

Snyder County Planning Commission

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

Phone: (570) 837-4257

Fax: (570) 837-4345

REGULAR SCHEDULED MEETING

-Minutes-

01/18/2022

ATTENDANCE:

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

Guests:

William Martin

Staff:

Jeremiah Runkle, AxRunkle
Lincoln Kaufman, Planning Director

1. CALL TO ORDER:

Vice Chairman John Cramer called the meeting to order at 7:05 p.m.

Election of officers for 2022. Nominating committee met via phone; Bobby spoke with Max Gemberling for chair, John Cramer for vice chair. Greg Gargus to continue as secretary/treasurer. Motion to close by Dave. Second by Greg. Motion Carried.

2. PUBLIC COMMENT: None

3. APPROVAL OF MINUTES:

Bobby moved to approve the minutes from the December 20, 2021 meeting. Second by Andy. Motion Carried.

4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES:

A.) Financial:

Filed in normal fashion.

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

File # 5558 – Conestoga Wood Specialties Subdivision Plan; Beavertown Boro.

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.

Greg moved to acknowledge file #5557. Second by Dave. Motion Carried.

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

OLD PLANS

File # 5551 – Martin’s Archery Preliminary LDP; Perry & Washington Townships

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

Waivers Requested:

Section 403.B.16 – Waiver has been requested to allow graded areas on the plan to be shown at 1” = 60’.

Section 505.B.7 – A waiver has been requested to allow the proposed driveway to be wider than 24’ at the right-of-way line.

Section 517 – a waiver has been requested to not provide any landscaping as part of this project.

Dave move to grant the waivers. Second by Bobby. Motion Carried.

Greg moved to conditional file #5551. Second by Andy. Motion Carried.

File # 5552 – Penn Dairy, LLC LDP; Jackson Township

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. Was received Friday at the end of the day. Mike has not had a chance to review it.

Bobby moved to table file #5552. Second by Greg. Motion Carried.

NEW PLANS

NONE

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

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

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

Greg moved to acknowledge file #5557. Second by Bobby. Motion Carried.

5. OLD BUSINESS – None

6. NEW BUSINESS

- 1) 12/28/21 – The County Commissioners reappointed Ashley, Dave & Greg to another term as Planning Commission members.
- 2) 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.
- 3) 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.

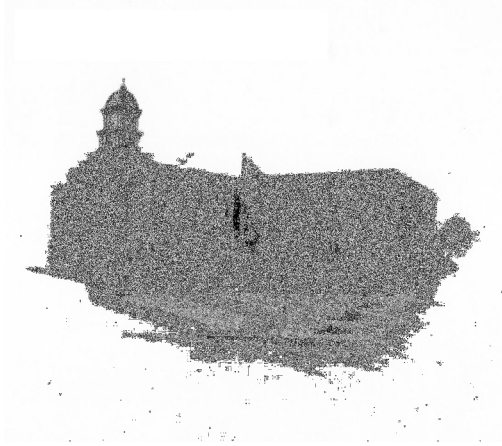
Franquet letter went out either the 11th or 12th. There is discussion between Mike and the Franquet's consultant. Depending on what they are going to do is how we will handle it.

Letter needs to be sent to Nick Hackenberg.

Lincoln needs a letter from contractor as final bill from Midd-West school district to release the remaining money in escrow to them.

RFP out for the greenway and open space plan. Wants more clear budget and steering committee. Wants one person from this board to join. Someone from one school district.

Vice Chairman John Cramer declared the meeting adjourned at 7:34 p.m.



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REGULAR SCHEDULED MEETING

-Minutes-

02/22/2022

ATTENDANCE:

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

Guests:

Travis Martin, Livic Civil
William Owen, Penntex Ventures, LLC
Cory Peterson, Livic Civil
Mike Thomas, Meck-Tech
Charlie Axtman, Axtman Engineering
Steven ElSayed
MHuat Hakka, Penn Diary

Staff:

Jeremiah Runkle, AxRunkle
Lincoln Kaufman, Planning Director

1. CALL TO ORDER:

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

2. PUBLIC COMMENT:

Charlie Axtman – Stephen Elsayed is wanting to complete a Land Development Plan with 3 separate commercial buildings. 2 front walnut and 1 fronts 104. 60x60 lease space for garage will have 104 access, penndot has been out to verify site distance of existing driveway penndot use as preliminary. Second is a Small ice cream shop 30x40, has permits from township. 96x50 mini storage unit. Owner would prefer a subdivision of 3 lots, this would allow him to sell in the future if he wishes. Public water, Public sewer, has plenty of capacity. Would have a few waivers requests and Charlie was given a few suggestions for plans.

3. APPROVAL OF MINUTES:

Greg moved to approve the minutes from the January 18, 2022 meeting. Second by John. Motion Carried.

4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES:

A.) Financial:

Filed in normal fashion.

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

NONE

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

OLD PLANS

File # 5552 – Penn Dairy, LLC Land Development Plan; Jackson Twp.

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.

Cory Peterson – Livic Civil – Penn Dairy add proposed warehouse addition and modify secondary driveway.

Waiver Requests

Section 201: Request to submit a final plan without first submitting a preliminary plan. Motion made by John to accept this waiver. Second by Greg. Motion Carried.

Section 505.B.2 – Driveways shall be limited to one per lot per road frontage. The Planning Commission may provide more than one driveway access for non-residential developments if it can be documented that an additional access is necessary for safety. **A note with justification for maintaining more than one access was added to the plan.**

Motion made by Betsy to accept this waiver. Second by Ashley. Motion Carried.

Section 217: Shrubs should be provided as part of the landscaping requirement. Motion made by John to accept this waiver with a modification for landscaping. Second by Andy. Motion Carried.

