESS – None

6. NEW BUSINESS

- 1) 10/5/21 – Released \$299,500 for Invoice #2 for the Phase II Stadium Project.
- 2) 10/6/21 – Received notification of the Monroe Township Zoning Map Amendment.

HOP could be met for Allen's LDP.

Sent for info on the Hackenberg Farm issue.

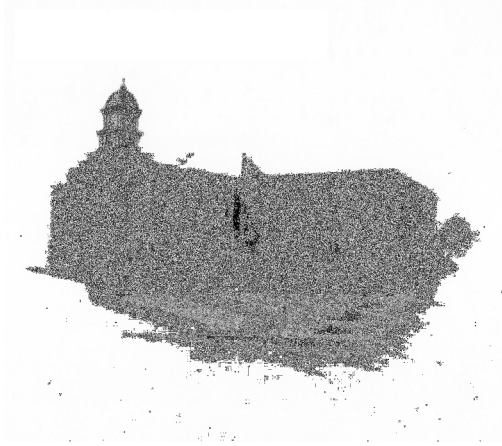
Franquet stormwater issue. Meck-Tech has not received anything from engineer.

Resolution for George for his years on the planning commission. Talk to commissioners for acknowledging him.

Accept resignation by Dave. Second by John. Motion Carried.

Christmas meeting at Marzoni's again. Look into that. Contact them.

Chairman Max Gemberling declared the meeting adjourned at 8:31 p.m.



Snyder County Planning Commission

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

Phone: (570) 837-4257

Fax: (570) 837-4345

REGULAR SCHEDULED MEETING

-Minutes-

11/15/2021

ATTENDANCE:

Max Gemberling
Dave Herbert
Joe Kantz
Greg Gargus
Ashley Hassinger
Bobby Jones
George Saylor (Absent)
John Cramer (Absent)
Andy Wagner (Absent)

Guests:

Ammon Zimmerman
Esra Zimmerman

Staff:

Jeremiah Runkle, AxRunkle
Lincoln Kaufman, Planning Director

1. CALL TO ORDER:

Chairman Max Gemberling called the meeting to order at 7:01 p.m.

Executive Session started at 7:27. Executive session ended at 7:40.

2. PUBLIC COMMENT: None

3. APPROVAL OF MINUTES:

Dave moved to approve the minutes from the October 18, 2021 meeting. Second by Ashley. Motion Carried.

4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES:

A.) Financial:

Filed in normal fashion.

B.) Plans & Applications from Municipalities with Regulations (Section A):

File #5543 – Lee, Steve & Susan Rice Subdivision Plan; Monroe Twp.

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.

Bobby acknowledged receipt of file #5543. Second by Greg. Motion Carried.

File #5544 – Enos & Dena Yoder Subdivision Plan; Penn Twp.

This project proposes the subdivision of tract 13-01-157 into 2 tracts.

Bobby acknowledged receipt of file #5544. Second by Greg. Motion Carried.

File #5545 – Susquehanna Valley County Club Subdivision Plan; Monroe Twp.

This project is for the subdivision of tract 12-09-100 owned by the Susquehanna Valley Country Club.

Bobby acknowledged receipt of file #5544. Second by Greg. Motion Carried.

File #5547 – Network Outdoors, LLC LDP – Union Twp.

This project is for the construction of a campground located in Union Township on tax parcel 18-08-084.

Bobby acknowledged receipt of file #5547. Second by Greg. Motion Carried.

C.) Plans & Applications under the SALDO (Section B)

OLD PLANS

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

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.

File # 5526 – Ammon Zimmerman Poultry LDP; Center Twp.

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.

No new information since October meeting.

Dave moved to table file #5526. Second by Joe. Motion Carried.

NEW PLANS

File # 5546 – Gary & Kenneth Pyle Subdivision Plan for Dollar General; Perry Twp.

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.

HOP note will be enough, PennDot will need to give access to 35.
Check with 20' easement water. Sandra Aurand property.

Bobby moved to conditionally approval file #5546. Second by Ashley. Motion Carried.

D.) Plans & Applications under the SALDO (Section C)

File # 5542 – David Edelman Lot Addition Plan; Middleburg Boro.

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.

Dave moved to acknowledge file #5542. Second by Ashley. Motion Carried.

5. OLD BUSINESS – None

6. NEW BUSINESS

- 1) 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.
- 2) 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.
- 3) 10/20/21 – Received notification of a Chapter 102 Permit for the Developing Partners, LP on tract 12-09-054 in Monroe Township.

Marzoni's was called twice, but no answer.

Horvath tower is up.

Franquet storm water issue – in reading it, they say amt of stormwater going onto neighboring property is less. Will need to be reviewed and confirmed by Mike. Appropriate thing to do is a letter to Franquets and copy the neighbor as long as Mike confirmed.

Letter for second installment from Wyoming Levee Raising Project.

Chairman Max Gemberling declared the meeting adjourned at 7:56 p.m.