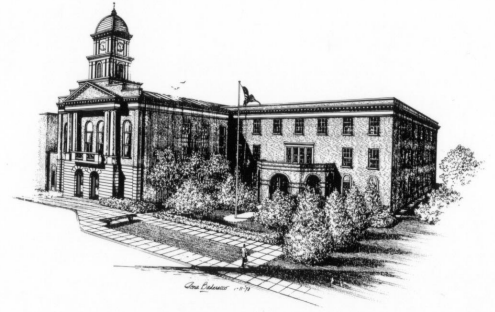


Snyder County Planning Commission

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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
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5. OLD BUSINESS – Franquet’s stormwater issue – Calculations were reviewed – letter to be sent by the solicitor / reviewing engineer.
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FROM: Lincoln Kaufman, Planning Director

DATE: January 14, 2022

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cc: Snyder County Board of Commissioners
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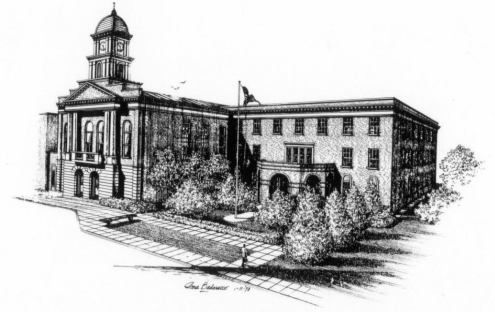
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1-14-22

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File #5557 Conestoga Wood Specialties Subdivision Plan; Beavertown Borough; Stahl Sheaffer Engineering, Inc. - Surveyor

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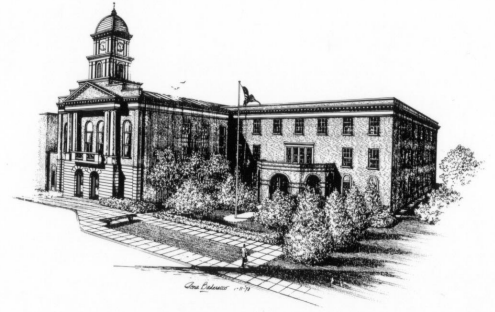
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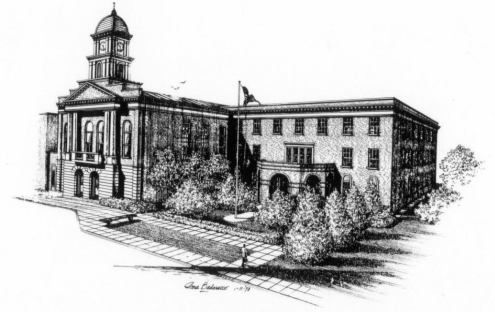
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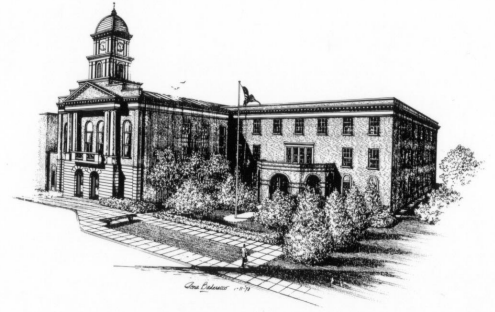
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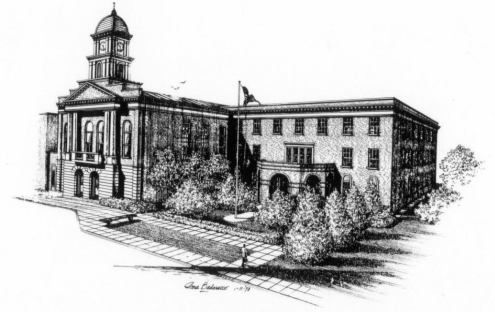
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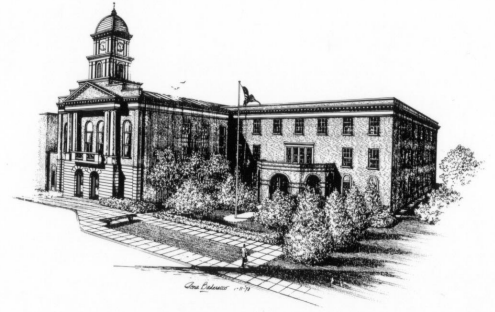
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The Subdivision Review Committee Work Session will be on Friday, January 14, at 9:00 a.m. in the Planning Commission office, for those who wish to attend. The public is welcome to attend as well.

Thank you.

APPLICATIONS RECEIVED AS OF JANUARY 14, 2022:

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

File #5558 – Conestoga Wood Specialties Subdivision – Beavertown Borough

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

Snyder County Planning Commission

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

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

Fax: (570) 837-4345



PLANS ON THE AGENDA FOR THE JANUARY 2022 MEETING:

SECTION A:

File #5558 – Conestoga Wood Specialties Subdivision – Beavertown Borough

SECTION B:

OLD PLANS:

1st Meeting

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

NEW PLANS:

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SECTION C:

None

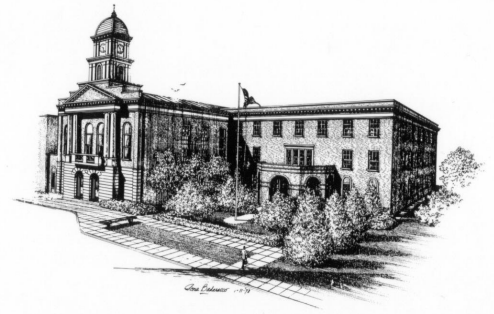
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SNYDER COUNTY PLANNING COMMISSION SUBDIVISION REVIEW COMMITTEE REPORT

1-14-22

A. PLANS AND APPLICATIONS FROM MUNICIPALITIES WITH REGULATIONS:

File #5557 Conestoga Wood Specialties Subdivision Plan; Beavertown Borough; Stahl Sheaffer Engineering, Inc. - Surveyor

This plan is for the subdivision of tract 03-01-271 into 2 lots. Lot 1, which will be 0.489 acres and the remainder which will be 2.332 acres.

General Comments

1. The Snyder County Planning Certificate can be amended to show the plan was received on January 13, 2022 and is SCPC File #5558.
2. There are 2 of the same callout on Sheet 2 along the north east corner of proposed Lot 1, one of which should be removed. It's S16° 54' 15"E 97.98'.

Plan Comments

1. Section 403.B.23 – Waivers

Any waivers requested should be in conformance with this section.

2. Section 507 – Lot Size

Per this section lot width should be a minimum of 80'.

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Per this section all lots must have access to a public or private road. The southern end or the new lot which abuts the roadway comes to a bridge; therefore an easement or right-of-way must be provided to a roadway and must be in conformance with this section.

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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:

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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

Midd-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>
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D) Overall Expense vs. Revenue

<u>Expenses for Year</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Overall Expenses</u>
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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.
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IX. Current Violations

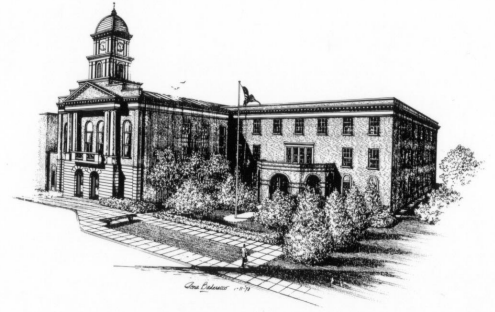
Nick Hackenberg

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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 Midd-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

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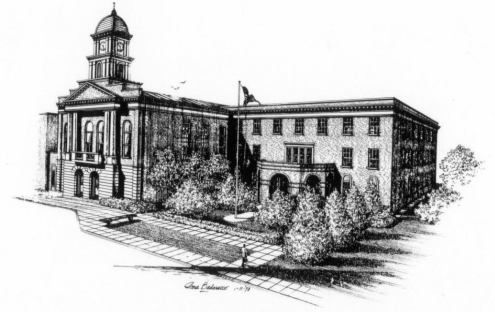
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1-14-22

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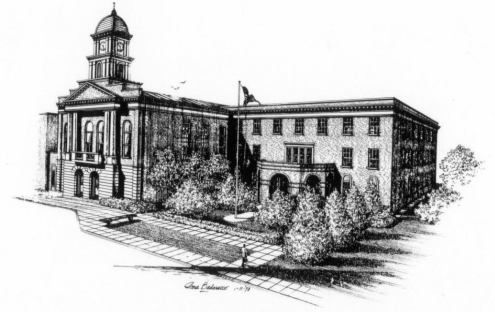
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MEETING AGENDA

--REGULARLY SCHEDULED MEETING--

Tuesday, February 22, 2022

7:00 p.m.

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

1. CALL TO ORDER

2. PUBLIC COMMENT –

- Stephen Elsayed Land Development Sketch Plan to be presented.
- Livic Civil may be in to discuss a new project.
- Franquet Stormwater Issue.

3. APPROVAL OF THE JANUARY 18, 2021 MEETING MINUTES.

4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES

- A) Monthly Budget Report
- B) Subdivision Review Report
- C) Planning Office Report

5. OLD BUSINESS

6. NEW BUSINESS

- A) 1/19/22 – Received notification for information for the 2021 Audit for the SCPC and prepared the info.

7. ADJOURNMENT

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FROM: Lincoln Kaufman, Planning Director

DATE: February 22, 2022

SUBJECT: Subdivision Review Meeting

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File #5559 – Calvin & Jan Gilbert Plan – West Beaver Twp.

File #5560 – Mt. Pleasant Mills Dollar General LDP – Perry Twp.

File #5561 – Hauck / Shirk Lot Addition Plan – Franklin & Beaver Twps.

cc: Snyder County Board of Commissioners
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SNYDER COUNTY PLANNING COMMISSION SUBDIVISION REVIEW COMMITTEE REPORT

2-18-22

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None

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Engineer**

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Reviewed by Meck-Tech, waiting on review of the engineering corrections to comment previously made.

NEW PLANS

**File #5559 Calvin & Jan Gilbert Subdivision Plan; West Beaver Township; Wright
Land Surveying - Surveyor**

This plan is for the subdivision of tract 20-13-056 into 2 tracts of land. Proposed Lot 2 will be 1.348 acres and the Lot 1 Residual will be 4.126 acres.

General Comments

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

Plan Comments

1. Section 403.B.13 – Topographic Features.

Is there anything listed in this section that should be added to the plan?

2. Section 403.B. 14 – Manmade Features.

Is there anything listed in this section that should be added to the plan?

File #5560 Mt. Pleasant Mills Dollar General Land Development Plan; Perry Township; Livic Civil - Engineer

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

Currently under review by Meck-Tech.

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

File #5561 Hauck / Shirk Lot Addition Plan; Franklin & Beaver Townships; All Points Land Surveys, Inc. - Surveyor

This plan is for a 2.01 acre Lot Addition from the Lands of Judi Hauk to the lands of Darryl & Ellen Shirk.

General Comments

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

Plan Comments

1. Section 402.B.5 & 6 – Draft Deeds.

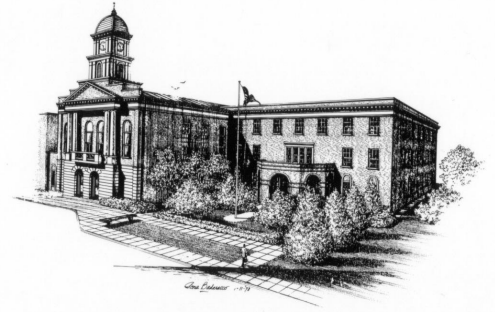
Draft Deeds for the transfer of the add-on piece, and for the combining of the add-on piece with the existing lot to which it is being added are required for plan approval.

Snyder County Planning Commission

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

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

Fax: (570) 837-4345



Report of the Planning Director

1-15-22 to 2-18-22

I. Meetings

1/19/22 – State Water Plan Meeting

1/19/22 – Planning Director Meeting as SEDA-COG

1/19/22 – Zoom meeting with Dynamic Energy to discuss solar project

1/26/22 – Zoom meeting with Dynamic Energy and Beau to discuss project submission to allow the PC to determine if it meets the definition of Land Development.

2/1/22 - Farm Board Meeting.

2/3/22 – MSATC – Zoom meeting

2/9/22 – Eagle View meeting at Union County Gov't Center

2/14/22 – US 522 Corridor Improvements Study meeting

2/15/22 – Recycling meeting with Pa DEP, and the County Commissioners

II. Subdivision Site Inspections

None

III. Final Plan Approval Processing

None

IV. Preliminary Plan Approval Processing

None

V. Sketch Plan Reviews by Staff

Stephen Elsayed – To be presented at our meeting by Axtman Engineering.

VII. Financial

A) Expense & Revenue Summary per Monthly Budget Report

	<u>Prior Year to Date</u>	<u>Current Year-to Date</u>
Expenses	\$ 6,512.22	\$ 11,160.47

B) General Fund Receipts (1/15/21 – 2/18/22)

	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
Subdivision Fees	\$ 400.00	\$ 1,100.00	\$ 1,500.00
Misc. Fees	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL	\$ 400.00	\$ 1,100.00	\$ 1,500.00

C) Escrow

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
\$379,288.35	\$3,000.00	\$ 254,830.65	\$129,457.70

D) Overall Expense vs. Revenue

<u>Expenses for Year</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Overall Expenses</u>
\$ 11,160.47	\$ 1,100.00	\$ 0.00	\$ 10,060.47

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

Snyder County Planning Commission

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MEETING AGENDA

--REGULARLY SCHEDULED MEETING--

Tuesday, February 22, 2022

7:00 p.m.

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

1. CALL TO ORDER

2. PUBLIC COMMENT –

- Stephen Elsayed Land Development Sketch Plan to be presented.
- Livic Civil may be in to discuss a new project.
- Franquet Stormwater Issue.

3. APPROVAL OF THE JANUARY 18, 2021 MEETING MINUTES.

4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES

- A) Monthly Budget Report
- B) Subdivision Review Report
- C) Planning Office Report

5. OLD BUSINESS

6. NEW BUSINESS

- A) 1/19/22 – Received notification for information for the 2021 Audit for the SCPC and prepared the info.

7. ADJOURNMENT

Snyder County Planning Commission

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

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

Fax: (570) 837-4345



TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: February 22, 2022

SUBJECT: Subdivision Review Meeting

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

Thank you.

APPLICATIONS RECEIVED AS OF FEBRUARY 18, 2022:

File #5559 – Calvin & Jan Gilbert Plan – West Beaver Twp.

File #5560 – Mt. Pleasant Mills Dollar General LDP – Perry Twp.

File #5561 – Hauck / Shirk Lot Addition Plan – Franklin & Beaver Twps.

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

Snyder County Planning Commission

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PLANS ON THE AGENDA FOR THE FEBRUARY 2022 MEETING:

SECTION A:

None

SECTION B:

OLD PLANS:

1st Meeting

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

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

NEW PLANS:

File #5559 – Calvin & Jan Gilbert Plan – West Beaver Twp.

File #5560 – Mt. Pleasant Mills Dollar General LDP – Perry Twp.

SECTION C:

File #5561 – Hauck / Shirk Lot Addition Plan – Franklin & Beaver Twps.

Grayed portions note that action is required at this meeting.

Snyder County Planning Commission

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SNYDER COUNTY PLANNING COMMISSION SUBDIVISION REVIEW COMMITTEE REPORT

2-18-22

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 #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 review of the engineering corrections to comment previously made.