Dave moved to conditionally approve file #5552 pending comments addressed in the Meck-Tech letter dated 2/22/2022 and parking and easement. Second by Ashley. Motion Carried.

NEW PLANS

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

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.

John moved to table file #5559. Second by Betsy. Motion Carried.

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

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.

Travis Martin from Livic Civil – LDP Dollar General, part of a proposed subdivision plan. Access will be off 104, Shared access between lot and neighboring lot under penn-dot review. A few details to work through between Mike and Travis. Jeremiah has agreements to review.

Per comment #7 on letter dated 2/22/2022 from Meck-Tech – GIS is in favor of having no road sign at entrance. Travis has an email from Sue. Ashley made a motion to accept to not have a road sign. Second by Andy. Motion Carried.

Waiver Requests:

Section 201; request to submit a final plan without first submitting a preliminary one. Motion made by Betsy to accept this waiver. Second by Ashely. Motion Carried.

Section 403.B.5 – request to not have a tract map. Justification is that the plan view provides all the necessary information that is required on a tract map. John made a motion to accept this waiver as long as the line and bearing be added to page C201 and comment 5 recommendation from Meck-Tech is satisfied. Second by Greg. Motion Carried.

Section 516.B.5 – reduce the number of parking spaces from 47 to 32 and a 2 minimum hitching post area. Motion made by Greg to accept waiver. Second by John. Motion Carried.

Greg moved to conditionally approve file #5560 per storm water cleanup work through Mike and Travis. Second by Ashley. Motion Carried.

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

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

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

Greg moved to acknowledge file #5561. Second by Ashley. Motion Carried.

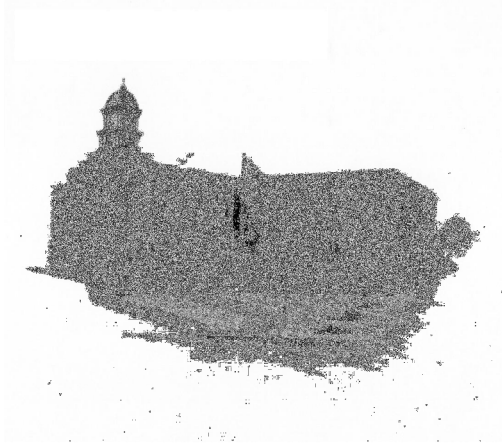
5. OLD BUSINESS – None

6. NEW BUSINESS

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

8:29 enter into Executive Session to discuss 2 possible litigations. 9:37 out of executive session
A motion for the planning commission to file a complaint with the Professional Engineers, Land Surveyors and Geologists board regarding plans submitted #5501. Motion made by John. Second by Greg. Motion Carried.

Chairman Max Gemberling declared the meeting adjourned at 9:42 p.m.



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REGULAR SCHEDULED MEETING

-Minutes-

03/21/2022

ATTENDANCE:

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

Guests:

Ryan Hoag (Dynamic Energy)
Todd Smith (MWSD)
Thomas Metz (Collins Construction)
Mike Messimer (Kline Hollow Property)

Staff:

Jeremiah Runkle, AxRunkle
Lincoln Kaufman, Planning Director

1. CALL TO ORDER:

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

2. PUBLIC COMMENT: Beaver Township Solar – Ryan Hoag
Washington East Solar – Ryan Hoag
Washington East Solar – Ryan Hoag

Solar development company out of Chester pa. Has been in production around 15 years. Goal is to have planning commission have review and agree what Lincoln and Beau have confirmed for Land Development Exemption. Two facilities are 70-80 acres and one is 140-160 acres. Limit of use of acre use around there. Limited by utility lines. Target around utilities and compacity threshold. Panels are anchored by eye beam every 6-8 feet in the ground, no disturbance. Vegetarian control under the panel is standard maintenance contract with local company. Low growth vegetation. Same site maintenance group can do the clean of the surface of panels, however it is usually not necessary i.e. snow, ice, dust. Cleaning is infrequent 5-10 year time frame. Reflectivity – significant improvement in the panels construction, do not see an issue with any property owners adjacent to these locations. Life expectancy of panels is 20-40 years. Panels have a 20-25 years manufacturer warranty with 80% productivity as much as day one. There is a decommission requirement after the project. If current company is not around then their successor has an obligation to restore land to existing or better condition. DEP has regulations as far as doing storm water. There are around 10 different criterias to meet, if met stormwater isn't an issue. Going through NPDES with DEP currently, the Beaver Twp is near the end. All will have a stormwater component. No buildings, substation on a gravel pad. No permanent structures. 7 ft fence around. Feeding into direct line. Would like to see contract expired info, to have something for in the file for future reference. But legally doesn't have to provide that. There is no paving or buildings being put on any of the 3 sites. Planning commission determined it is not considered Land Development. No zoning. John made a motion that Planning Commission determines that the proposal we received and info given isn't Land Development within the saldo. Second by Dave. Motion Carried.

3. APPROVAL OF MINUTES:

Dave moved to approve the minutes from the February 22, 2022 meeting with correction on call to order. Second by Betsy. Motion Carried.

4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES:

A.) Financial:

Filed in normal fashion.

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

File # 5564 – Faylor Lake improvements LDP; Spring Township

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.

Bobby acknowledged file #5564. Second by John. Motion Carried.

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

OLD PLANS

NONE

NEW PLANS

File # 5562 – Kerstetter / Moyer Subdivision Plan: Chapman/Union Twp.

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.

Submit easement to us so Jeremiah has a chance to look over them.

Bobby moved to conditional approval file #5562. Second by Dave. Motion Carried.

File # 5563 – Kelly Weaver Subdivision Plan; Washington Twp.

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.

Needs to be tested or ask for a waiver of sewage.

