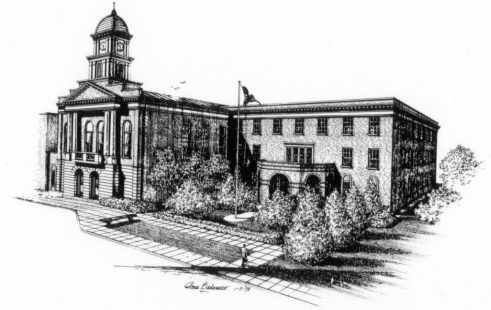


Snyder County Planning Commission

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MEETING AGENDA

--REGULARLY SCHEDULED MEETING--

Tuesday, January 18, 2022

7:00 p.m.

Snyder County East Building Meeting Room
Snyder County Courthouse
Middleburg, PA

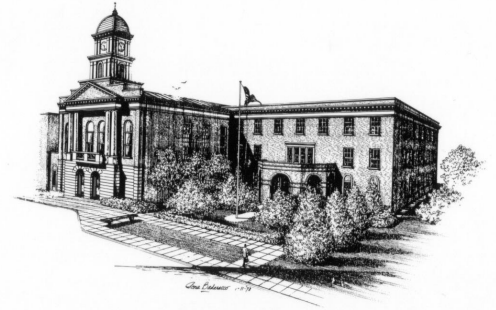
1. CALL TO ORDER
2. PUBLIC COMMENT
3. APPROVAL OF THE DECEMBER 20, 2021 MEETING MINUTES.
4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES
 - A) Monthly Budget Report
 - B) Subdivision Review Report
 - C) Planning Office Report
5. OLD BUSINESS – Franquet’s stormwater issue – Calculations were reviewed – letter to be sent by the solicitor / reviewing engineer.
6. NEW BUSINESS
 - A) 12/28/21 – The County Commissioners reappointed Ashley, Dave & Greg to another term as Planning Commission members.
 - B) 1/11/22 – Received the latest Escrow Account Statement. Balance shows a balance on 12/31/21 of \$680,823.34. This does not reflect that there was supposed to be a \$35 fee for a canceled check (237) which has never been removed from our account. I’m going to remove that fee if it’s not taken from our account shortly.
 - C) Released Escrow money to Mid-West School District for Invoice #4 in the amount of \$299,499.99. This may be the final invoice and I will potentially be able to release the remainder as well.
7. ADJOURNMENT

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TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: January 14, 2022

SUBJECT: Subdivision Review Meeting

The Subdivision Review Committee Work Session will be on Friday, January 14, at 9:00 a.m. in the Planning Commission office, for those who wish to attend. The public is welcome to attend as well.

Thank you.

APPLICATIONS RECEIVED AS OF JANUARY 14, 2022:

File #5557 – Paul Cote Lot Addition Plan – West Perry Twp.

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

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PLANS ON THE AGENDA FOR THE JANUARY 2022 MEETING:

SECTION A:

None

SECTION B:

OLD PLANS:

1st Meeting

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

File #5551 – Martin’s Archery Preliminary LDP – Perry / Washington Twps.

File #5552 – Penn Dairy, LLC LDP – Jackson Twp.

NEW PLANS:

File #5557 – Paul Cote Lot Addition Plan – West Perry Twp.

SECTION C:

None

Grayed portions note that action is required at this meeting.

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SNYDER COUNTY PLANNING COMMISSION SUBDIVISION REVIEW COMMITTEE REPORT

1-14-22

A. PLANS AND APPLICATIONS FROM MUNICIPALITIES WITH REGULATIONS:

None

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

OLD PLANS

File #5551 Martin's Archery Preliminary Land Development Plan; Perry & Washington Townships; D. Allen Hornberger - Consultant

This plan is for the construction of an archery shop along with parking, stormwater facilities, and additional site related amenities on tract 19-04-034 owned by William Martin.

Reviewed by Meck-Tech, waiting on engineering corrections

File #5552 Penn Dairy, LLC Land Development Plan; Jackson Township; Livic Civil - Engineer

This plan is for the proposed construction of an 8,365 sf warehouse addition. The project includes building, stormwater facilities and additional site related amenities.

Reviewed by Meck-Tech, waiting on engineering corrections.

NEW PLANS

None

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

File #5557 Paul Cote Lot Additions Plan; West Perry Township; All Points Land Surveys, Inc. - Surveyor

This plan is for a 16.79 acre Lot Addition from the Lands of Sandra Ferster to the lands of Paul & Patricia Cote.

General Comments

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

Plan Comments

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

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

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Report of the Planning Director

12-17-21 to 1-15-22

I. Meetings

1/4/22 – Farm Board Meeting

II. Subdivision Site Inspections

Mid-West School District

III. Final Plan Approval Processing

Ammon Zimmerman – File #5526

IV. Preliminary Plan Approval Processing

None

V. Sketch Plan Reviews by Staff

None

VII. Financial – Year end

A) Expense & Revenue Summary per Monthly Budget Report

	<u>2020 Year End</u>	<u>2021 Year-End</u>	<u>2021 Budget</u>
Expenses	\$ 85,966.43	\$ 104,098.62	\$ 112,269.00

B) General Fund Receipts (12/17/21 – 1/15/22)

	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
Subdivision Fees	\$ 0.00	\$ 250.00	\$ 250.00
Misc. Fees	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL	\$ 0.00	\$ 0.00	\$ 250.00

C) Escrow

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
\$975,288.34	\$ 0.00	\$ 299,499.99	\$379,288.35

D) Overall Expense vs. Revenue

<u>Expenses for Year</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Overall Expenses</u>
\$ 0.00	\$ 250.00	\$ 0.00	\$ 0.00

VIII. Special Planning Tasks

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

IX. Current Violations

Nick Hackenberg