NEW PLANS

File #5559 Calvin & Jan Gilbert Subdivision Plan; West Beaver Township; Wright Land Surveying - Surveyor

This plan is for the subdivision of tract 20-13-056 into 2 tracts of land. Proposed Lot 2 will be 1.348 acres and the Lot 1 Residual will be 4.126 acres.

General Comments

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

Plan Comments

1. Section 403.B.13 – Topographic Features.

Is there anything listed in this section that should be added to the plan?

2. Section 403.B. 14 – Manmade Features.

Is there anything listed in this section that should be added to the plan?

File #5560 Mt. Pleasant Mills Dollar General Land Development Plan; Perry Township; Livic Civil - Engineer

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

Currently under review by Meck-Tech.

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

File #5561 Hauck / Shirk Lot Addition Plan; Franklin & Beaver Townships; All Points Land Surveys, Inc. - Surveyor

This plan is for a 2.01 acre Lot Addition from the Lands of Judi Hauk to the lands of Darryl & Ellen Shirk.

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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MEETING AGENDA

--REGULARLY SCHEDULED MEETING--

Monday, March 21, 2022

7:00 p.m.

Basement Meeting Room
Snyder County Courthouse
Middleburg, PA

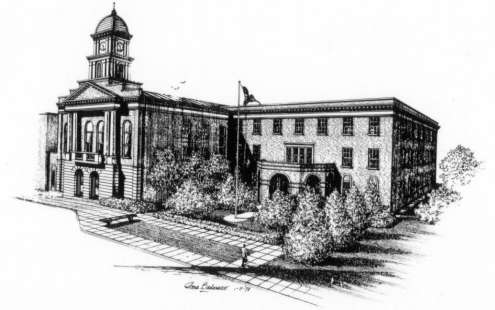
1. CALL TO ORDER
2. PUBLIC COMMENT – Beaver Township Solar – Ryan Hoag
Washington East Solar – Ryan Hoag
Washington West Solar – Ryan Hoag
3. APPROVAL OF THE FEBRUARY 22, 2021 MEETING MINUTES.
4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES
 - A) Monthly Budget Report
 - B) Subdivision Review Report
 - C) Planning Office Report
5. OLD BUSINESS
6. NEW BUSINESS
 - A) 3/1/22 – Received notification of an amendment to the Spring Township Zoning Ordinance with the addition of regulations for Solar Farms and Solar Collectors not associated with Solar Farms.
7. ADJOURNMENT

Snyder County Planning Commission

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Fax: (570) 837-4345



TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: March 18, 2022

SUBJECT: Subdivision Review Meeting

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

Thank you.

APPLICATIONS RECEIVED AS OF MARCH 18, 2022:

File #5562 – Kerstetter / Moyer Subdivision – Chapman / Union Twps.

File #5563 – Kelly Weaver Subdivision – Washington Twp.

File #5564 – Faylor Lake Improvements – Spring Twp.

File #5565 – Messimer Storage Building LDP – Perry Twp.

File #5566 – Midd-West School District Stadium Project Ph-3 – Franklin Twp.

File #5567 – Tittle Living Trust Subdivision Plan – Center Twp.

File #5568 – Loss / Sprenkel Subdivision Plan – Center Twp.

File #5569 – Randy & Susan Dock LDP – Washington Twp.

cc: Snyder County Board of Commissioners

Tony Phillips, Chief Clerk

AxRunkle, Solicitor

Meck-Tech, Inc., PC Engineer

Snyder County Planning Commission

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PLANS ON THE AGENDA FOR THE MARCH 2022 MEETING:

SECTION A:

File #5564 – Faylor Lake Improvements – Spring Twp.

SECTION B:

OLD PLANS:

1st Meeting

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

NEW PLANS:

File #5562 – Kerstetter / Moyer Subdivision – Chapman / Union Twps.

File #5563 – Kelly Weaver Subdivision – Washington Twp.

File #5565 – Messimer Storage Building LDP – Perry Twp.

File #5566 – Midd-West School District Stadium Project Ph-3 – Franklin Twp.

File #5567 – Tittle Living Trust Subdivision Plan – Center Twp.

File #5568 – Loss / Sprenkel Subdivision Plan – Center Twp.

SECTION C:

None

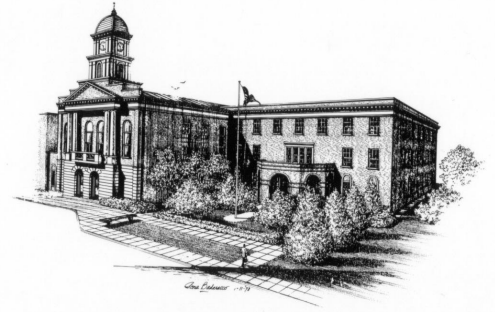
Grayed portions note that action is required at this meeting.

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SNYDER COUNTY PLANNING COMMISSION SUBDIVISION REVIEW COMMITTEE REPORT

3-18-22

A. PLANS AND APPLICATIONS FROM MUNICIPALITIES WITH REGULATIONS:

**File #5564 Faylor Lake Improvements Land Development Plan; Spring Township;
Stahl Sheaffer Engineering - Engineer**

This plan is for the improvements of 2 areas at the County owned Faylor Lake complex in Spring Township. The first area is the existing Faylor Lake boat launch parking area. Improvements include increased parking a kayak launch dock and restroom facilities. The second area is a vacant grass area on the western edge of the lake. Improvements in this area include a new gravel parking area, and installation of 4 pavilions and restroom facilities.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The SCPC Certificate can be amended to show it was received on March 3, 2022 and is SCPC File #5564.
3. Stormwater calculations were not provided to the county. It appears that all stormwater drains into Faylor Lake.

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

OLD PLANS

None

NEW PLANS

File #5562 Kerstetter / Moyer Subdivision Plan; Chapman / Union Township; All Points Land Surveys, Inc. - Surveyor

This plan is for the subdivision of a new building lot off of the tract 18-03-005 owned by Murray Kerstetter, along with a small lot addition from the John Moyer property to the property of Murray Kerstetter. The proposed new building lot will become a tax parcel in Chapman Township after subdivision.

General Comments

1. All Certificates should be fully executed prior to approval.
2. Chairperson should be changed to Authorized Signer in the Snyder County Planning Approval Certificate. You can also add that this is SCPC File #5562 if you would like, but it's not required.

Plan Comments

1. **Section 404.B.1 – Easement / Maintenance & Use Agreements.**

I did not see anything noted about an Easement Agreement or a Maintenance and Use Agreement. Any Agreement shall be recorded per this section.

File #5563 Kelly Weaver Subdivision Plan; Washington Township; Hornberger Land Surveying, LLC - Surveyor

This plan is for the subdivision of a new non-building lot, of 36.347 acres, off of tract 11-04-045 owned by Kelly Lane Weaver, along with a residual of 16.602 acres.

General Comments

1. All Certificates should be fully executed prior to approval.
2. Chairperson should be changed to Authorized Signer in the Snyder County Planning Approval Certificate.

Plan Comments

1. **Section 512.C.3 – Sewage**

Per this section of the ordinance a waiver is required for the Proposed Non-Building Lot even though it contains a Non-Building Declaration. The tract will be used for agricultural purposes and will be 36.347 acres after subdivision.

File #5565 Kline Hollow Properties Storage Building LDP; Perry Township; Thomas Metz - Surveyor

This plan is for the construction of a 4,900 sf commercial storage shed.

UNDER REVIEW BY MECK-TECH

File #5566 Midd-West School District Stadium Project Ph. 3 LDP; Franklin Township; ELA Group - Engineer

This plan is for the construction of improvements related to the new stadium and include a new fieldhouse, a concrete pad for new bleachers, and additional concrete areas for pedestrian traffic around the stadium.

UNDER REVIEW BY MECK-TECH

File #5567 Tittle Living Trust Subdivision Plan; Center Township; Kreamer Survey Associates, Inc. - Surveyor

This plan is for the subdivision of tract 09-04-006 into 2 tracts of land, one new lot, Proposed Lot 2 which will be 50.8 acres, along with a residual Lot 1 which will be 101.28 acres.

General Comments

1. All Certificates should be fully executed prior to approval.
2. Chairperson should be changed to Authorized Signer in the Snyder County Planning Approval Certificate.
3. Are there going to be any easement agreements for the existing dirt access road? If so they should be recorded with the plan.
4. Residual Lot 1 is misspelled on Sheet 2 of 3.

Plan Comments

1. Section 403.B.13 – Manmade Features

There appear to be streams on the property per GIS which should be shown. They can be approximate.

2. Section 403.B. 17, 403.C.1, 512.C.3 – Sewage

Per this section of the ordinance a waiver is required for the Proposed Non-Building Lot even though it contains a Non-Building Declaration. The tract will be used for agricultural purposes and will be 50.80 acres after subdivision. Any waiver should be listed per Section 403.B.23.

3. Section 509 - Setbacks

Per this section of the ordinance setbacks should be shown, at the very least they should be noted on the plan.

File #5568 Loss / Sprengle Subdivision Plan; Center Township; Kreamer Survey Associates, Inc. - Surveyor

This plan is for the subdivision of tract 04-02-043A into 2 tracts and being combined with tract 04-02-043 to create 2 new tracts.

General Comments

1. All Certificates should be fully executed prior to approval.
2. Chairperson should be changed to Authorized Signer in the Snyder County Planning Approval Certificate.

Plan Comments

1. **Section 403.B.14.c – Sewage.**

Per this section the existing septic and well should be shown on the plan and located from any convenient boundary intersection.

2. **Section 403.B.18 – Roadway Info.**

Per this section Information for Zerbe Road should be included on the plan.

File #5569 Randy & Susan Dock LDP; Washington Township; Kreamer Survey Associates, Inc. – Surveyor

This plan is for the construction of a horse riding area and pen.

UNDER REVIEW BY MECK-TECH

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

None

Snyder County Planning Commission

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Report of the Planning Director

2-18-22 to 3-18-22

I. Meetings

2/24/22 – Central Pa. Chamber Event

2/25/22 – Midd-West SD Phase 3 Stadium Project startup meeting.

3/1/22 - Farm Board Meeting.

3/2/22 – Recycling Meeting with Penn Twp.

3/16/22 – Recycling Meeting with Penn Twp.

3/16/22 – PROP Training in State College

3/17/22 – PROP Training in State College

II. Subdivision Site Inspections

None

III. Final Plan Approval Processing

None

IV. Preliminary Plan Approval Processing

None

V. Sketch Plan Reviews by Staff

None

VII. Financial

A) Expense & Revenue Summary per Monthly Budget Report

	<u>Prior Year to Date</u>	<u>Current Year-to Date</u>
Expenses	\$ 11,988.77	\$ 19,810.98

B) General Fund Receipts (2/18/22 – 3/18/22)

	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
Subdivision Fees	\$ 1,500.00	\$ 2,000.00	\$ 3,500.00
Misc. Fees	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL	\$ 1,500.00	\$ 2,000.00	\$ 3,500.00

C) Escrow

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
\$129,457.70	\$5,000.00	\$ 0.00	\$134,457.70

D) Overall Expense vs. Revenue

<u>Expenses for Year</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Overall Expenses</u>
\$ 19,810.98	\$ 3,500.00	\$ 0.00	\$ 16,310.98

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

Snyder County Planning Commission

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Fax: (570) 837-4345



MEETING AGENDA

--REGULARLY SCHEDULED MEETING--

Monday, April 21, 2022

7:00 p.m.

Basement Meeting Room
Snyder County Courthouse
Middleburg, PA

1. CALL TO ORDER
2. PUBLIC COMMENT
3. APPROVAL OF THE MARCH 21, 2021 MEETING MINUTES.
4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES
 - A) Monthly Budget Report
 - B) Subdivision Review Report
 - C) Planning Office Report
5. OLD BUSINESS
6. NEW BUSINESS
 - A) 4/12/22 – Received notification of an amendment to the Penn Township Zoning Ordinance with the addition of regulations for Solar Farms and Solar Collectors not associated with Solar Farms.
7. ADJOURNMENT

Snyder County Planning Commission

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Fax: (570) 837-4345



TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: April 14, 2022

SUBJECT: Subdivision Review Meeting

The Subdivision Review Committee Work Session will be on Thursday, April 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 APRIL 14, 2022:

File #5570 – Mihalik Lot Addition in Monroe Twp. – Monroe Twp.

File #5571 – Steven Elsayed LDP – Center Twp.

File #5572 – Speicher / Yoder Subdivision Plan – West Beaver Twp.

File #5573 – Ewing Irrevocable Grantor Trust – West Beaver Twp.

File #5574 – Weaver Lot Addition Plan – Monroe Twp.

File #5575 – Guernsey & Phillips Lot Addition Plan – Middlecreek Twp.

File #5576 – Deitz / Courtney Lot Addition Plan – Franklin Twp.

File #5577 – Maneval Lot Addition – West Perry Twp.

cc: Snyder County Board of Commissioners

Tony Phillips, Chief Clerk

AxRunkle, Solicitor

Meck-Tech, Inc., PC Engineer

Snyder County Planning Commission

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PLANS ON THE AGENDA FOR THE APRIL 2022 MEETING:

SECTION A:

File #5570 – Lot Addition in Monroe Twp. – Monroe Twp.

File #5574 – Weaver Lot Addition Plan – Monroe Twp.

SECTION B:

OLD PLANS:

1st Meeting

File #5565 – Kline Hollow Storage Building LDP – Perry Twp.

File #5569 – Randy & Susan Dock LDP – Washington Twp.

NEW PLANS:

File #5571 – Steven Elsayed LDP – Center Twp.

File #5572 – Speicher / Yoder Subdivision Plan – West Beaver Twp.

File #5573 – Ewing Irrevocable Grantor Trust – West Beaver Twp.

SECTION C:

File #5575 – Guernsey & Phillips Lot Addition Plan – Middlecreek Twp.

File #5576 – Deitz / Courtney Lot Addition Plan – Franklin Twp.

File #5577 – Maneval Lot Addition – West Perry Twp.

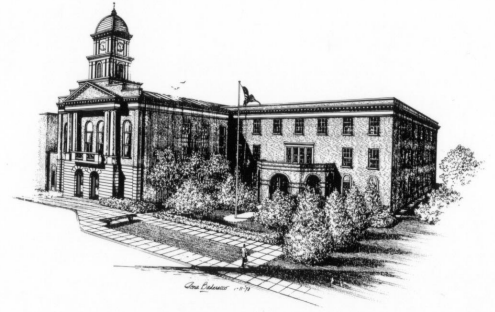
Grayed portions note that action is required at this meeting.

Snyder County Planning Commission

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SNYDER COUNTY PLANNING COMMISSION SUBDIVISION REVIEW COMMITTEE REPORT

4-14-22

A. PLANS AND APPLICATIONS FROM MUNICIPALITIES WITH REGULATIONS:

File #5570 Mihalik Lot Addition Plan; Monroe Township; Meck-Tech Inc. - Surveyor

This plan is for a 1,085.24 sq. ft. Lot Addition from the lands of Nils & Simona Lovik to the lands of Edward and Barbara Mihalik.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The SCPC Certificate can be amended to show it was received on April 5, 2022 and is SCPC File #5570.
3. An Owners Certificate should be provided for all property owners.

File #5574 Weaver Lot Addition Plan; Monroe Township; D. Allen Hornberger PLS, LCC - Surveyor

General Comments

1. All Certificates should be fully executed prior to approval.
2. The SCPC Certificate can be amended to show it was received on April 5, 2022 and is SCPC File #5574.