Conditional approval is granted with a condition of a waiver request for sewage to Lincoln which he is authorized to grant.

John moved to conditionally approve file #5563. Second by Betsy. Motion Carried.

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

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

Had septic and well to it of a trailer that was torn down. Overflow for warehouse for stock. Building permit has been addressed. Use existing septic with a test.

UNDER REVIEW BY MECK-TECH

John moved to table file #5565. Second by Bobby. Motion Carried.

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

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.

Soccer field is higher than stadium, stadium to parking is terraced as well. Seating on home side is 1,473/ 771 seats on visitor. Both have press box and score board. Behind bleachers will be fenced. Ran a sewer and water line. Comes from front of elementary school. Stubbed on site now. Water is on site to. Private lateral is fine with water authority. Warrantey of turn is 7 years. Replacement cost depends on equipment underneath \$500,000-\$700,000

UNDER REVIEW BY MECK-TECH

Dave moved to conditionally approve file #5566. Second by John. Motion Carried.

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

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 residual Lot 1 which will be 101.28 acres.

Sewage waiver requested. Conditional approval is granted with a condition of a waiver request for sewage to Lincoln which he is authorized to grant.

John moved to conditionally approve file #5567. Second by Bobby. Motion Carried.

File # 5568 – Loss / Sprenkle Subdivision Plan; Center Twp.

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.

Dave moved to conditionally approve file #5568. Second by Bobby. Motion Carried.

File # 5569 – Randy & Susan Dock LDP; Washington Township

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

Some issues with stormwater and need to have Mike review. 250 ft from property line, does not know what the drainage areas are.

Waiver Requests

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

Section 517 – the planning commission may consider requiring landscaping/screening in this area or a waiver may be requested by the applicant.

John made a motion to grant a waiver for Section 201 to submit final plan without first submitting a preliminary plan. The Planning Commission does not intend to require landscaping. Second by Bobby. Motion Carried.

Dave made a motion to table File #5569. Second by Betsy. Motion Carried.

UNDER REVIEW BY MECK-TECH

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

NONE

5. OLD BUSINESS – None

6. NEW BUSINESS

- 1) 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.

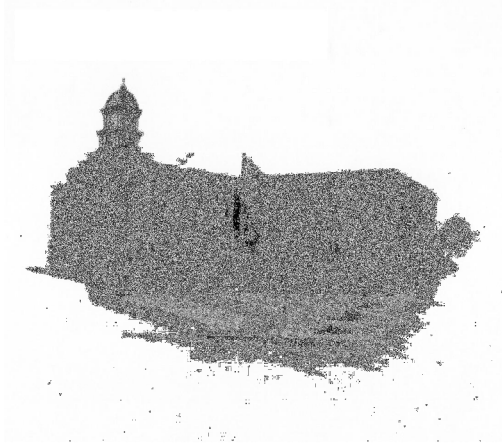
Campground of Justin Maust. Penn Dot will not allow anything for more than his personal use. Not be utilized for a campground. Access directly on the highway. Said absolutely not. No campground.

Lincoln saw nothing on the Spring Township Zoning Ordinance.

Ethics commission paperwork for each planning commission member.

Prop Training for recycling this past week. Info on recycling and future.

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



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REGULAR SCHEDULED MEETING

-Minutes-

04/18/2022

ATTENDANCE:

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

Guests:

Thomas Metz (Collins Construction)
Mike Messimer (Kline Hollow Property)
Charlie Axtman (Axtman Engineering)
Steven El Sayed
Daryl Yount

Staff:

Jeremiah Runkle, AxRunkle
Lincoln Kaufman, Planning Director

1. CALL TO ORDER:

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

2. PUBLIC COMMENT: Discussion with Mr. Darryl Yount about his property located at 6491 Route 522 in Kreamer, tract #11-02-110. Mr. Yount has been working with Axtman Engineering with some ideas for the property. He discussed that he is considering a possible expansion of up to 1,000 sf and/or may add a second story to the property; however he wanted some input from the Planning Commission on what would be necessary depending on which route he decided to go. He would also be considering paving the parking area and wanted to know if this would require a submission for Land Development approval. It was determined, after discussion, that a Sketch Plan of his final determination of improvements should be submitted to the Planning Commission for a determination of the necessity for a submission for Land Development Approval.

3. APPROVAL OF MINUTES:

John moved to approve the minutes from the March 18, 2022 meeting. Second by Bobby. Motion Carried.

4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES:

A.) Financial:

Filed in normal fashion.

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

File # 5570 – Mihalik Lot Addition Plan; Monroe Twp.

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.

Bobby acknowledge file #5570. Second by Dave. Motion Carried.

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

This plan is for the combination of 3 tracts of land all owned by Mr. Weaver into 2 tracts of land. Tract 12-11-244 will be subdivided into 2 tracts and a portion will be combined with tract 12-11-243 along with a portion of the unopened ally in the rear of the property, and another portion will be combined with tract 12-11-248.

Bobby acknowledge file #5574. Second by Dave. Motion Carried.

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

OLD PLANS

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

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

UNDER REVIEW BY MECK-TECH

Dave tabled file #5565. Second by John. Motion Carried.

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

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

UNDER REVIEW BY MECK-TECH

Bobby tabled file #5569. Second by Joe. Motion Carried.

NEW PLANS

File # 5571 – Steven Elsayed Land Development Plan; Center Twp.

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

John moved to table file #5571. Second by Dave. Motion Carried.

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

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.

Greg moved to conditionally approve file #5572. Second by John. Motion Carried.

File # 5573 – Ewing Irrevocable Trust Subdivision Plan; West Beaver Twp.

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 ± 97.21 acres.

Joe moved to conditionally approve file #5573. Second by Dave. Motion Carried.

UNDER REVIEW BY MECK-TECH

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

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

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).