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

OLD PLANS

File #5565 Kline Hollow Properties Storage Building LDP; Perry Township; Thomas Metz - Surveyor

This plan is for the construction of a 4,900 sf commercial storage shed.

UNDER REVIEW BY MECK-TECH

File #5569 Randy & Susan Dock LDP; Washington Township; Kreamer Survey Associates, Inc. – Surveyor

This plan is for the construction of a horse riding area and pen.

UNDER REVIEW BY MECK-TECH

NEW PLANS

File #5571 Steven Elsayed Land Development Plan; Center Township; Axtman Engineering - Engineer

This plan is for the improvements of a lot with Land Development on each of the 3 tracts that are to be created with this LDP / Subdivision.

UNDER REVIEW BY MECK-TECH

File #5572 Speicher / Yoder Subdivision Plan; West Beaver Township; Wright Land Surveying - Surveyor

This plan is for the subdivision of tract 20-13-002 into a proposed new building lot, Proposed Lot 2, and a Residual. Proposed Lot 2 will be 32.638 acres and the residual will be ± 113.75 acres.

General Comments

1. All Certificates should be fully executed prior to approval.
2. I just wanted to verify is the date in the lower right corner correct at April 1, 2020 or should that actually be 2022?
3. I realize that nothing is currently planned for on the residual tract, but I think it should be noted that there would also be a 50' setback from the top of bank of any stream per FEMA regulations.

Plan Comments

1. **Section 403.B.14 – Manmade Features**

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

2. **Section 403.B.26 – Owner Certificate**

Per this section all owners must sign the plan. One certificate can be used but additional lines would need to be added so all owners can sign, or a separate Certificate could be added for each owner.

File #5573 Ewing Irrevocable Trust Subdivision Plan; West Beaver Township; Wright Land Surveying - Surveyor

This plan is for the subdivision of tract 20-09-041 to create Proposed Lot 2 which contains an existing Garage and Mobile Home. The Proposed Lot 2 will be 1.238 acres leaving a residual of \pm 97.21 acres.

General Comments

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

Plan Comments

1. **Section 403.B.13 – Manmade Features**

Is there anything listed in this section that should be shown on the plan?

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

File #5575 Guernsey / Phillips Lot Addition Plan; Middlecreek Township; Mid-Penn Engineering Corp. - Surveyor

This plan is for a 0.526 acre Lot Addition from the lands of James & Lorri Guernsey to the lands of Danielle Phillips (aka Danielle Krepps).

General Comments

1. In the SCPC Certificate Chairperson should be changed to Authorized Signer.

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.

2. **Section 403.B.4 – Lot Location**

Per this Section of the Ordinance the distance to the nearest town should be shown.

3. **Section 403.B.7 & 9 – Lot Lines**

There is no Line or Curve Table to reference to verify boundary closure.

4. Section 403.B.18 – Road Information

Per this section There does not appear to be a Line or Curve Table to reference to verify boundary closure.

File #5576 Dietz / Courtney Lot Addition Plan; Franklin Township; All Points Land Surveys, Inc. - Surveyor

This plan is for a 0.08 acre Lot Addition from the lands of Benjamin & Mindy Courtney to the lands of Robert and Dawn Dietz.

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.

File #5577 Maneval Lot Addition Plan; West Perry Township; Sarge Engineering & Surveying - Surveyor

This plan is for a 0.607 acre Lot Addition from the lands of Debbie, Terry, and Dale Maneval to the lands of Terry & Lisa Maneval.

General Comments

1. All Certificates should be fully executed prior to approval.
2. Owner information for the owners of Lot 2 should be shown on the plan.

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.

2. Section 403.B.4 – Location

Distance to the nearest intersection and Town should be shown per this section.

3. Section 403.B.9.a – Existing Structures

Per this section the structure on Lot A should be shown along with impervious areas on Lot A and Lot 2.

4. Section 403.B.11 – Lot Areas

Per this section Lot Areas should be shown minus public or road rights-of-way.

5. Section 403.B.14 – Septic Location

Per this section the existing septic area on Lot 2 should be located from any convenient Boundary intersection.

6. Section 403.B.26 – Owner Certificates

Per this section Certificates for all Land Owners involved with the plan. Another Certificate should be added for Terry and Lisa Maneval as land owners of Lot 2.

Snyder County Planning Commission

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

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Fax: (570) 837-4345



Report of the Planning Director

3-18-22 to 4-14-22

I. Meetings

3/22/22 – US 522 Corridor Study Public Meeting

3/31/22 – SEDA-COG Board Input Meeting

4/5/22 - Farm Board Meeting

4/8/22 – MPO Meeting

4/13/22 – State Water Plan Board Meeting

4/14/22 – LCFPA - Mitigation Advisory Board Meeting

II. Subdivision Site Inspections

None

III. Final Plan Approval Processing

None

IV. Preliminary Plan Approval Processing

None

V. Sketch Plan Reviews by Staff

None

VII. Financial

A) Expense & Revenue Summary per Monthly Budget Report

	<u>Prior Year to Date</u>	<u>Current Year-to Date</u>
Expenses	\$ 21,173.85	\$ 29,203.33

B) General Fund Receipts (3/18/22 – 4/14/22)

	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
Subdivision Fees	\$ 3,500.00	\$ 2,150.00	\$ 5,650.00
Misc. Fees	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL	\$ 3,500.00	\$ 2,150.00	\$ 5,650.00

C) Escrow

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
\$134,457.70	\$3,000.00	\$ 0.00	\$137,457.70

D) Overall Expense vs. Revenue

<u>Expenses for Year</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Overall Expenses</u>
\$ 29,203.33	\$ 5,650.00	\$ 0.00	\$ 23,553.33

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

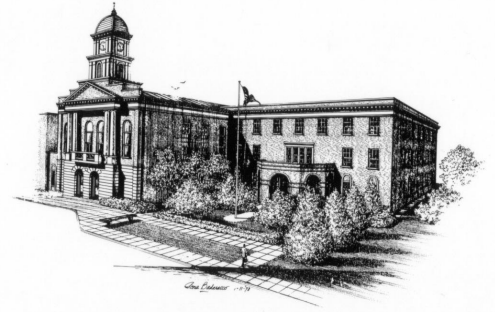
Nick Hackenberg

Snyder County Planning Commission

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MEETING AGENDA

--REGULARLY SCHEDULED MEETING--

Monday, May 16, 2022

7:00 p.m.

Basement Meeting Room
Snyder County Courthouse
Middleburg, PA

1. CALL TO ORDER
2. PUBLIC COMMENT
3. APPROVAL OF THE APRIL 28, 2022 MEETING MINUTES.
4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES
 - A) Monthly Budget Report
 - B) Subdivision Review Report
 - C) Planning Office Report
5. OLD BUSINESS
6. NEW BUSINESS
 - A) 5/10/22 – Received our latest Escrow Account Statement. Current balance is shown as \$140,492.70. This matches what I have other than the adding \$35 that was supposed to have been removed from our account that never was.
7. ADJOURNMENT

Snyder County Planning Commission

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

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Fax: (570) 837-4345



TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: May 13, 2022

SUBJECT: Subdivision Review Meeting - Cancelled

The Subdivision Review Committee Work Session for this month has been cancelled due to Trish and I being in training in State College.

Thank you.

APPLICATIONS RECEIVED AS OF MAY 13, 2022:

File #5578 – B.J. & E Realty Co. - Boyer Farm. – Washington Twp.

File #5579 – Anthony & Julia Weaver Lot Addition – Union Twp.

File #5580 – Cleason & Miranda Auker Subdivision – Chapman Twp.

File #5581 – James & Judith Skinner Subdivision – Perry Twp.

File #5582 – Janet Walter LDP – McClure Borough

cc: Snyder County Board of Commissioners

Tony Phillips, Chief Clerk

AxRunkle, Solicitor

Meck-Tech, Inc., PC Engineer

Snyder County Planning Commission

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PLANS ON THE AGENDA FOR THE MAY 2022 MEETING:

SECTION A:

File #5582 – Janet Walter LDP – McClure Borough

SECTION B:

OLD PLANS:

1st Meeting

File #5565 – Kline Hollow Storage Building LDP – Perry Twp. 3/21/22

This Plan must have action taken at this meeting 90 Day clock runs out on June 2, 2022 and is prior to our next meeting.

File #5569 – Randy & Susan Dock LDP – Washington Twp. 3/21/22

This Plan must have action taken at this meeting 90 Day clock runs out on June 2, 2022 and is prior to our next meeting.

File #5571 – Steven Elsayed LDP – Center Twp. 4/18/22

NEW PLANS:

File #5578 – B.J. & E Realty Co. - Boyer Farm. – Washington Twp.

File #5580 – Cleason & Miranda Auken Subdivision – Chapman Twp.

File #5581 – James & Judith Skinner Subdivision – Perry Twp.

SECTION C:

File #5579 – Anthony & Julia Weaver Lot Addition – Union Twp.

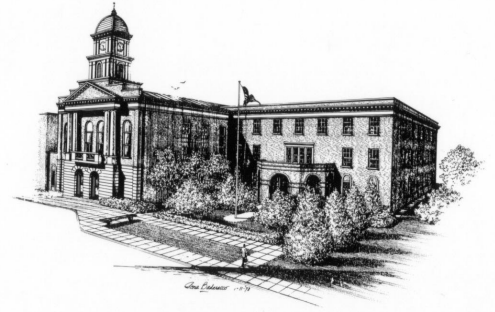
Grayed portions note that action is required at this meeting.

Snyder County Planning Commission

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SNYDER COUNTY PLANNING COMMISSION SUBDIVISION REVIEW COMMITTEE REPORT

5-13-22

A. PLANS AND APPLICATIONS FROM MUNICIPALITIES WITH REGULATIONS:

File #5582 Janet Walter Land Development Plan; McClure Borough; Wright Land Surveying - Surveyor

This plan is for the addition of a second single family home on tract 09-03-014.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The SCPC Certificate can be amended to show it was received on May 5, 2022 and is SCPC File #5582.

General Comments

1. Section 3.0224 & 2.0227 – Boundary

Per these sections the boundary should be shown with bearings and distances.

2. Section 3.0225 – Natural / Manmade Features

It appears that there are some features listed here that should be shown on the plan.

3. Section 4.053 – Building Setback Lines

The Building Setback Lines should at least be noted if not shown.

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

OLD PLANS

File #5565 Kline Hollow Properties Storage Building LDP; Perry Township; Thomas Metz - Surveyor

This plan is for the construction of a 4,900 sf commercial storage shed.

UNDER REVIEW BY MECK-TECH – ACTION MUST BE TAKEN AT THE MAY MEETING AS THE 90 DAY CLOCK RUNS OUT PRIOR TO OUR JUNE MEETING.

File #5569 Randy & Susan Dock LDP; Washington Township; Kreamer Survey Associates, Inc. – Surveyor

This plan is for the construction of a horse riding area and pen.

UNDER REVIEW BY MECK-TECH – ACTION MUST BE TAKEN AT THE MAY MEETING AS THE 90 DAY CLOCK RUNS OUT PRIOR TO OUR JUNE MEETING.

File #5571 Steven Elsayed Land Development Plan; Center Township; Axtman Engineering - Engineer

This plan is for the improvements of a lot with Land Development on each of the 3 tracts that are to be created with this LDP / Subdivision.

UNDER REVIEW BY MECK-TECH

NEW PLANS

File #5578 B.J. & E – Boyer Farm Subdivision Plan; Washington Township; All Points Land Surveys, Inc. - Surveyor

This plan is for the subdivision of tract 19-05-011 into a proposed new building lot, Proposed Lot 2, and a Residual. Proposed Lot 2 will be 4.00 acres and the residual will be ± 80.86 acres.

General Comments

1. All Certificates should be fully executed prior to approval.
2. Note #4 says that there are 2 existing dwellings on the tract, is that correct? I only see one building listed as a dwelling.
3. Note #10 states that flood boundaries are shown. From looking at the flood map there does not appear to be any boundaries necessary as the streams are unstudied; however it should be noted that the FEMA setback would be 50' from the top of bank of any unstudied stream.

Plan Comments

1. Section 403.B.13 – Topographic Features

It appears that the Soils Legend should be updated.

2. Section 403.B.24 – Driveway Names

The Snyder County GIS and Emergency Services should be contacted about naming the shared driveway for Proposed Lot 2 and the residual naming the drive would be at their discretion. They can be contacted at (570) 374-5290.

File #5580 Cleason & Miranda Auker Subdivision Plan; Chapman Township; D. Allen Hornberger PLS, LCC - Surveyor

This plan is for the subdivision of tract 05-03-018 to create Proposed Lot 1 for a new residence and a residual of ± 73.0 acres.

General Comments

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

Plan Comments

1. Section 403.B.8 – Leased Areas

The deed mentions a lease of the school, are there any areas that should be shown per this section?

2. Section 403.B.14 – Manmade Features

There appear to be buildings and impervious areas to the south of the road that should be shown.

File #5581 James & Judith Skinner Family Protection Trust Subdivision Plan; Perry Township; Kreamer Survey Associates, Inc. - Surveyor

This plan is for the subdivision of tract 14-06-013 to create Proposed Lot 2, which will be ± 42.98 acres, along with a residual of ± 30.2 acres.

General Comments

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

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

File #5579 Anthony & Julia Weaver Lot Addition Plan; Union Township; D. Allen Hornberger PLS, LCC - Surveyor

This plan is for a 3.137 acre Lot Addition from the lands of Eva Jean Martin to the lands of Anthony & Julia Weaver.

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.

Snyder County Planning Commission

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Report of the Planning Director

4-18-22 to 5-13-22

I. Meetings

4/26/22 – Commissioners Meeting – Solar

5/2/22 – US 522 Corridor Management Team Meeting

5/12/22 – PROP Certification Training

5/13/22 – PROP Certification Training

II. Subdivision Site Inspections

None

III. Final Plan Approval Processing

5/3/22 – File #5576 – Deitz / Courtney Lot Addition

5/10/22 – File #5532 – Michael Ewing Subdivision

IV. Preliminary Plan Approval Processing

None

V. Sketch Plan Reviews by Staff

None

VII. Financial

A) Expense & Revenue Summary per Monthly Budget Report

	<u>Prior Year to Date</u>	<u>Current Year-to Date</u>
Expenses	\$ 34,218.43	\$ 42,462.66

B) General Fund Receipts (4/14/22 – 5/13/22)

	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
Subdivision Fees	\$ 5,650.00	\$ 1,350.00	\$ 7,000.00
Misc. Fees	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL	\$ 5,650.00	\$ 1,350.00	\$ 7,000.00

C) Escrow

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
\$137,457.70	\$3,000.00	\$ 0.00	\$140,457.70

D) Overall Expense vs. Revenue

<u>Expenses for Year</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Overall Expenses</u>
\$ 42,462.66	\$ 7,000.00	\$ 0.00	\$ 35,462.66

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

Snyder County Planning Commission

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Fax: (570) 837-4345



MEETING AGENDA

--REGULARLY SCHEDULED MEETING--

Monday, June 20, 2022

7:00 p.m.