John moved to acknowledge file #5575. Second by Dave. Motion Carried.

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

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.

John moved to acknowledge file #5576. Second by Dave. Motion Carried.

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

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.

John moved to acknowledge file #5577. Second by Dave. Motion Carried.

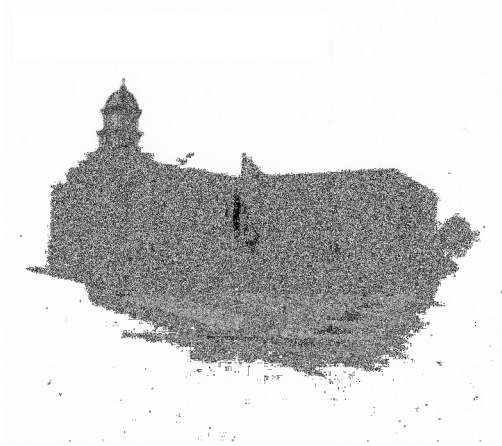
Executive Session began at 8:26 and ended at 8:36.

5. OLD BUSINESS – None

6. NEW BUSINESS

- 1) 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.

Chairman Max Gemberling declared the meeting adjourned at 8:55 p.m.



Snyder County Planning Commission

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REGULAR SCHEDULED MEETING

-Minutes-

05/16/2022

ATTENDANCE:

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

Guests:

Mike Messimer (Kline Hollow Properites)
Thomas Metz (Collins Construction)
Matt Miller
Mike Thomas (Meck-Tech)
Trevor Hess (Meck-Tech)

Staff:

Beau Hoffman, AxRunkle
Lincoln Kaufman, Planning Director

1. CALL TO ORDER:

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

2. PUBLIC COMMENT: 10 acre tract with 2 acre adjoining. Would like to subdivide 2 acres and house and sell. Then build on remaining. More than 4 houses on right of way it is no longer a private lane and needs to be a private road. 18 ft wide and 2 ft berm = lane. Asking a waiver to go ahead without having to widen the lane to 22ft. 2 small streams have to cross. 9 properties originally, now only 7, two have access to another right of way.

Issues are cost, dep, soil conservation,

Beau met with him, it's existing condition already. Existed in this state with several users for some time. We've granted waivers as long as we see a shared maintenance, drainage and access plan.

If this doesn't trigger an upgrade to the road what in the future would trigger an upgrade.

Potential upgrade. Every time to get a new lot. Minimum of getting the right of way use and maintenance agreement.

One time only limited waiver, made clear.

Spoke with neighbors that are using it and no one has any issues. Narrowest spots roughly 12 ft.

Have mike and lincoln go out and walk with Matt Miller.

John made a motion for Lincoln and mike go out and take a physical review of facts on the ground and let the commission know if based on review if you think the waiver will be appropriate. Report back next month. Second by Greg. Motion Carried.

3. APPROVAL OF MINUTES:

Bobby moved to approve the minutes from the April 18, 2022 meeting. Second by Ashley. Motion Carried.

4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES:

A.) Financial:

Filed in normal fashion.

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

File # 5582 – Janet Walter Land Development Plan; McClure Borough

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

Status of McClure planning commission – It used to be a boro council, told through email and be planning commission. Matt and Greg worked to get their whole ordinance developed in the 90's and bring up to date. Enacted during dollar general project.

Formed a planning commission? But have not seen anything formally. It's up to McClure boro council.

John acknowledge file #5582. Second by Greg. Motion Carried.

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

OLD PLANS

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

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.

Did receive a copy of the E&S permit approval letter as of today. No public interest for the developer's agreement. Estimated cost to build is around \$200,000. He has the lumber and steel ready to go.

Here and other municipalities have always bonded with land development. Body has to be given an extension or deny it. Historic stuff has been considered in the base. Recent and related to this project. Farther back less consideration.

Stormwater – waiver based on history. Proposed is over 12,000

Consultant asked for an extension to the June 20th meeting.

John Accept extension until June 20th meeting. Second by Greg. Motion Carried.

Bobby tabled file #5565. Second by John. Motion Carried.

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

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.

Plan has been withdrawn.

File # 5571 – Steven Elsayed Land Development Plan; Center Township

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

Greg tabled file #5571. Second by John. Motion Carried.

NEW PLANS

File # 5578 – B.J. & E – Boyer Farm Subdivision Plan; Washington Township

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.

Bobby moved to conditionally approve file #5578. Second by Andy. Motion Carried.

File # 5580 – Cleason & Miranda Auken Subdivision Plan; Chapman Township

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.

John moved to conditionally approve file #5580. Second by Greg. Motion Carried.

File # 5581 – James & Judith Skinner Family Protection Trust Subdivision; Perry Township

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.

Bobby moved to conditionally approve file #5581. Second by Ashley. Motion Carried.

UNDER REVIEW BY MECK-TECH

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

File # 5579 – Anthony & Julia Weaver Lot Addition Plan; Union Township

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

John moved to acknowledge file #5579. Second by Bobby. Motion Carried.

5. OLD BUSINESS – None

6. NEW BUSINESS

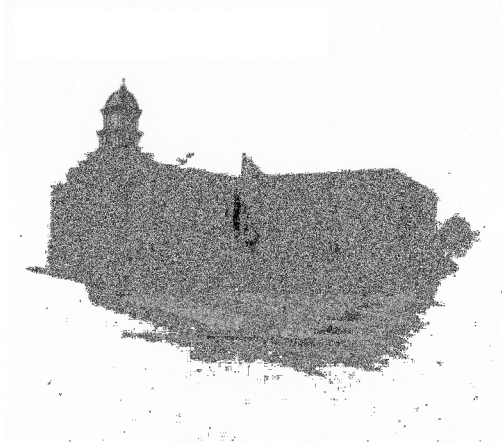
- 1) 5/10/22 – Received our latest Escrow Account Statement. Current balance is shown as \$140,492.70. This matches what I have other than the adding \$35 that was supposed to have been removed from our account that never was.

Lincoln attended a meeting on solar – the County was approached about leasing ground (17 acres) by Faylor Lake. The ground has a lot of good soils for farming. Eastern side is rocky. Isn't part of other solar farms. Received Beaver solar plan in spring twp. Spring has solar in ordinance and has to submit to Planning Commission as well. Separate from what we have been exposed to originally.

RFP from the greenway and open space plan is out and has a few comments.

522 corridor. Partnered with seda cog and had public first meeting. Areas from green bridge to industrial park. Main intersections are 18th & 522, University and 522, Clifford road and 522. Provided recommendations.

Chairman Max Gemberling declared the meeting adjourned at 8:22 p.m.



Snyder County Planning Commission

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

Phone: (570) 837-4257

Fax: (570) 837-4345

REGULAR SCHEDULED MEETING

-Minutes-

06/20/2022

ATTENDANCE:

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

Guests:

Mike Messimer
Bryan Gill
Dalton Gill
Kassidy Goldshmit
Steven Elsayed

Staff:

Jeremiah Runkle, AxRunkle
Mike Thomas, Meck-Tech
Trevor Hess, Meck-Tech
Lincoln Kaufman, Planning Director

1. CALL TO ORDER:

Vice Chairman John Cramer called the meeting to order at 7:04 p.m.

2. PUBLIC COMMENT:

Mr. Bryan Gill spoke about the possible purchase of a property and his ability to construct a garage on the premises. A home had been located on the property but it burned down he and his son would like to purchase the property and construct a personal garage with the possibility of later constructing a home attached to the garage. After discussion the planning commission along with their consultants determined that the construction is allowable. Mr. Gill should send a letter / email to the planning director detailing what they would like to do and he can write a letter confirming it's allowable.

3. APPROVAL OF MINUTES:

Joe moved to approve the minutes from the May 16, 2022 meeting. Second by Bobby. Motion carried.

4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES:

A.) Financial:

Filed in normal fashion.

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

File # 5585 – Spring Solar 1, LLC LDP; Spring Township

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.

Dave acknowledge file #5585. Second by Bobby. Motion carried.

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

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

Dave acknowledge file #5593. Second by Bobby. Motion carried.

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

This plan is for the subdivision of tract 17-05-002D. Lot A will then be a 0.34 acre lot addition to other lands of Mr. Murphy's and the residual will be 2.77 acres.

Dave acknowledge file #5596. Second by Bobby. Motion carried.

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

OLD PLANS

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

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.

Mr. Messimer discussed his plan and the comments of the items received on June 8, 2022 with the planning commission and reviewing engineer Mike Thomas. After discussion of the waiver requested for Sections 514.A and 514.B to not provide stormwater management and to not count stone as impervious, were withdrawn. Mike will reach out to Mr. Metz to go over stormwater so that Mr. Metz will know exactly what will need to be considered impervious and what Mr. Messimer discussed as areas to have macadam removed so it will not be necessary to be in the calculations. After discussions comment number 9 goes away.

3 Waivers were granted by the planning commission. The waivers were for Section 201 to allow a final plan without needing to submit a preliminary plan, Section 504.B.7 to allow a width of greater than 24' at the right-of-way line, and of Section 517 to allow the existing trees to be counted as the necessary landscaping with no other landscaping being required.

Mr. Messimer granted the planning commission an extension to the July 18, 2022 meeting.

Greg tabled file #5565. Second by Bobby. Motion carried.

File # 5571 – Steven Elsayed LDP; Center Twp.

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.

Comments were discussed along with letters provided by utility companies. Mr. Elsayed noted that PPL was not very helpful. Jeremiah and Mike noted to Mr. Elsayed to make sure that all existing easements from utility relocations are being extinguished. Joe let Mr. Elsayed know that if he had trouble contacting the correct department to reach out to him as he has a contact that will be able to help his reached the proper person to get the situation resolved. Mr. Elsayed was also made aware of potential constructability issues with wall construction near the property to the west of his, which

he understood and is okay with the risk.

The following 5 waivers were granted along with motions and second with all motions carried:

Section 201 – to not have to submit a preliminary plan – Bobby 2nd Ashley

Section 505.B.2 – To allow more than 1 driveway per lot – Bobby 2nd Ashley

Section 505.B.7 – To allow access greater than 24' – Bobby 2nd Ashley

Section 516 – Parking – To allow 5 parking spaces for lot 3 – Bobby 2nd Ashley

Section 517 – Landscaping – To not have to provide landscaping – Bobby 2nd Ashley

UNDER REVIEW BY MECK-TECH

Bobby made a motion for Conditional Approval of file #5571. Second by Greg.
Motion carried

NEW PLANS

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

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

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

Waiver granted: Motion by Joe 2nd Dave. Motion carried

Bobby moved to conditionally approve file #5584. Second by Joe. Motion carried.

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

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.

Bobby moved to final approve file #5586. Second by Andy. Motion carried.

File # 5587 – Definitive Millworks New Building Project LDP; Chapman Twp.

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

The plan was discussed, and noted that amended plans have not yet been received. The plan was then tabled to allow the designer to make corrections to the plan.

UNDER REVIEW BY MECK-TECH

Joe moved to Table file #5587. Second by Greg. Motion carried

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

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 \pm 17.039 acres.

Waiver Requests

Section 403.B.12 – Contours – to not have to show contours.

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.

Waivers granted: Motion by Joe 2nd Greg. Motion carried.

Greg moved to conditionally approve file #5588. Second by Bobby. Motion carried.