Basement Meeting Room
Snyder County Courthouse
Middleburg, PA

1. CALL TO ORDER
2. PUBLIC COMMENT
3. APPROVAL OF THE MAY 16, 2022 MEETING MINUTES.
4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES
 - A) Monthly Budget Report
 - B) Subdivision Review Report
 - C) Planning Office Report
5. OLD BUSINESS
6. NEW BUSINESS
 - A) 6/8/22 – Received our latest Escrow Account Statement. Current balance is shown as \$1,898,532.70. This matches what I have other than the adding \$35 that was supposed to have been removed from our account that never was.
7. ADJOURNMENT

Snyder County Planning Commission

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TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: June 17, 2022

SUBJECT: Subdivision Review Meeting

The Subdivision Review Committee Work Session will be on Friday, June 17, at 9:00 a.m. in the Planning Commission office, for those who wish to attend. The public is welcome to attend as well.

Thank you.

APPLICATIONS RECEIVED AS OF JUNE 17, 2022:

File #5583 – Donald & Debra Romig Lot Addition – Franklin Twp.

File #5584 – Guy & Meriam Roush Living Trust subdivision / Lot Addition – Center Twp.

File #5585 – Spring Solar 1, LLC LDP – Spring Twp.

File #5586 – Edwin & Rueben Martin Subdivision – Union Twp.

File #5587 – Definitive Millworks LDP – Chapman Twp.

File #5588 – Walter & Darla Stauffer Subdivision – Washington Twp.

File #5589 – Bethel Mennonite Church Lot Addition – Perry & Washington Twps.

File #5590 – Roger & Karen Royer Subdivision – Center & Franklin Twps.

File #5591 – Ricky & Tracy Kantz Subdivision – Union Twp.

File #5592 – John & Julie Mitchell Subdivision – Washington Twp.

File #5593 – Steve & Danielle Wagner & Snyder County Commissioners Lot Additions – Spring Twp.

File #5594 – Leon Minium Jr. Subdivision – Perry Twp.

File #5595 – Scott Shaffer Lot Addition Plan – Perry Twp.

File #5596 – Justin Murphy Subdivision Plan – Spring Twp.

cc: Snyder County Board of Commissioners

Tony Phillips, Chief Clerk

AxRunkle, Solicitor

Meck-Tech, Inc., PC Engineer

Snyder County Planning Commission

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PLANS ON THE AGENDA FOR THE MAY 2022 MEETING:

SECTION A:

File #5585 – Spring Solar 1, LLC LDP – Spring Twp.

File #5593 – Steve & Danielle Wagner & Snyder County Commissioners Lot Additions – Spring Twp.

SECTION B:

OLD PLANS:

1st Meeting

File #5565 – Kline Hollow Storage Building LDP – Perry Twp.

3/21/22

This Plan must have action taken at this meeting 90 Day clock runs out on June 2, 2022 and is prior to our next meeting.

File #5571 – Steven Elsayed LDP – Center Twp.

4/18/22

NEW PLANS:

File #5584 – Guy & Meriam Roush Living Trust Subdivision / Lot Addition – Center Twp.

File #5586 – Edwin & Rueben Martin Subdivision – Union Twp.

File #5587 – Definitive Millworks LDP – Chapman Twp.

File #5588 – Walter & Darla Stauffer Subdivision – Washington Twp.

File #5590 – Roger & Karen Royer Subdivision – Center & Franklin Twps.

File #5591 – Ricky & Tracy Kantz Subdivision – Union Twp.

File #5592 – John & Julie Mitchell Subdivision – Washington Twp.

File #5594 – Leon Minium Jr. Subdivision – Perry Twp.

SECTION C:

File #5583 – Donald & Debra Romig Lot Addition – Franklin Twp.

File #5589 – Bethel Mennonite Church Lot Addition – Perry & Washington Twps.

Grayed portions note that action is required at this meeting.

Snyder County Planning Commission

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SNYDER COUNTY PLANNING COMMISSION SUBDIVISION REVIEW COMMITTEE REPORT

5-13-22

A. PLANS AND APPLICATIONS FROM MUNICIPALITIES WITH REGULATIONS:

File #5585 Spring Solar 1, LLC Land Development Plan; Spring Township; Civil & Environmental Consultants, Inc. – Design Engineer

This plan is for the construction of a solar farm on tracts 17-10-034 17-10-101 & 17-10-102 all owned by Gerald Fulkroad.

General Comments

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

ESC Plan Comments

1. TOC numbering should be fixed. Missing 6.1 – Permanent Vegetative Stabilization.

PCSM Plan Comments

1. Should 6.0 Water Quality refer to Appendix C? This section also shows volumes being met; however both sheets say that water quality is not met. Is there water quality that must be addressed that isn't?

Site Use Permit Plan Comments

1. The SCPC Certificate can be amended to show it was received on May 16, 2022 and is SCPC File #5585.
2. Are there Certificates for Township approval that should also be added to the Title sheet?
3. An Owners Certificate should be added to the Title Sheet for their acknowledgement and authorization of this Plan and its approval.

4. Should General Note 6 on the Title Sheet refer to Spring Township instead of Town?

File #5593 Steve & Danielle Wagner & Snyder County Commissioners Lot Additions Plan; Spring Township; Kreamer Survey Associates, Inc. - Surveyor

This plan is for a 0.89 acre land swap between Steve & Danielle Wagner and the Snyder County Commissioners.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Ownership Certificate should be amended to show the plan was received on June 3, 2022 and if SCPC File # 5593.

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

OLD PLANS

File #5565 Kline Hollow Properties Storage Building LDP; Perry Township; Thomas Metz - Surveyor

This plan is for the construction of a 4,900 sf commercial storage shed.

UNDER REVIEW BY MECK-TECH – ACTION MUST BE TAKEN AT THE JUNE MEETING.

File #5571 Steven Elsayed Land Development Plan; Center Township; Axtman Engineering - Engineer

This plan is for the improvements of a lot with Land Development on each of the 3 tracts that are to be created with this LDP / Subdivision.

UNDER REVIEW BY MECK-TECH

NEW PLANS

File #5584 Guy & Meriam Roush Revocable Living Trust Subdivision / Lot Addition Plan; Center Township; All Points Land Surveys, Inc. - Surveyor

This plan is for a 6.51 acre Lot Addition from the lands of the Guy & Meriam Roush Revocable Living Trust to other lands of the same ownership, along with a Proposed Lot which will be 4.31 acres.

Waiver Requests

1. Section 403.B.14.c & 512 – Sewage Disposal to not have to provide testing on Proposed Lot 2.

General Comments

1. All Certificates should be fully executed prior to approval. Since this is both a subdivision and lot addition the planning certificate should be changed to “Authorized Signer”.
2. It appears that the Residual Lot acreage in the Notes section is not correct.

Plan Comments

1. **Section 403.B.14.c & 512 – Sewage**

Per these sections Proposed Lot 2 will require sewage testing to be completed or will require a waiver.

2. **Section 403.B.18 – Road Information**

Per this section Road information for Bickel Road should be shown on the plan.

3. **Section 403.B.23 – Waivers**

If a waiver is requested it should be per this section.

File #5586 Edwin & Rueben Martin Subdivision Plan; Union Township; Mid-Penn Engineering Corp. - Surveyor

This plan is for the subdivision of tract 18-05-039 into a proposed new building lot, Proposed Lot 1, and a Residual. Proposed Lot 1 will be 1.228 acres and the residual will be ± 115.462 acres.

General Comments

1. All Certificates should be fully executed prior to approval.
2. Note #9 can be removed. We updated this to automatically be the lots after subdivision with our Ordinance’s last update.

Plan Comments

1. **Section 403.B.6 – Adjoiner Information**

Per this section adjoiners information should be shown on the Tract Map.

2. **Section 403.B.7 – Proposed Lot**

It does not appear that the proposed Lot is tied into the overall boundary to determine its exact location.

**File #5587 Definitive Millworks New Building Project Land Development Plan;
Chapman Township; Mid-Penn Engineering Corp. - Engineer**

This plan is for the addition of a 4,320 sf (60'x72') raw lumber storage building on tract 05-04-110.

UNDER REVIEW BY MECK-TECH

**File #5588 Walter & Darla Stauffer Subdivision Plan; Washington Township; D. Allen
Hornberger, P.L.S. LLC - Surveyor**

This plan is for the subdivision of tract 14-10-115 into a proposed new lot and a Residual. Proposed Lot 1 will be 4.643 acres and the residual will be ± 17.039 acres.

Waiver Requests

1. Section 403.B.12 – Contours – to not have to show contours.
2. Section 504.H & I – Lot Access Maintenance and Use Agreement – to not have to provide a Maintenance and Use Agreement as all lots have the ability to create separate driveway if necessary

General Comments

1. All Certificates should be fully executed prior to approval.
2. It appears that the northeast bearing of the residual tract should be a North East instead of a South West callout.

Plan Comments

1. Section 403.B.12 – Contours

Per this section contours should be shown. I would support a waiver if requested since the plan is already busy and this is a hilly area which may make it hard to read.

2. Section 504.H & I – Lot Access

Per these sections should a ROW, Easement Agreement or Maintenance and Use Agreement be entered into with a copy recorded with the plan?

**File #5590 Roger & Karen Royer Subdivision Plan; Center & Franklin Townships; D.
Allen Hornberger, P.L.S. LLC - Surveyor**

This plan is for the subdivision of tract 04-04-055 into a proposed new lot and a Residual. Proposed Lot 6 will be 6.524 acres and the residual will be 1.493 acres.

General Comments

1. All Certificates should be fully executed prior to approval.
2. It appears that the tract just north of Longer Road, on the Tract Map, currently labeled as "G" should actually be H.
3. Could you please add some contour elevation labels to the contours for clarification.
4. Per PennDOT Type 5 mapping Longer Road is actually T-478.

Plan Comments

1. Section 403.B.24 – Driveways

The Snyder County GIS and Emergency Services should be contacted about naming the shared driveway for Proposed Lot 2 and the residual naming the drive would be at their discretion. They can be contacted at (570) 374-5290.

2. Section 504.H & I – Lot Access

Per these sections the Maintenance and Use Agreement noted in General Note 15 must be recorded with the plan.

3. Section 508 – Lot Layout

Per this section the minimum width of a Right-of-Way or Access Easement is 33'. If a waiver is requested it should be per Section 403.B.23.

File #5591 Ricky & Tracy Kantz Subdivision Plan; Union Township; Kreamer Survey Associates, Inc. - Surveyor

This plan is for the subdivision of tract 18-06-084 into a proposed new lot and a Residual. Proposed Lot 3-2 which will be 5.01 acres and the residual will be 10.39 acres.

General Comments

1. All Certificates should be fully executed prior to approval.
2. Per PennDOT Type 5 mapping Cross Road is T-410, T-414 is Littletown Road. This should also be updated in the Building Setback Note as well.
3. The Waiver Request for Sewage on the residual tract is not necessary as it is greater than 5 acres.

4. It should be noted that the proposed driveway must be in compliance with Section 505 – Driveways.

Plan Comments

1. Section 403.B.30 – HOP

The note from this section should be added to the plan.

File #5592 John & Julie Mitchell Subdivision Plan; Washington Township; Kreamer Survey Associates, Inc. - Surveyor

This plan is for the subdivision of tract 18-06-084 into a proposed new lot and a Residual. Proposed Lot 3-2 which will be 5.01 acres and the residual will be 10.39 acres.

General Comments

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

Plan Comments

1. Section 403.B.29 – Home Location

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

File #5594 Leon Minium Jr. Subdivision Plan; Perry Township; All Points Land Surveys Inc. - Surveyor

This plan is for the subdivision of tract 14-06-058 into a proposed new lot and a Residual. Proposed Lot 2 which will be 2.42 acres and the residual will be 6.11 acres.

Waiver Requests

1. Section 508 – Lot Access – to allow a 25’ Right-of-Way instead of the required 33’. The existing access easement is 20’ per the recorded Maintenance and Use Agreement.

General Comments

1. All Certificates should be fully executed prior to approval.
2. Note 19 describes the Maintenance and Use Agreement which was recorded for Red Hawk Lane. Per this agreement “future parcel owners or users will add their signatures to this document”, therefore the new owner would be subject to the agreement and must sign and re-record the existing agreement. Are there going to be additional restrictions for the proposed access agreement for the new owner

which would require another agreement? If there is a new agreement it must be recorded per Section 504.I.

Plan Comments

1. Section 508 – Lot Access

Per this section any easement or Right-of-Way must be 33' wide. If a waiver is requested it should be per Section 403.B.23.

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

File #5583 Donald & Debra Romig Lot Addition Plan; Franklin Township; All Points Land Surveys, Inc. - Surveyor

This plan is for a 2.14 acre Lot Addition from the lands of Smith Irrevocable Grantor Trust to the lands of Donald & Debra Romig.

General Comments

1. All Certificates should be fully executed prior to approval.
2. It appears that the Residual Lot acreage in the Notes section is not correct.

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.

2. Section 403.B.18 – Road Information

Per this section the pavement width of SR 104 should be shown.

File #5589 Bethel Mennonite Christian Brotherhood Lot Addition Plan; Perry & Washington Townships; D. Allen Hornberger - Surveyor

This plan is for a 0.244 acre Lot Addition from the lands of Whispering Pines Fruit Farm, LLC to the lands of Bethel Mennonite Christian Brotherhood.

General Comments

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

Plan Comments

1. Section 402.C; 403.B.14.c & 512 – Sewage

Per these sections the existing septic system should be shown and located from any convenient boundary intersection. I see the existing 4” sewer drain pipes being shown; however there is no system being shown. What type of system are the drain pipes for?

2. Section 402.B.5 & 6 – Draft Deeds

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

3. Section 402.B.26 – Owner Certificates

Per this section Certificates for all landowners involved with the plan should be on the plan. A Certificate for the Bethel Mennonite Christian Brotherhood should

Snyder County Planning Commission

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Report of the Planning Director

5-13-22 to 6-17-22

I. Meetings

6/7/22 – Meeting with Centre County Recycling

6/8/22 – Meeting with SBA Architects – New Office

6/10/22 – MPO Meeting

6/10/22 – SEDA-COG – Planning Directors Meeting

II. Subdivision Site Inspections

None

III. Final Plan Approval Processing

File #5581 – Skinner Subdivision

IV. Preliminary Plan Approval Processing

None

V. Sketch Plan Reviews by Staff

None

VII. Financial

A) Expense & Revenue Summary per Monthly Budget Report

	<u>Prior Year to Date</u>	<u>Current Year-to Date</u>
Expenses	\$ 41,805.41	\$ 51,436.92

B) General Fund Receipts (5/13/22 – 6/17/22)

	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
Subdivision Fees	\$ 7,700.00	\$ 3,175.00	\$ 10,875.00
Misc. Fees	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL	\$ 7,700.00	\$ 3,175.00	\$ 10,875.00

C) Escrow

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
\$140,457.70	\$1,758,040.00	\$ 0.00	\$1,898,497.70

D) Overall Expense vs. Revenue

<u>Expenses for Year</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Overall Expenses</u>
\$ 51,436.92	\$ 10,875.00	\$ 0.00	\$ 40,561.92

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

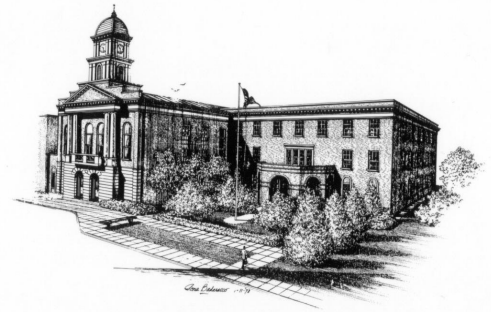
Nick Hackenberg

Snyder County Planning Commission

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MEETING AGENDA

--REGULARLY SCHEDULED MEETING--

Monday, July 18, 2022

7:00 p.m.