File # 5590 – Roger & Karen Royer Subdivision Plan; Center & Franklin Twp.

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.

There was a motion to grant a waiver for a 25' right-of-way instead of the required 33' upon receipt of a written request followed by a Second. The motion carried with all in favor.

There was a motion to conditionally approve file #5590, followed by a Second. The motion carried with all in favor.

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

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.

Dave moved to conditionally approve file #5591. Second by Andy. The motion carried with Joe Kantz abstaining.

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

This plan is for the subdivision of tract 19-01-016 into 2 proposed new lots and a Residual. Proposed Lot 1 will be 5.01 acres, Proposed Lot 2 will be 5.52 acres, and the residual will be 10.53 acres.

Bobby moved to final approve file #5592. Second by Dave. Motion carried.

File # 5594 – Leon Minimum Jr. Subdivision Plan; Perry Twp.

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

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.

The waiver was determined to be unnecessary as the proposed lot fronts on the roadway and can provide for its own access if necessary.

Joe moved to conditionally approve file #5594. Second by Dave. Motion carried.

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

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

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.

Dave moved to acknowledge file #5583. Second by Bobby. Motion carried.

File # 5589 – Bethel Mennonite Christian Brotherhood Lot Addition Plan; Perry & Washington Twp.

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.

Dave moved to acknowledge file #5589. Second by Bobby. Motion carried.

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

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.

Dave moved to acknowledge file #5583. Second by Bobby. Motion carried.

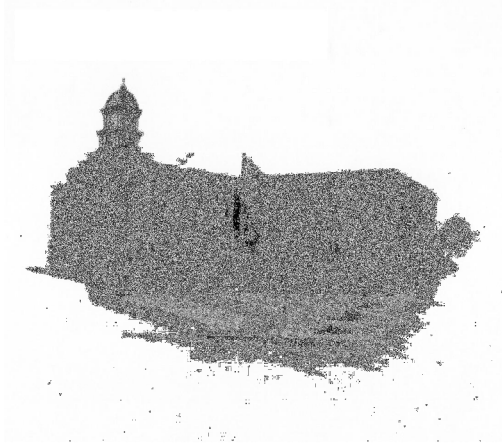
File # 5595 – Scott & Melanie Shaffer Lot Addition Plan; Perry Twp.

This plan is for a 0.87 acre Lot Addition from the lands of Scott & Melanie Shaffer to other lands of theirs.

Dave moved to acknowledge file #5595. Second by Bobby. Motion carried.

5. OLD BUSINESS – Mike discussed his review of the driveway for Matt Miller that was discussed last month. Mike found the driveway to be in great shape and provided a recommendation that we allow it to be utilized as is for his subdivision and new home.
6. NEW BUSINESS
 - 1) 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.
 - 2) Greg Gargus did research about solar energy and provided everyone with a brief discussion on his findings. It was decided that this would be an ongoing discussion and perhaps something may be added to our ordinance at a later date after Jeremiah does some research.

Vice Chairman John Cramer declared the meeting adjourned at 9:50 p.m.



Snyder County Planning Commission

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

Phone: (570) 837-4257

Fax: (570) 837-4345

REGULAR SCHEDULED MEETING

-Minutes-

07/18/2022

ATTENDANCE:

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

Guests:

Thomas Metz (Collins Construction)
Mike Messimer (Kline Hollow)
Allen Hornberger (Ivan P. Lauver)

Staff:

Jeremiah Runkle, AxRunkle
Trevor Hess, Meck-Tech
Lincoln Kaufman, Planning Director

1. CALL TO ORDER:

Vice Chairman John Cramer called the meeting to order at 7:00 p.m.

2. PUBLIC COMMENT: Allen Hornberger presented to the Planning Commission a future plan, asking if the PC would have objections to asking for a waiver for a 20 ft set back. There is currently only 18 ½ feet. Ivan P. Lauver wants to cut off existing office from home. Only 18 ½ feet from barn to the back of office. Must be 20 feet set back.

3. APPROVAL OF MINUTES:

Dave moved to approve the minutes from the June 20, 2022 meeting. Second by Bobby. Motion Carried.

4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES:

A.) Financial:

Filed in normal fashion. Motion made by Betsy. Second by Ashley. Motion Carried.

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

File # 5600 – Family Dollar Land Development Plan; Spring Twp.

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

Bobby acknowledge file #5600. Second by Dave. Motion Carried.

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

OLD PLANS

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

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

UNDER REVIEW BY MECK-TECH

Dave made a motion to conditional approval file #5565, with the following conditions from Meck-Tech Inc. comment letter dated July 18, 2022 and must be met to the reviewing engineer's satisfaction. Second by Ashley. Motion Carried. Dave made a motion to have a fully executed Stormwater Agreement as a condition as well. Second by Andy. Motion Carried.

1. 202.A.2, 202.C & 404.B.2 – Filing of adequate financial security should occur prior to plan approval.