Basement Meeting Room
Snyder County Courthouse
Middleburg, PA

1. CALL TO ORDER
2. PUBLIC COMMENT
3. APPROVAL OF THE JUNE 20, 2022 MEETING MINUTES.
4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES
 - A) Monthly Budget Report
 - B) Subdivision Review Report
 - C) Planning Office Report
5. OLD BUSINESS
6. NEW BUSINESS
 - A) 7/1/22 – Received Spring Township Zoning Ordinance No. 2022-01 which adds Regulations for Solar Farms.
 - B) 7/1/22 – Received notification from Aqua Pa. that they applied for a groundwater withdrawal permit due to a well being abandoned for the CSVT project and another well being utilized.
 - C) 7/11/22 – Received notification of Hummel Station, LLC or their Operating Permit Application submission to PaDEP.
 - D) 7/11/22 – Received our latest Escrow Statement. Balance shows \$1,898,307.70 which does not account for check #254 in the amount of \$67.75 for recording of the SWM Agreement for MWSD and the \$35. Actual balance is 1,898,204.95.
7. ADJOURNMENT

Snyder County Planning Commission

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TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: July 15, 2022

SUBJECT: Subdivision Review Meeting

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

Thank you.

APPLICATIONS RECEIVED AS OF JULY 15, 2022:

File #5597 – Paulette Ax Subdivision Plan – Washington Twp.

File #5598 – Richfield Life Ministries Church Lot Addition Plan – West Perry Twp.

File #5599 – Donald Jones Lot Addition Plan – Washington Twp.

File #5600 – Family Dollar LDP – Spring Twp.

cc: Snyder County Board of Commissioners

Tony Phillips, Chief Clerk

AxRunkle, Solicitor

Meck-Tech, Inc., PC Engineer

Snyder County Planning Commission

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PLANS ON THE AGENDA FOR THE JULY 2022 MEETING:

SECTION A:

File #5600 – Beaver Springs Family Dollar LDP – Spring Twp.

SECTION B:

OLD PLANS:

1st Meeting

File #5565 – Kline Hollow Storage Building LDP – Perry Twp. 3/21/22
This Plan must have action taken at this meeting 90 Day clock runs out on July 18, 2022.

File #5571 – Steven Elsayed LDP – Center Twp. 4/18/22

File #5587 – Definitive Millworks LDP – Chapman Twp.

NEW PLANS:

File #5597 – Paulette Ax Subdivision Plan – Washington Twp.

SECTION C:

File #5598 – Richfield Life Ministries Church Lot Addition Plan – West Perry Twp.

File #5599 – Donald Jones Lot Addition Plan – Washington Twp.

Grayed portions note that action is required at this meeting.

Snyder County Planning Commission

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SNYDER COUNTY PLANNING COMMISSION SUBDIVISION REVIEW COMMITTEE REPORT

7-15-22

A. PLANS AND APPLICATIONS FROM MUNICIPALITIES WITH REGULATIONS:

File #5600 Family Dollar Land Development Plan; Spring Township; Stahl Sheaffer Engineering

This plan is for the construction of a Family Dollar store in Beaver Springs.

General Comments

1. All Certificates should be fully executed prior to approval.
2. Remove the Preliminary and Final Plan Approval Certificates for the County from the Cover Sheet.
3. General Note #4 is probably no longer valid as this note was provided in 1997 and the FEMA Flood Maps were updated in 2007, this should be verified.
4. No Stormwater information was provided for review.
5. It should be noted that all work within the PennDOT Right-of-Way must be to PennDOT standards.
6. Per Article 5 Financial Surety must be provided, A cost estimate should be submitted for the Townships engineer to review.
7. I don't see any boundary information in accordance with Sections 3.0224 & 3.0227

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

OLD PLANS

File #5565 Kline Hollow Properties Storage Building LDP; Perry Township; Thomas Metz - Surveyor

This plan is for the construction of a 4,900 sf commercial storage shed.

UNDER REVIEW BY MECK-TECH – ACTION MUST BE TAKEN AT THE JUNE MEETING.

File #5571 Steven Elsayed Land Development Plan; Center Township; Axtman Engineering - Engineer

This plan is for the improvements of a lot with Land Development on each of the 3 tracts that are to be created with this LDP / Subdivision.

UNDER REVIEW BY MECK-TECH

File #5587 Definitive Millworks New Building Project Land Development Plan; Chapman Township; Mid-Penn Engineering Corp. - Engineer

This plan is for the addition of a 4,320 sf (60'x72') raw lumber storage building on tract 05-04-110.

UNDER REVIEW BY MECK-TECH

NEW PLANS

File #5597 Paulette Ax Subdivision Plan; Washington Township; Sarge Engineering and Surveying - Surveyor

This plan is for the Subdivision of tract 19-03-029 into Proposed Lot 2, which will be 22.464 acres, and a residual which will be ±7 acres.

General Comments

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

Plan Comments

1. Section 403.B.13 – Natural Features

There appears to be a stream on the northern and eastern part of Proposed Lot 2 that should be shown. It should also be noted that there is a FEMA 50' building setback from the top of bank on any unstudied stream.

2. Section 403.B.14 – Manmade Features

Are there any of these that should be shown? I see one utility pole on the aerial, not sure if there are any others. It appears that there may also be structures on the Proposed Lot 2.

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

File #5598 Richfield Life Ministries Church – Cindy Ross Lot Addition Plan; West Perry Township; Sarge Engineering & Surveying - Surveyor

This plan is for a 0.069 acre Lot Addition from the lands of Richfield Life Ministries Church to the lands of Cindy Ross.

General Comments

1. All Certificates should be fully executed prior to approval.
2. It appears that the Add-on Lot acreage in the Project Narrative section is not correct.

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.

File #5599 Donald Jones Lot Addition Plan; Washington Township; Kreamer Survey Associates, Inc. - Surveyor

This plan is for a 0.050 acre Lot Addition from the lands of N.S. Troutman & Sons to the lands of Donald Jones.

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.

2. **Section 403.B.14.c – Sewage**

Is there an on-lot sewage system that should be shown per this section or is this on public sewage?

Snyder County Planning Commission

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Report of the Planning Director

6-17-22 to 7-15-22

I. Meetings

6/28/22 – Design Change Meeting for Mt. Pleasant Mills DG

6/29/22 – CSVT Ribbon Cutting

II. Subdivision Site Inspections

None

III. Final Plan Approval Processing

File #5581 – Skinner Subdivision

IV. Preliminary Plan Approval Processing

None

V. Sketch Plan Reviews by Staff

None

VII. Financial

A) Expense & Revenue Summary per Monthly Budget Report

	<u>Prior Year to Date</u>	<u>Current Year-to Date</u>
Expenses	\$ 52,099.41	\$ 59,466.18

B) General Fund Receipts (6/18/22 – 7/15/22)

	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
Subdivision Fees	\$11,275.00	\$ 1,250.00	\$ 12,525.00
Misc. Fees	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL	\$11,275.00	\$ 1,250.00	\$ 12,525.00

C) Escrow

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
\$140,457.70	\$1,758,040.00	\$ 0.00	\$1,898,497.70

D) Overall Expense vs. Revenue

<u>Expenses for Year</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Overall Expenses</u>
\$ 59,466.18	\$11,275.00	\$ 0.00	\$ 48,191.18

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

Snyder County Planning Commission

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

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MEETING AGENDA

--REGULARLY SCHEDULED MEETING--

Monday, August 15, 2022

7:00 p.m.

Basement Meeting Room
Snyder County Courthouse
Middleburg, PA

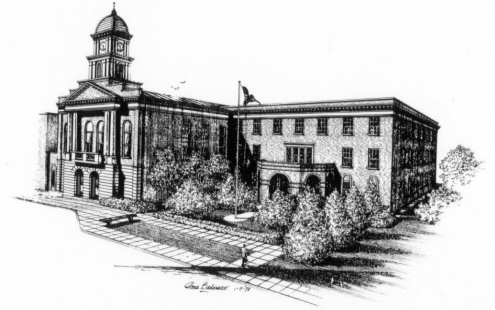
1. CALL TO ORDER
2. PUBLIC COMMENT
3. APPROVAL OF THE JULY 18, 2022 MEETING MINUTES.
4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES
 - A) Monthly Budget Report
 - B) Subdivision Review Report
 - C) Planning Office Report
5. OLD BUSINESS
6. NEW BUSINESS
 - A) 7/22/22 – Received Act 14 Notification for the Matthew Shirk Poultry Barn and storage building from Axtman Engineering.
 - B) 7/27/22 – Received a Time Extension Request Form for the Definitive Millworks LDP File #5587. Extension would expire on November 12, 2022.
 - C) 8/1/22 – Received the latest Escrow Account Statement balance is in the amount of \$1,898,241.95.
7. ADJOURNMENT

Snyder County Planning Commission

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

Fax: (570) 837-4345



TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: August 12, 2022

SUBJECT: Subdivision Review Meeting

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

Thank you.

APPLICATIONS RECEIVED AS OF AUGUST 12, 2022:

File #5601 – Roland Riegel Land Development Plan – Penn Twp.

File #5602 – Howell Lot Addition Plan – Perry Twp.

File #5603 – Wayne & Debra Brouse Lot Addition Plan – Penn Twp.

File #5604 – Zechman Subdivision – Franklin Twp.

File #5605 - Matthew Shirk Breeder Barn LDP – Center Twp.

File #5606 – Ivan & Marci Hassinger Subdivision – Spring Twp.

File #5560 R – Mt. Pleasant Mills DG Stormwater Redesign – Perry Twp.

cc: Snyder County Board of Commissioners

Tony Phillips, Chief Clerk

AxRunkle, Solicitor

Meck-Tech, Inc., PC Engineer

Snyder County Planning Commission

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PLANS ON THE AGENDA FOR THE AUGUST 2022 MEETING:

SECTION A:

File #5601 – Roland Riegel Land Development Plan – Penn Twp.

File #5603 – Wayne & Debra Brouse Lot Addition Plan – Penn Twp.

File #5606 – Ivan & Marci Hassinger Subdivision – Spring Twp.

SECTION B:

OLD PLANS:

1st Meeting

File #5587 – Definitive Millworks LDP – Chapman Twp.

June 2022

Action must be taken at the August Meeting 90 days runs out 1 day before our September meeting. A request for a 90 day extension has been received.

NEW PLANS:

File #5604 – Zechman Subdivision – Franklin Twp.

File #5605 - Matthew Shirk Breeder Barn LDP – Center Twp.

File #5560 R – Mt. Pleasant Mills DG Stormwater Redesign – Perry Twp.

SECTION C:

File #5602 – Howell Lot Addition Plan – Perry Twp.

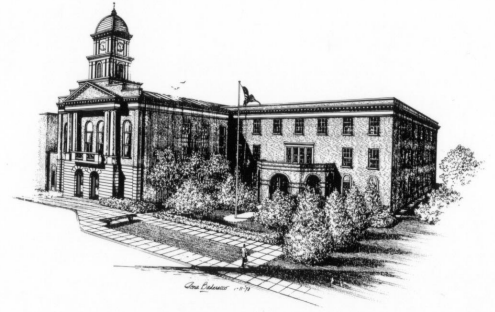
Grayed portions note that action is required at this meeting.

Snyder County Planning Commission

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SNYDER COUNTY PLANNING COMMISSION SUBDIVISION REVIEW COMMITTEE REPORT

8-12-22

A. PLANS AND APPLICATIONS FROM MUNICIPALITIES WITH REGULATIONS:

File #5601 Roland Riegel Land Development Plan; Penn Township; Kreamer Survey Associates, Inc. - Surveyor

This plan is for the construction of a new dwelling with a shared drive across other lands owned by Roland Riegel. The Plan is being submitted as it had a Non-Building waiver prior.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The SCPC Certificate and be amended to indicate the plan was received on July 27, 2022 and is File # 5601.

File #5603 Wayne & Debra Brouse Lot Addition Plan; Penn Township; Meck-Tech Inc. - Surveyor

This plan is for lot additions to consolidate the parcels under Penn Avon Campground all properties are owned by Wayne and Debra Brouse.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The SCPC Certificate and be amended to indicate the plan was received on August 1, 2022 and is File # 5603.

File #5606 Ivan & Marci Hassinger Subdivision Plan; Spring Township; All Points Land Surveys, Inc. - Surveyor

This plan is for the subdivision of tract 17-12-101 into 2 tracts. Proposed Lot 2 which will be 1.39 acres and a residue which will be 2.07 acres

General Comments

1. All Certificates should be fully executed prior to approval.
2. The SCPC Certificate and be amended to indicate the plan was received on August 9, 2022 and is File # 5606.
3. Should Note #16 say Driveway Permit instead of Highway Occupancy Permit?
4. If this plan is approved it creates a non-conforming lot as setback regulations will not be being met on Proposed Lot 2.

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

OLD PLANS

File #5587 Definitive Millworks New Building Project Land Development Plan; Chapman Township; Mid-Penn Engineering Corp. - Engineer

This plan is for the addition of a 4,320 sf (60'x72') raw lumber storage building on tract 05-04-110.

UNDER REVIEW BY MECK-TECH

We received a Time Extension Request Form for this project on July 27 of 90 days which would extend the time to November 12, 2022.

NEW PLANS

File #5604 Zechman Subdivision Plan; Franklin Township; All Points Land Surveys Inc. - Surveyor

This plan is for the subdivision of Proposed Lot 2 from the lands of Susan Zechman. Proposed Lot 2 will be a stand alone lot of 2.51 acres.

General Comments

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

File #5605 Matthew Shirk Breeder Barn Land Development Plan; Center Township; Axtman Engineering, LLC - Engntineer

This plan is for the construction of a breeder barn and storage building along with additional related infrastructure and stormwater facilities.

UNDER REVIEW BY MECK-TECH

File #5560 R Mt. Pleasant Mills DG Stormwater Redesign; Perry Township; Larson Design Group - Engtineer

This plan is for the redesign of the stormwater facilities for the Mt. Pleasant Mills Dollar General.

UNDER REVIEW BY MECK-TECH

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

File #5602 Howell Lot Addition Plan; Perry Township; Kreamer Survey Assoc., Inc. - Surveyor

This plan is for a 0.11 acre Lot Addition from the lands of Timothy & Jennifer Stahl to the lands of Mardeen & Sheree Howell.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Certificate can be amended to show Planning Director instead of Authorized Signer.

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.

Snyder County Planning Commission

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Report of the Planning Director

7-15-22 to 8-12-22

I. Meetings

7/19/22 – Route 522 Corridor Improvements Management Team Meeting

7/21/22 – Middlecreek Flood Meeting

II. Subdivision Site Inspections

None

III. Final Plan Approval Processing

File #5537 – Carson Stauffer Diesel

File #5591 – Kantz Subdivision

IV. Preliminary Plan Approval Processing

None

V. Sketch Plan Reviews by Staff

None

VII. Financial

A) Expense & Revenue Summary per Monthly Budget Report

	<u>Prior Year to Date</u>	<u>Current Year-to Date</u>
Expenses	\$ 58,778.60	\$ 69,537.00

B) General Fund Receipts (7/16/22 – 8/12/22)

	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
Subdivision Fees	\$ 12,525.00	\$ 850.00	\$ 13,375.00
Misc. Fees	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL	\$ 12,525.00	\$ 850.00	\$ 13,375.00

C) Escrow

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
\$1,898,497.70	\$ 0.00	\$ 292.75	\$1,898,204.95

D) Overall Expense vs. Revenue

<u>Expenses for Year</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Overall Expenses</u>
\$ 69,537.00	\$ 13,375.00	\$ 0.00	\$ 56,162.00

File #5605 is not accounted for in these numbers as the checks submitted were not correct.

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

Snyder County Planning Commission

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MEETING AGENDA

--REGULARLY SCHEDULED MEETING--

Monday, September 19, 2022

7:00 p.m.

Basement Meeting Room
Snyder County Courthouse
Middleburg, PA

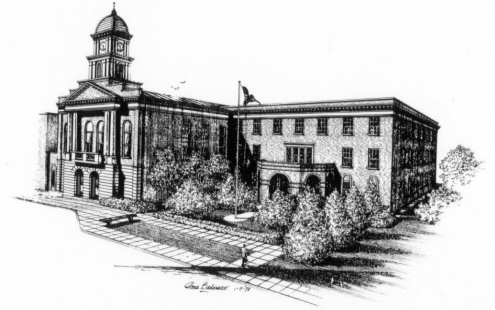
1. CALL TO ORDER
2. PUBLIC COMMENT – Discussion about Shawn Morris property along Pratt Lane
3. APPROVAL OF THE AUGUST 15, 2022 MEETING MINUTES.
4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES
 - A) Monthly Budget Report
 - B) Subdivision Review Report
 - C) Planning Office Report
5. OLD BUSINESS
6. NEW BUSINESS
 - A) 9/12/22 – Received the latest Escrow Account Statement showing a current balance of \$1,322,423.63 this does not include the recent \$2,000 deposit for the Wood Mode Solar Project LDP. Actual balance is \$1,324,423.63.
7. ADJOURNMENT

Snyder County Planning Commission

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Fax: (570) 837-4345



TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: September 19, 2022

SUBJECT: Subdivision Review Meeting

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

Thank you.

APPLICATIONS RECEIVED AS OF SEPTEMBER 16, 2022:

File #5608 – Georgiann Skinner Subdivision Plan – Penn Twp.

File #5609 – Wood Mode Solar – Middlecreek Twp.

File #5610 – Bluegrass Saw and Tool Inc. – Perry Twp.

File #5611 – Breezy Meadows Mennonite School – Union Twp.

File #5612 – Roy & Karen Brubaker LDP – Perry Twp.

File #5613 – Marvin Weaver Phase 2 Amendment – Penn / Middlecreek Twps.

File #5614 – James Fuhrman Subdivision – West Beaver Twp. / McClure Borough

File #5615 – Thomas & Linda Hoover Acquisition – Selinsgrove Borough

File #5616 – Royal Farms LDP – Shamokin Dam Borough

cc: Snyder County Board of Commissioners

Tony Phillips, Chief Clerk

AxRunkle, Solicitor

Meck-Tech, Inc., PC Engineer

Snyder County Planning Commission

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PLANS ON THE AGENDA FOR THE AUGUST 2022 MEETING:

SECTION A:

File #5608 – Georgiann Skinner Subdivision Plan – Penn Twp.

File #5613 – Marvin Weaver Phase 2 Amendment – Penn / Middlecreek Twps.

File #5615 – Thomas & Linda Hoover Acquisition – Selinsgrove Borough

File #5616 – Royal Farms LDP – Shamokin Dam Borough

SECTION B:

OLD PLANS:

1st Meeting

File #5587 – Definitive Millworks LDP – Chapman Twp.

June 2022

File #5605 – Matthew Shirk Breeder Barn LDP – Center Twp.

File #5607 – Mt. Pleasant Mills DG Stormwater Redesign – Perry Twp.

NEW PLANS:

File #5609 – Wood Mode Solar – Middlecreek Twp.

File #5610 – Bluegrass Saw and Tool Inc. – Perry Twp.

File #5611 – Breezy Meadows Mennonite School – Union Twp.

File #5612 – Roy & Karen Brubaker LDP – Perry Twp.

File #5614 – James Fuhrman Subdivision – West Beaver Twp. / McClure Borough

SECTION C:

None

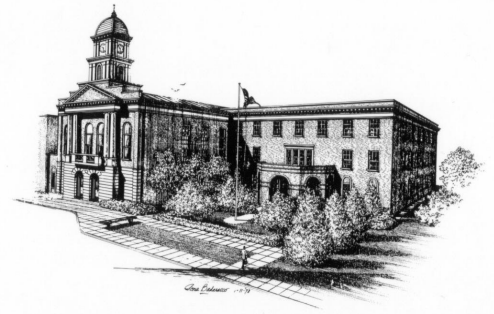
Grayed portions note that action is required at this meeting.

Snyder County Planning Commission

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

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

Fax: (570) 837-4345



SNYDER COUNTY PLANNING COMMISSION SUBDIVISION REVIEW COMMITTEE REPORT

9-16-22

A. PLANS AND APPLICATIONS FROM MUNICIPALITIES WITH REGULATIONS:

File #5608 Georgiann Skinner Subdivision Plan; Penn Township; All Points Land Surveys, Inc. - Surveyor

This plan is for the subdivision of tract 13-03-179 into 2 tracts. Proposed Lot 2 which will be 1.74 acres and a residue which will be 3.02 acres

General Comments

1. All Certificates should be fully executed prior to approval.
2. The SCPC Certificate and be amended to indicate the plan was received on August 23, 2022 and is File # 5608.
3. The Parcel number in the Title Block should be 13-03-179 instead of 13-09-179.

File #5613 Marvin Weaver LDP; Penn & Middlecreek Townships; Axtman Engineering, LLC – Engineer

This project proposes a driveway connection and stormwater pipes to connect Swale 2 to the basin located on tract 13-02-109.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Certificate will be filled out prior to recording. The Plan was received on September 6, 2022 and is SCPC File #5613.
3. No stormwater report was provided to the county for review.

File #5615 Thomas & Linda Hoover Land Acquisition Plan; Selinsgrove Borough; D. Allen Hornberger - Surveyor

This plan is for the vacation of an unopened alley by Selinsgrove Borough with portions of the alley going to the Hoover property, to the Cavada family, and the Reiff family.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Certificate can be amended to show that the Plan was received on September 9, 2022 and is SCPC File #5615.

File #5616 Royal Farms LDP; Shamokin Dam Borough; ARM Group, LLC. - Engineer

This plan is for the construction of a Royal Farms convenience store on tracts 16-03-100A and 16-03-101 in Shamokin Dam Borough.

I will provide comments for your review by the Monday night meeting or in next month's agenda.

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

OLD PLANS

File #5587 Definitive Millworks New Building Project Land Development Plan; Chapman Township; Mid-Penn Engineering Corp. - Engineer

This plan is for the addition of a 4,320 sf (60'x72') raw lumber storage building on tract 05-04-110.

UNDER REVIEW BY MECK-TECH

We received a Time Extension Request Form for this project on July 27 of 90 days which would extend the time to November 12, 2022.

File #5605 Matthew Shirk Breeder Barn Land Development Plan; Center Township; Axtman Engineering, LLC - Engineer

This plan is for the construction of a breeder barn and storage building along with additional related infrastructure and stormwater facilities.

UNDER REVIEW BY MECK-TECH

File #5607 Mt. Pleasant Mills DG Stormwater Redesign; Perry Township; Larson Design Group - Engineer

This plan is for the redesign of the stormwater facilities for the Mt. Pleasant Mills Dollar General.

UNDER REVIEW BY MECK-TECH

NEW PLANS

File #5609 Wood Mode Solar Project LDP; Middlecreek Township; Arm Group LLC - Engineer

This plan is for a solar farm on the lands of Wood Mode, Inc. along with the re-subdivision of tracts 11-02-031B and 11-02-053.

UNDER REVIEW BY MECK-TECH

File #5610 Bluegrass Saw & Tool, Inc. Subdivision; Perry Township; All Points Land Surveys, Inc. - Surveyor

This plan is for the subdivision of tract 14-01-039/039A into two tracts Proposed Lot 2 will be 0.33 acres and the Residue Lot 1 will be 0.76 acres.

General Comments

1. All Certificates should be fully executed prior to approval.
2. In Note 3 Acres should be fixed.

File #5611 Breezy Meadows Mennonite Parochial School; Union Township; All Points Land Surveys, Inc. - Surveyor

This plan is for the subdivision of tract 14-01-039/039A into two tracts Proposed Lot 2 will be 0.33 acres and the Residue Lot 1 will be 0.76 acres.

UNDER REVIEW BY MECK-TECH

File #5612 Roy & Karen Brubaker Land Development Plan; Perry Township; All Points Land Surveys, Inc. - Surveyor

This plan is for the addition of a second home on the property of Roy & Karen Brubaker tract #14-10-116.

General Comments

1. All Certificates should be fully executed prior to approval.
2. Snyder County GIS should be contacted at (570) 374-5290 for an address for the new residence.

File #5614 James Fuhrman Subdivision Plan; West Beaver Township / McClure Borough; Wright Land Surveying, Inc. - Surveyor

This plan is for the subdivision of tract #20-04-002 into 2 tracts Proposed Lot 2 which is 75.956 acres and a 53.15 acre residual. Proposed Lot 2 will continue to be taxed based on acreage within the township and the borough.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The owners name appears to be incorrectly spelled in the Title Block.
3. The FEMA 50' from top of bank setback should be added to Note 2.
4. The Property Plan should show existing conditions and have the Tax Map number added for tract 09-07-017 along with showing the property line that will be removed as part of this plan per Section 403.B.5.

Plan Comments

1. Section 403.B.4 – Location Information

Distance to the nearest intersection and town should be added to the plan per this section.

2. Section 403.B.11 – Property Information

Per this section lot acreage should be shown excluding road or public rights-of-way. The Proposed Lot 2 should also provide the area of land within each municipality. This is required for taxing purposes.

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

File #5602 Howell Lot Addition Plan; Perry Township; Kreamer Survey Assoc., Inc. - Surveyor

This plan is for a 0.11 acre Lot Addition from the lands of Timothy & Jennifer Stahl to the lands of Mardeen & Sheree Howell.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Certificate can be amended to show Planning Director instead of Authorized Signer.

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.

Snyder County Planning Commission

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Report of the Planning Director

8-12-22 to 9-16-22

I. Meetings

8/16/22 – Route 522 Corridor Improvements Public Meeting

8/18/22 – Building Update Meeting

8/24-22 – MSATC Meeting (Bike / Ped)

8/31/22 – Dept. Head Meeting w/ Commissioners

9/12/22 – Route 522 Management Team Meeting

II. Subdivision Site Inspections

Misty Hollow – File #5465

Ephraim King – File #5501

III. Final Plan Approval Processing

File #5465 – Misty Hollow School LDP

File #5501 – Ephraim King LDP

File #5580 – Cleason & Miranda Aucker Subdivision

File #5599 – Donald Jones Lot Addition

File #5604 – Susan Zechman Subdivision

IV. Preliminary Plan Approval Processing

None

V. Sketch Plan Reviews by Staff

None

VII. Financial

A) Expense & Revenue Summary per Monthly Budget Report

	<u>Prior Year to Date</u>	<u>Current Year-to Date</u>
Expenses	\$ 67,471.71	\$ 76,285.00

B) General Fund Receipts (8/12/22 - 9/16/22)

	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
Subdivision Fees	\$14,240.00	\$ 2,175.00	\$ 16,415.00
Misc. Fees	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL	\$14,240.00	\$ 2,175.00	\$ 16,415.00

* Application fee for File #5605 has been added.

* Note this does not include \$150 not yet received for File #5613.

C) Escrow

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
\$1,898,206.95	\$ 6,000.00	\$579,818.32	\$1,324,388.63

D) Overall Expense vs. Revenue

<u>Expenses for Year</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Overall Expenses</u>
\$ 76,285.00	\$ 16,415.00	\$ 0.00	\$ 59,870.00

VIII. Special Planning Tasks

- We will begin the new Snyder County Greenway and Open Space Plan shortly – Laird Landscape Architects in conjunction with Stahl Sheaffer Engineering has been awarded the consultant contract.
- 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.

IX. Current Violations

Nick Hackenberg – We are currently reviewing if the latest email from Molly Hughes is adequate or if the requested letter should be sent.

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MEETING AGENDA

--REGULARLY SCHEDULED MEETING--

Monday, October 17, 2022

7:00 p.m.

Basement Meeting Room
Snyder County Courthouse
Middleburg, PA

1. CALL TO ORDER
2. PUBLIC COMMENT
3. APPROVAL OF THE SEPTEMBER 19, 2022 MEETING MINUTES.
4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES
 - A) Monthly Budget Report
 - B) Subdivision Review Report
 - C) Planning Office Report
5. OLD BUSINESS
6. NEW BUSINESS
 - A) 9/29/22 – Received notification of the Union-Chapman Regional Authority's NPDES Permit Renewal for their wastewater treatment facility.
 - B) 10/11/22 - Received the latest Escrow Account Statement showing a current balance of \$1,326,354.88.
 - C) 10/11/22 – A driveway is being added to 324 Grant Street in Middleburg. Should this be considered land development? The neighbor is concerned that stormwater will be directed toward her home and may cause damage.
 - D) 10/12/22 – Received notification from Midd-West School District of invoice for materials for their Ph. 3 Stadium project and released \$433,217.00 for payment of the invoice.
7. ADJOURNMENT

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TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: October 17, 2022

SUBJECT: Subdivision Review Meeting

The Subdivision Review Committee Work Session will be on Friday, October 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 OCTOBER 14, 2022:

File #5617 – Aubrey Alexander Toyota LDP – Monroe Twp.

File #5618 – Shade Haven Properties, LLC Lot Addition Plan – Center & Franklin Twps.

File #5619 – Sheetz Rebuild LDP – Monroe Twp.

cc: Snyder County Board of Commissioners

Tony Phillips, Chief Clerk

AxRunkle, Solicitor

Meck-Tech, Inc., PC Engineer

Snyder County Planning Commission

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PLANS ON THE AGENDA FOR THE OCTOBER 2022 MEETING:

SECTION A:

File #5617 – Aubrey Alexander Toyota LDP – Monroe Twp.

File #5619 – Sheetz Rebuild LDP – Monroe Twp.

SECTION B:

OLD PLANS:

1st Meeting

File #5587 – Definitive Millworks LDP – Chapman Twp.

June 2022

File #5611 – Breezy Meadows Mennonite School – Union Twp.

NEW PLANS:

File #5618 – Shade Haven Properties, LLC Lot Addition Plan – Center & Franklin Twps.

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

10-14-22

A. PLANS AND APPLICATIONS FROM MUNICIPALITIES WITH REGULATIONS:

File #5617 Aubrey Alexander Toyota Land Development Plan; Monroe Township; Mid-Penn Engineering, Inc. - Engineer

This plan is for a vehicle overflow storage area for Aubrey Alexander Toyota.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The SCPC Certificate and be amended to indicate the plan was received on October 13, 2022 and is File # 5617.

File #5619 Sheetz Rebuild LDP; Monroe Township; B.L. Companies, LLC – Engineer

This project is for the rebuild of the Sheetz Convenience Store located in Monroe Township.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Review Certificate should be amended to the following:

The Snyder County Planning Commission, as required by the Pennsylvania Municipalities Planning Code, has received a copy of this plan for review and comment on October 7, 2022. This does not indicate approval or disapproval of the plan by the Snyder County Planning Commission and the Planning Commission does not represent nor guarantee that this plan complies with the various ordinances, rules, regulations, or laws of the municipality, the Commonwealth, or the Federal Government

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

OLD PLANS

File #5587 Definitive Millworks New Building Project Land Development Plan; Chapman Township; Mid-Penn Engineering Corp. - Engineer

This plan is for the addition of a 4,320 sf (60'x72') raw lumber storage building on tract 05-04-110.