2. 403.B.30 & 504.D – At the June 20, 2022 Planning Commission Meeting the applicant stated that he would remove the existing access off of SR 104 and revegetate this area. Correspondence from PennDOT or an HOP for this activity within PennDOT's ROW will need to be provided prior to plan approval.
3. 514 – Stormwater Comments:
 - a. Drainage area mapping that clearly depicts the point(s) of interest and the associated drainage area should be provided. Time of concentration paths should be shown on the mapping.
 - b. It appears as though the northern portion of the proposed parking area will not be directed to the Basin and will instead be directed to the existing culvert to the north of the existing driveway onto SR 104. An analysis at this culvert should be provided, or the grading revised. Spot grades confirming that the northern section of the parking area drains to the south instead of the north should be added to the Plan.
 - c. The Basin Outlet Structure shows the outlet pipe invert at 504.5', but the VTPSUHM Outlet Structure Configuration shows it as 503.5'. They should be revised to match.
 - d. 514.C.13.e – An emergency spillway based on the 100-year storm shall be provided and be designed based on the primary outlet being clogged.
 - e. Outlet Protection should be provided at the outlet culvert.
 - f. Clarification should be provided as to whether or not the existing 1-story fr. Shed will be demolished or not. It is currently not shown on the pre or post tributary plans. The shed should be included in the calculations as it is relevant to routing.
4. 514.A & 514.B.2 – The Plan should clearly depict (both visually and in table form) the extents of all gravel and impervious areas that will remain in the proposed condition as well as the totals in the existing condition.
5. 601.A – Cost Estimate Comments
 - a. An item for the endwall should be included in the cost estimate.
 - b. The quantity for Item number 4 appears significantly low compared to the Plan provided.
 - c. The Cost Estimate should be signed and sealed by a Professional Engineer.
 - d. A bona fide bid from the owner's site contractor may be provided in lieu of an engineer's estimate addressing our comments above, so long as the bid includes all bid items and quantities shown on the engineer's estimate previously provided and addresses items a & b above.
6. Section 601.D & 514.G – A Stormwater Maintenance Agreement should be submitted for review and fully executed prior to plan approval.

File # 5587 – Definitive Millworks New Building Project LDP; Chapman Twp.

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

Dave moved to Table file #5587. Second by Betsy. Motion Carried.

NEW PLANS

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

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.

Ashley moved to conditionally approve file #5597. Second by Dave. Motion Carried.

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

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

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

Dave moved to acknowledge file #5598. Second by Betsy. Motion Carried.

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

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

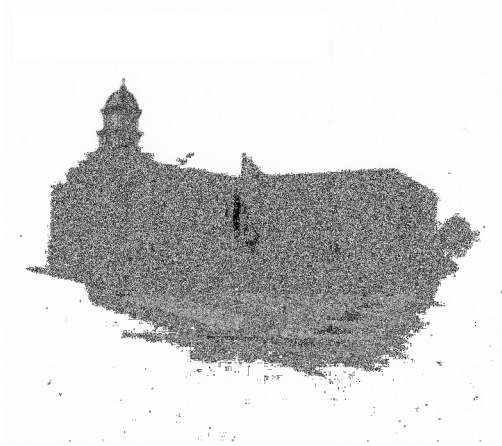
Dave moved to acknowledge file #5599. Second by Betsy. Motion Carried.

5. OLD BUSINESS

6. NEW BUSINESS

- 1) 7/1/22 – Received Spring Township Zoning Ordinance No. 2022-01 which adds Regulations for Solar Farms.
- 2) 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.
- 3) 7/11/22 – Received notification of Hummel Station, LLC of their Operating Permit Application submission to PaDEP.
- 4) 7/11/2022 – 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.

Vice Chairman John Cramer declared the meeting adjourned at 7:52 p.m.



Snyder County Planning Commission

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

Phone: (570) 837-4257

Fax: (570) 837-4345

REGULAR SCHEDULED MEETING

-Minutes-

08/15/2022

ATTENDANCE:

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

Guests:

Jonathan Yetter
Andrew Reese (Wood-Mode)
William French (Wood-Mode)
Rod Hunter (Wood-Mode)

Staff:

Jeremiah Runkle, AxRunkle
Mike Thomas, Meck-Tech
Trevor Hess, Meck-Tech
Lincoln Kaufman, Planning Director

1. CALL TO ORDER:

Treasurer Greg Gargus called the meeting to order at 7:00 p.m.

2. PUBLIC COMMENT: Andrew Reece from Arm Group LLC represents Wood-Mode. They came in to show a 2.4 mega watt ac solar watt solar site. Just down from the current facility. Subdivision component 16.89 (Sheet 3) will contain the solar array and open up the existing parcels. SR 522 permitted access with an HOP and they have reached out to Penn Dot. The site will be contained with a 7 foot fence, for security and liability. Impervious improvements for pad for truck, small transformer pad, 4 new poles will tie into existing off Kreamer Ave. Under an acre impervious. Stormwater reduction with project. No earth disturbance to install solar panels. No grading.

Arm Group LLC is based out of Hershey with 14 offices, 22 years in business of solid waste, renewable energy, etc.

What happens to equipment and land at the end of life of the solar panel? Decommissioning plan, power purchase to large company. This case power purchase, Wood-Mode potentially using all the power. Decommission plan could be discussed with client. Will there need to be a glint and glare study? Less reflective than the reflection of water. Submit on September 2nd for next meeting. Railroad right at access.

Work with conservation district, and opportunity to help education in other places in the county.

John Yetter – contracted with fisher bros. to construct a pole barn. Poured walls on 3 sides, slope on the mountain. 30x48 building 5 ft drop in the 30 feet. Level it out with the current drive that is there. Location is at 122 TV tower rd. 5 - 6 feet above highest point of the drive will be built. Mr. Yetter was advised to write a letter to the Planning Commission requesting Land Development Exemption with specs of building.

3. APPROVAL OF MINUTES:

Dave moved to approve the corrected minutes from the July 18, 2022 meeting. Second by Bobby. Motion Carried.

4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES:

A.) Financial:

DCNR Grant 172-4325 - for the Greenway and Open Space Program, that is what that number is there for. Contracted Planner is over budget. Fees are recouped from billing. Filed in normal fashion. Motion made by Dave. Second by Betsy. Motion Carried.

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

File # 5601 – Roland Riegel LDP; Penn Twp.

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.

Dave acknowledged file #5601. Second by Joe. Motion Carried.

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

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

Dave acknowledged file #5603. Second by Joe. Motion Carried.