UNDER REVIEW BY MECK-TECH

We received a Time Extension Request Form for this project on July 27 of 90 days which would extend the time to November 12, 2022.

File #5611 Breezy Meadows Mennonite Parochial School; Union Township; All Points Land Surveys, Inc. - Surveyor

This plan is for the construction of a Parochial School on the property of Dean and Mary Lou Martin in Union Township.

UNDER REVIEW BY MECK-TECH

NEW PLANS

None

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

File #5618 Shade Haven Properties, LLC Lot Addition Plan; Center & Franklin Townships; D. Allen Hornberger PLS, LLC - Surveyor

This plan is for a land swap between Robert and Teresa Krahel and Shade Haven Properties, LLC. A lot addition of 1.581 acres from the Krahel's to Shade Haven Properties, LLC and a 0.781 lot addition from Shade Haven Properties, LLC to the Krahel's.

General Comments

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

Plan Comments

1. Section 402.B.5 & 6 – Draft Deeds.

Draft Deeds for the transfer of the add-on 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

9-16-22 to 10-14-22

I. Meetings

9/21/22 – 5 County Solid Waste Meeting
9/23/22 – Meeting with Commissioners / Gene Kreamer – Consolidation of Properties
9/28/22 – State Hazard Mitigation Plan Meeting
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II. Subdivision Site Inspections

9/20/22 – Inspect SWM Issue at Deb Goodlings home

III. Final Plan Approval Processing

File #5565 – Kline Hollow LDP
File #5588 – Walter & Darla Stauffer Subdivision

IV. Preliminary Plan Approval Processing

None

V. Sketch Plan Reviews by Staff

None

VII. Financial

A) Expense & Revenue Summary per Monthly Budget Report

	<u>Prior Year to Date</u>	<u>Current Year-to Date</u>
Expenses	\$ 77,372.56	\$ 88,998.29

B) General Fund Receipts (9/16/22 - 10/14/22)

	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
Subdivision Fees	\$ 16,415.00	\$ 700.00	\$ 17,240.00
Misc. Fees	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL	\$ 16,415.00	\$ 700.00	\$ 17,240.00

* Note this does not include \$150 not yet received for File #5617.

C) Escrow

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
\$1,324,388.63	\$ 2,000.00	\$68.75	\$1,326,319.88

D) Overall Expense vs. Revenue

<u>Expenses for Year</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Overall Expenses</u>
\$ 88,998.29	\$ 17,240.00	\$ 0.00	\$ 71,758.29

VIII. Special Planning Tasks

- We will begin the new Snyder County Greenway and Open Space Plan shortly – Laird Landscape Architects in conjunction with Stahl Sheaffer Engineering has been awarded the consultant contract.
- Begin review and update of the Snyder County Comprehensive Plan.
- Snyder County Point Person for the Susquehanna River Flood Inundation Mapping Interagency Project. Outreach from PaDEP has begun, and we will need to begin public outreach.
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MEETING AGENDA

--REGULARLY SCHEDULED MEETING--

Monday, October 17, 2022

7:00 p.m.

Basement Meeting Room
Snyder County Courthouse
Middleburg, PA

1. CALL TO ORDER
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3. APPROVAL OF THE SEPTEMBER 19, 2022 MEETING MINUTES.
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 - A) Monthly Budget Report
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6. NEW BUSINESS
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June 2022

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SECTION C:

None

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10-14-22

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9-16-22 to 10-14-22

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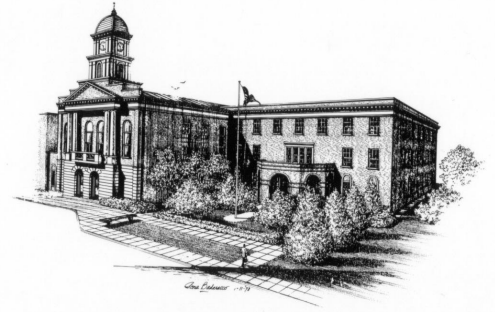
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MEETING AGENDA

--REGULARLY SCHEDULED MEETING--

Monday, October 17, 2022

7:00 p.m.

Basement Meeting Room
Snyder County Courthouse
Middleburg, PA

1. CALL TO ORDER
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7. ADJOURNMENT

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

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Fax: (570) 837-4345



TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: October 17, 2022

SUBJECT: Subdivision Review Meeting

The Subdivision Review Committee Work Session will be on Friday, October 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.

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June 2022

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10-14-22

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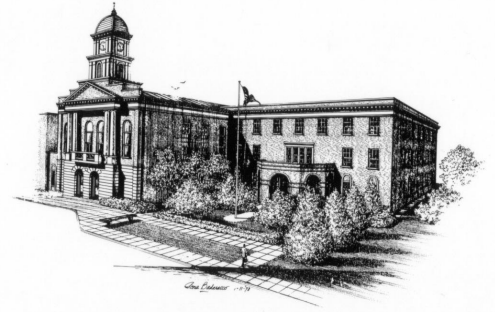
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7:00 p.m.

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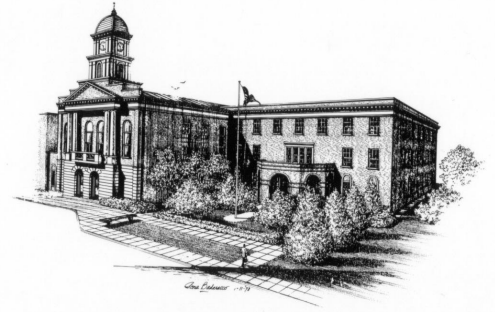
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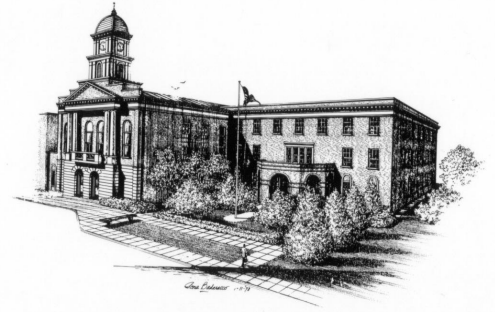
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Snyder County Planning Commission

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

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Fax: (570) 837-4345



TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: October 17, 2022

SUBJECT: Subdivision Review Meeting

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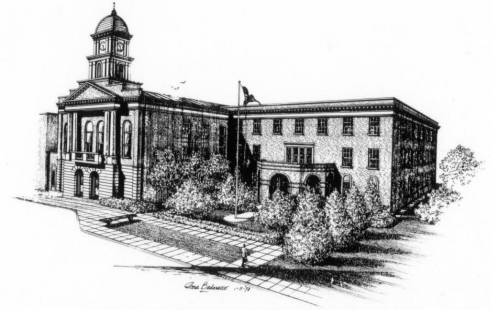
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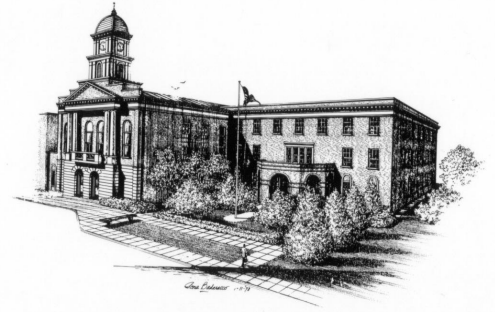
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7:00 p.m.

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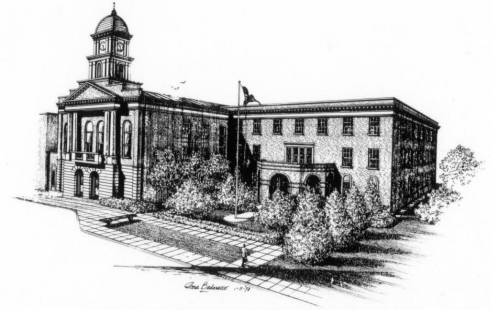
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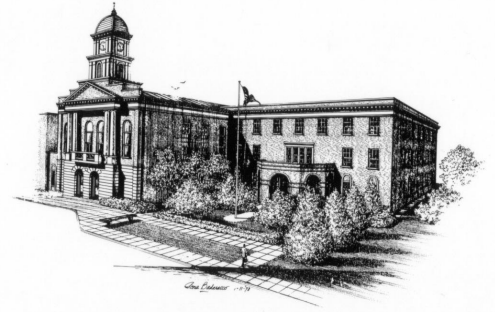
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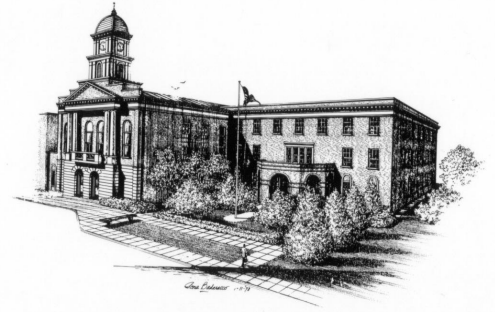
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Snyder County Planning Commission

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

Fax: (570) 837-4345



TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: October 17, 2022

SUBJECT: Subdivision Review Meeting

The Subdivision Review Committee Work Session will be on Friday, October 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 OCTOBER 14, 2022:

File #5617 – Aubrey Alexander Toyota LDP – Monroe Twp.

File #5618 – Shade Haven Properties, LLC Lot Addition Plan – Center & Franklin Twps.

File #5619 – Sheetz Rebuild LDP – Monroe 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 OCTOBER 2022 MEETING:

SECTION A:

File #5617 – Aubrey Alexander Toyota LDP – Monroe Twp.

File #5619 – Sheetz Rebuild LDP – Monroe Twp.

SECTION B:

OLD PLANS:

1st Meeting

File #5587 – Definitive Millworks LDP – Chapman Twp.

June 2022

File #5611 – Breezy Meadows Mennonite School – Union Twp.

NEW PLANS:

File #5618 – Shade Haven Properties, LLC Lot Addition Plan – Center & Franklin Twps.

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

10-14-22

A. PLANS AND APPLICATIONS FROM MUNICIPALITIES WITH REGULATIONS:

File #5617 Aubrey Alexander Toyota Land Development Plan; Monroe Township; Mid-Penn Engineering, Inc. - Engineer

This plan is for a vehicle overflow storage area for Aubrey Alexander Toyota.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The SCPC Certificate and be amended to indicate the plan was received on October 13, 2022 and is File # 5617.

File #5619 Sheetz Rebuild LDP; Monroe Township; B.L. Companies, LLC – Engineer

This project is for the rebuild of the Sheetz Convenience Store located in Monroe Township.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Review Certificate should be amended to the following:

The Snyder County Planning Commission, as required by the Pennsylvania Municipalities Planning Code, has received a copy of this plan for review and comment on October 7, 2022. This does not indicate approval or disapproval of the plan by the Snyder County Planning Commission and the Planning Commission does not represent nor guarantee that this plan complies with the various ordinances, rules, regulations, or laws of the municipality, the Commonwealth, or the Federal Government

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

OLD PLANS

File #5587 Definitive Millworks New Building Project Land Development Plan; Chapman Township; Mid-Penn Engineering Corp. - Engineer

This plan is for the addition of a 4,320 sf (60'x72') raw lumber storage building on tract 05-04-110.

UNDER REVIEW BY MECK-TECH

We received a Time Extension Request Form for this project on July 27 of 90 days which would extend the time to November 12, 2022.

File #5611 Breezy Meadows Mennonite Parochial School; Union Township; All Points Land Surveys, Inc. - Surveyor

This plan is for the construction of a Parochial School on the property of Dean and Mary Lou Martin in Union Township.

UNDER REVIEW BY MECK-TECH

NEW PLANS

None

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

File #5618 Shade Haven Properties, LLC Lot Addition Plan; Center & Franklin Townships; D. Allen Hornberger PLS, LLC - Surveyor

This plan is for a land swap between Robert and Teresa Krahel and Shade Haven Properties, LLC. A lot addition of 1.581 acres from the Krahel's to Shade Haven Properties, LLC and a 0.781 lot addition from Shade Haven Properties, LLC to the Krahel's.

General Comments

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

Plan Comments

1. Section 402.B.5 & 6 – Draft Deeds.

Draft Deeds for the transfer of the add-on 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

9-16-22 to 10-14-22

I. Meetings

9/21/22 – 5 County Solid Waste Meeting
9/23/22 – Meeting with Commissioners / Gene Kreamer – Consolidation of Properties
9/28/22 – State Hazard Mitigation Plan Meeting
9/29/22 - Department Head Meeting
10/4/22 – Recycling Meeting
10/7/22 – MPO Meeting
10/7/22 – County Planning Directors with SEDA-COG
10/12/22 – State Water Plan Meeting

II. Subdivision Site Inspections

9/20/22 – Inspect SWM Issue at Deb Goodlings home

III. Final Plan Approval Processing

File #5565 – Kline Hollow LDP
File #5588 – Walter & Darla Stauffer Subdivision

IV. Preliminary Plan Approval Processing

None

V. Sketch Plan Reviews by Staff

None

VII. Financial

A) Expense & Revenue Summary per Monthly Budget Report

	<u>Prior Year to Date</u>	<u>Current Year-to Date</u>
Expenses	\$ 77,372.56	\$ 88,998.29

B) General Fund Receipts (9/16/22 - 10/14/22)

	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
Subdivision Fees	\$ 16,415.00	\$ 700.00	\$ 17,240.00
Misc. Fees	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL	\$ 16,415.00	\$ 700.00	\$ 17,240.00

* Note this does not include \$150 not yet received for File #5617.

C) Escrow

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
\$1,324,388.63	\$ 2,000.00	\$68.75	\$1,326,319.88

D) Overall Expense vs. Revenue

<u>Expenses for Year</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Overall Expenses</u>
\$ 88,998.29	\$ 17,240.00	\$ 0.00	\$ 71,758.29

VIII. Special Planning Tasks

- We will begin the new Snyder County Greenway and Open Space Plan shortly – Laird Landscape Architects in conjunction with Stahl Sheaffer Engineering has been awarded the consultant contract.
- 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.

IX. Current Violations

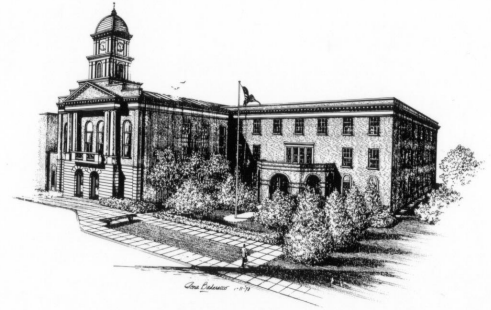
Nick Hackenberg – We are currently reviewing if the latest email from Molly Hughes is adequate or if the requested letter should be sent.

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MEETING AGENDA

--REGULARLY SCHEDULED MEETING--

Monday, November 21, 2022

7:00 p.m.

Basement Meeting Room
Snyder County Courthouse
Middleburg, PA

1. CALL TO ORDER
2. PUBLIC COMMENT
3. APPROVAL OF THE OCTOBER 17, 2022 MEETING MINUTES.
4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES
 - A) Monthly Budget Report
 - B) Subdivision Review Report
 - C) Planning Office Report – Request to waive Land Development until Phase 2 of the Snyder County EMA / Planning & Storage Facility Project.
5. OLD BUSINESS
6. NEW BUSINESS
 - A) 10/28/22 – Received notification from Midd-West School District of invoice for Installation of electrical and structures for light standards for their Ph. 3 Stadium project and released \$344,105.25 for payment after a quick inspection.
 - B) Where would you like the December meal to be? We will schedule having our meeting at the Snyder County East Building.
7. ADJOURNMENT

Snyder County Planning Commission

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TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: November 17, 2022

SUBJECT: Subdivision Review Meeting

The Subdivision Review Committee Work Session will be on Thursday, November 17, at 9:00 a.m. in the Planning Commission office, for those who wish to attend. The public is welcome to attend as well.

Thank you.

APPLICATIONS RECEIVED AS OF NOVEMBER 17, 2022:

File #5620 – Howard & Jane Bowers Lot Consolidation Plan – Shamokin Dam Borough

File #5621 – Airport Authority Hanger Addition – Monroe Township

File #5622 – The Evangelical Church of McClure Subdivision – McClure Borough

File #5623 – Debra & Phillip Womer Subdivision – Franklin Twp.

File #5624 – Curvin Martin LDP – Union Twp.

File #5625 – Kevin Yarger Subdivision

cc: Snyder County Board of Commissioners

Tony Phillips, Chief Clerk

AxRunkle, Solicitor

Meck-Tech, Inc., PC Engineer

Snyder County Planning Commission

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PLANS ON THE AGENDA FOR THE OCTOBER 2022 MEETING:

SECTION A:

File #5620 – Howard & Jane Bowers Lot Consolidation Plan – Shamokin Dam Borough

File #5621 – Airport Authority Hanger Addition – Monroe Township

File #5622 – The Evangelical Church of McClure Subdivision – McClure Boro

File #5624 – Curvin Martin LDP – Union Twp (Plan never submitted to County)

SECTION B:

OLD PLANS:

1st Meeting

None

NEW PLANS:

File #5623 – Debra & Phillip Womer Subdivision – Franklin Twp.

File #5625 – Kevin Yarger Subdivision

SECTION C:

None

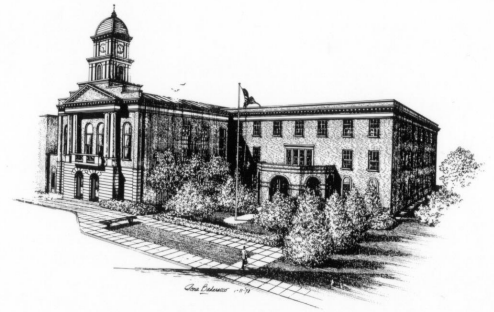
Grayed portions note that action is required at this meeting.

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SNYDER COUNTY PLANNING COMMISSION SUBDIVISION REVIEW COMMITTEE REPORT

11-17-22

A. PLANS AND APPLICATIONS FROM MUNICIPALITIES WITH REGULATIONS:

**File #5620 Howard & Jane Bowers Lot Consolidation Plan; Shamokin Dam Borough;
Meck-Tech Inc. - Surveyor**

This is for the consolidation of tracts 16-06-058 and 16-06-134 both owned by Howard and Jane Bowers.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Review Certificate should be amended to note the plan was received on October 18, 2022 and is SCPC File #5620.

**File #5621 Penn Valley Airport Hanger Addition LDP; Monroe Township; Meck-Tech
Inc. - Surveyor**

This is for the consolidation of an additional hangar on the property of Penn Valley Airport along with a taxiway and additional stormwater controls.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Review Certificate should be amended to note the plan was received on October 27, 2022 and is SCPC File #5621.
3. I do not see any Ownership information per Section 305.B.2.d

**File #5622 The Evangelical Church of McClure Subdivision Plan; McClure Borough;
Kreamer Survey Associates, Inc. - Surveyor**

This is for the subdivision of tract 09-01-224 into 2 tracts of land Lot 1 will contain 0.18 acres and have the church located on it. Lot 2 will have the home and will be 0.26 acres.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Review Certificate should be amended to note the plan was received on November 4, 2022 and is SCPC File #5622.
3. Setbacks should be shown per Section 4.053.
4. Note 4 should be amended to show that the front Building Setback should be 50' from the centerline of the roadway, the rest of the note is fine.

File #5624 Curvin & Lena Martin Land Development Plan; Union Township; D. Allen Hornberger Land Surveying, LLC. - Surveyor

This plan was submitted to Union Township prior to the Snyder County Planning Commission being granted the right to approve plans in the Township; however it was never submitted to the County. This plan has been reviewed as such with the Township granting approval.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Review Certificate as hand written is correct that the plan was received on November 10, 2022 and is SCPC File #5624.

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

OLD PLANS

None

NEW PLANS

File #5623 Debra & Phillip Womer Subdivision Plan; Franklin & Washington Townships; Kreamer Survey Associates, Inc. - Surveyor

This plan is for the subdivision of Tract 06-12-019 into 2 Lots, Proposed Lot 2 which will be 10.35 acres and a residual Lot 1 which will be ± 50 acres.

General Comments

1. All Certificates should be fully executed prior to approval.
2. Per Note #3, if the existing well is going to be utilized by both residences there should be easements and/or a legal agreement put in place to allow for maintenance to be done and water lines from the well to the Residual Lot 1 to be maintained. The Easements should be shown per Section 403.B.19, or the Agreement should be recorded and noted with deed book and page on the plan.

Plan Comments

1. Section 403.B.10 & 509 – Building Setbacks

Building Setback lines should be either shown or referenced on the plan.

File #5625 Kevin Yarger Subdivision Plan; Jackson Township; All Points Land Surveys Inc. - Surveyor

This plan is for the subdivision of tract 08-02-141 into 2 tracts. Proposed Lot 2 is 2.30 acres and the Residual tract is 37.26 acres.

General Comments

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

Plan Comments

1. 403.B.12 – Contours

Contours should be shown per this section.

2. 403.B.18 – Roadway information

Per this section width of pavement should be shown on the plan.

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

None

Snyder County Planning Commission

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Report of the Planning Director

10-14-22 to 11-17-22

I. Meetings

10/18/22 – Meeting with Jeremy to discuss pricing for office furniture.
10/31/22 – Meeting at A+ Office Outlet to review furniture for new office.
11/1/22 – Meeting with Rocky and Caleb about new office.
11/2/22 – Met with Jim Laird – Greenway and Open Space Plan.
11/16/22 – 5 County Solid Waste Plan Meeting

II. Subdivision Site Inspections

10/18/22 – Inspection at Keith Martin's
11/10/22 – McClure Dollar General Final Inspection

III. Final Plan Approval Processing

File #5587 – Definitive Millworks LDP
File #5609 – Wood Mode Solar Project
File #5610 – Bluegrass Saw and Tool, Inc. Subdivision

IV. Preliminary Plan Approval Processing

None

V. Sketch Plan Reviews by Staff

None

VII. Financial

A) Expense & Revenue Summary per Monthly Budget Report

	<u>Prior Year to Date</u>	<u>Current Year-to Date</u>
Expenses	\$ 86,553.40	\$ 94,847.89

B) General Fund Receipts (10/15/22 - 11/17/22)

	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
Subdivision Fees	\$ 17,540.00	\$ 1,775.00	\$19,315.00
Misc. Fees	\$ 0.00	\$ 3,107.75*	\$ 3,107.75
TOTAL	\$ 17,540.00	\$ 4,882.75	\$22,422.75

* Note this amount is for final invoice payment from #5560 Mt. Pleasant Mills DG, & #5501 Ephraim King.

C) Escrow

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
\$1,326,319.88	\$ 3,000.00	\$783,003.50	\$ 546,316.38

D) Overall Expense vs. Revenue

<u>Expenses for Year</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Overall Expenses</u>
\$ 94,847.89	\$22,422.75	\$ 5,681.25	\$ 66, 743.89

VIII. Special Planning Tasks

- We will begin the new Snyder County Greenway and Open Space Plan shortly – Laird Landscape Architects in conjunction with Stahl Sheaffer Engineering has been awarded the consultant contract.
- 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.

IX. Current Violations

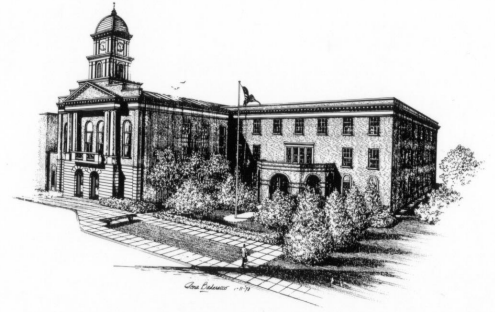
None

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MEETING AGENDA

--REGULARLY SCHEDULED MEETING--

Monday, December 19, 2022

7:00 p.m.

Marzoni's Brick Oven & Brewing Co.
834 N. Susquehanna Trail
Selinsgrove, PA

1. CALL TO ORDER
2. PUBLIC COMMENT – Luke Teller – Shady Brook Campground – Beaver Twp.
3. APPROVAL OF THE NOVEMBER 21, 2022 MEETING MINUTES.
4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES
 - A) Monthly Budget Report
 - B) Subdivision Review Report
 - C) Planning Office Report
5. OLD BUSINESS
6. NEW BUSINESS
 - A) 10/28/22 – Received notification from Midd-West School District of invoice for Installation of electrical and structures for light standards for their Ph. 3 Stadium project and released \$344,105.25 for payment after a quick inspection.
7. ADJOURNMENT

Snyder County Planning Commission

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TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: December 16, 2022

SUBJECT: Subdivision Review Meeting

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

Thank you.

APPLICATIONS RECEIVED AS OF DECEMBER 16, 2022:

File #5626 – Gerald & Wyona Lauver Subdivision – Perry Twp.

File #5627 – Snyder County Commissioners Lot Consolidation – Middleburg Borough

File #5628 – LUV Car Wash LLC LDP – Monroe Twp.

cc: Snyder County Board of Commissioners

Tony Phillips, Chief Clerk

AxRunkle, Solicitor

Meck-Tech, Inc., PC Engineer

Snyder County Planning Commission

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PLANS ON THE AGENDA FOR THE DECEMBER 2022 MEETING:

SECTION A:

File #5628 – LUV Car Wash LLC LDP – Monroe Twp.

SECTION B:

OLD PLANS:

1st Meeting

None

NEW PLANS:

File #5626 – Gerald & Wyona Lauver Subdivision – Perry Twp.

SECTION C:

None

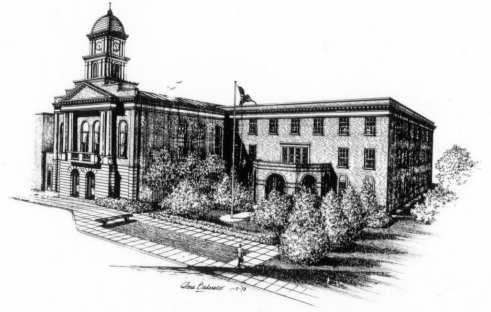
Grayed portions note that action is required at this meeting.

Snyder County Planning Commission

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SNYDER COUNTY PLANNING COMMISSION SUBDIVISION REVIEW COMMITTEE REPORT

12-16-22

A. PLANS AND APPLICATIONS FROM MUNICIPALITIES WITH REGULATIONS:

File #5628 LUV Car Wash LLC Land Development Plan; Monroe Township; Stonefield Engineering and Design, LLC - Engineer

This is for the construction of a car wash on tracts 12-10-131 and 12-10-132 located in Monroe Township. The development includes off street parking, trash enclosure, signage, landscaping, lighting, utilities, drainage improvements and other related features.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Review Certificate should be amended to note the plan was received on December 13, 2022 and is SCPC File #5628.
3. The Demolition Plan Limits of Disturbance does not appear to encompass the area where the existing dwellings gas line is to be cut and capped at the property line. The LOD should be extended to the property line for this.

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

OLD PLANS

None

NEW PLANS

File #5626 Gerald & Wyona Lauver Subdivision Plan; Perry Township; D. Allen Hornberger Land Surveying, Inc. - Surveyor

This plan is for the subdivision of Tracts 14-11-010, 14-11-010A, 14-11-010B, 14-11-010C into 2 Lots, Proposed Non-Building Lot 1 and a Residual. Proposed Lot 1 will be 5.095 acres, and the residual Lot will be \pm 108.60 acres.

Waiver Requests

1. Section 403.B.12 - Contours. This waiver should be added to the plan per Section 403.B.23.

General Comments

1. All Certificates should be fully executed prior to approval.
2. Are there existing HOP's and are the Permit numbers known? If not please add the HOP Note from Section 403.B.30.
3. A Maintenance and Use Agreement for the use of the existing well should be submitted for review by the Planning Commission Solicitor. Easements should also be considered per Section 510.

Plan Comments

1. Section 403.B.12 – Contours

Contours should be shown per this section. If the plan will be too cluttered with the addition of contours and a waiver is requested it should be per Section 403.B.23. A waiver has been Requested.

2. Section 403.B.14 – Septic Location

On-Lot septic locations should be shown per this section.

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

File #5627 Snyder County Commissioners Lot Consolidation Plan; Middleburg Borough; Kreamer Survey Associates, Inc. - Surveyor

This plan is for the consolidation of tracts 10-01-092, 093, 094, 095, 096, 097, & 098 into one tract. All tracts are owned by the Snyder County Commissioners.

General Comments

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

Snyder County Planning Commission

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Report of the Planning Director

11-17-22 to 12-16-22

I. Meetings

10/18/22 – Meeting with Jeremy to discuss pricing for office furniture.
10/31/22 – Meeting at A+ Office Outlet to review furniture for new office.
11/1/22 – Meeting with Rocky and Caleb about new office.
11/2/22 – Met with Jim Laird – Greenway and Open Space Plan.
11/16/22 – 5 County Solid Waste Plan Meeting

II. Subdivision Site Inspections

10/18/22 – Inspection at Keith Martin's
11/10/22 – McClure Dollar General Final Inspection

III. Final Plan Approval Processing

File #5587 – Definitive Millworks LDP
File #5609 – Wood Mode Solar Project
File #5610 – Bluegrass Saw and Tool, Inc. Subdivision

IV. Preliminary Plan Approval Processing

None

V. Sketch Plan Reviews by Staff

None

VII. Financial

A) Expense & Revenue Summary per Monthly Budget Report

	<u>Prior Year to Date</u>	<u>Current Year-to Date</u>
Expenses	\$ 86,553.40	\$ 94,847.89

B) General Fund Receipts (11/17/22 - 12/16/22)

	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
Subdivision Fees	\$ 17,540.00	\$ 1,775.00	\$19,315.00
Misc. Fees	\$ 0.00	\$ 3,107.75*	\$ 3,107.75
TOTAL	\$ 17,540.00	\$ 4,882.75	\$22,422.75

* Note this amount is for final invoice payment from #5560 Mt. Pleasant Mills DG, & #5501 Ephraim King.

C) Escrow

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
\$1,326,319.88	\$ 3,000.00	\$783,003.50	\$ 546,316.38

D) Overall Expense vs. Revenue

<u>Expenses for Year</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Overall Expenses</u>
\$ 94,847.89	\$22,422.75	\$ 5,681.25	\$ 66, 743.89

VIII. Special Planning Tasks

- We will begin the new Snyder County Greenway and Open Space Plan shortly – Laird Landscape Architects in conjunction with Stahl Sheaffer Engineering has been awarded the consultant contract.
- 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.

IX. Current Violations

None