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

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

Dave acknowledged file #5606. Second by Joe. Motion Carried.

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

OLD PLANS

File # 5587 – Definitive Millworks New Building Project LDP; Chapman Twp.

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

Joe made a motion to grant a 90 day extension, which would extend the time to November 12, 2022.

NEW PLANS

File # 5604 – Zechman Subdivision Plan; Franklin Twp.

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.

Dave moved to conditionally approve file #5604. Second by Bobby. Motion Carried.

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

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

Betsy moved to table file #5605. Second by Dave. Motion Carried.

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

Completely new submission, did not revise Livics plan. New consultant is Larson Design. The survey was different, bearings and distances were different. Will have a seal from their surveyor. Did not agree with all the stormwater calcs and came to a middle ground. Chris came in to talk to Lincoln and Tim. Did make slight changes on grading. Make new file #5607

Stormwater is being sent to DEP from conservation district.

Betsy made the motion to dismiss file #5560 and table File #5607. Second by Joe. Motion Carried.

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

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

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

Dave moved to acknowledge file #5602. Second by Andy. Motion Carried.

5. OLD BUSINESS

6. NEW BUSINESS

- 1) 7/22/22 – Received Act 14 Notification for the Matthew Shirk Poultry Barn and storage building from Axtman Engineering.
- 2) 7/27/22 – Received a Time Extension Request Form for the Definitive Millworks LDP File #5587. Extension would expire on November 12, 2022.
- 3) 8/1/22 – Received the latest Escrow Account Statement balance is in the amount of \$1,898,241.95.

Did close out the Kline Hollow project, is able to build.
Received info for Franquet property engineering firm. They submitted responses to the stormwater comments, relocation of land development exemption. Mike has not heard from Bob

Cravitz. The Land Development was revoked, needs to be submit a Land Development Plan as the next step.

Dave made a motion for Meck-Tech to reach out to the designer about exemption and Meck-Tech's recommendations, second by Joe. Motion Carried.

Rt 522 corridor study at Snyder County East Building from 5-7. Safety improvement, round about for university ave and 522, light or turn at 18th st and 522. Selecting consultant for Greenway and Open Space Plan. 3 consultants RFP's : HRG, YSM, and Stahl Shaeffer. Will be recommending Stahl Shaeffer, they already have a lot of work in the areas they will be looking.

Open positions as of today, new elections director. Looking for full time maintenance supervisor, current retiring at the end of the year. Courts looking, and probation.

Nick Hackenberg violation – letter to Nick, making a motion to send Nick a letter. Bobby made a motion to send a letter to Nick stating he has until November meeting 11/21/22 to get a letter for violations and engineering firm to provide some kind of plan or evidence. Second by Dave. Motion Carried.

Executive Session began at 8:20. Ended at 8:25.

Treasurer Greg Gargus declared the meeting adjourned at 8:25. p.m.



Snyder County Planning Commission

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

Phone: (570) 837-4257

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REGULAR SCHEDULED MEETING

-Minutes-

09/19/2022

ATTENDANCE:

Max Gemberling

John Cramer

Greg Gargus

Betsy Lockwood

Bobby Jones

Andy Wagner

Dave Herbert (Absent)

Joe Kantz (Absent)

Ashley Hassinger (Absent)

Guests:

Dan Long (ARM Group LLC-Wood-Mode)

Rod Hunter (Wood-Mode)

Shawn Morris

Jim Grose

Matt Shirk

Charlie Axtman (Matt Shirk Breeder Barn)

Staff:

Jeremiah Runkle, AxRunkle

Mike Thomas, Meck-Tech

Trevor Hess, Meck-Tech

Lincoln Kaufman, Planning Director

1. CALL TO ORDER:

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

2. PUBLIC COMMENT: Discussion about Shawn Morris property along Pratt Lane. Jim Grose is helping. 2 acre subdivision off of Pratt Lane for his daughter. Just past the current property. Southeastern corner of the lot. Looking for waiver. Ordinance states if more than 4 lots utilize one lane it should be updated to road standard. Currently 20+ lots accesses Pratt lane, but only roughly 10 homes/cabins. Mr. Morris doesn't feel he should have to do upgrading to road to the ordinance and looking for waiver.

Maintenance and use agreement in almost every deed. Everyone chips in to maintain the road currently. Well over 12 feet on the road. Most places can have two cars passing. Before plan is presented the SCPC is up to par.

Letter from EMS saying they would service the area, one culvert you drive over, in good condition. Have a maintenance and use agreement going forward for every land owner. Which would protect any future buyers. Pull deeds to see if there are any agreements in there. Attorney to draft up agreement on how maintenance will be divided up. Just include people that are not already bound by agreement.

2 alternatives – 1) Planning Commission if you'll willing to take on the obligation from new lot to 104

2) Don't mess with existing maintenance use agreements and adjoins Pratt lane and say new home.

This will make all aware and seeking their consent. Mr. Morris would take responsibility back to new lot that he would have right of recourse of existing to maintenance and use agreement. Set some type of width and condition the road needs to be in.

3. APPROVAL OF MINUTES:

Bobby moved to approve the minutes from the August 15, 2022 meeting. Second by Greg. Motion Carried.

4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES:

A.) Financial:

Filed in normal fashion.

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

File # 5608 – Georgiann Skinner Subdivision; Penn Twp.

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

John acknowledged file #5608. Second by Andy. Motion Carried.

File # 5613 – Marvin Weaver LDP; Penn & Middlecreek Twp.

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

John acknowledged file #5613. Second by Andy. Motion Carried.

File # 5615 – Thomas & Linda Hoover Land Acquisition Plan; Selinsgrove Boro.

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.

John acknowledged file #5615. Second by Andy. Motion Carried.

File # 5616 – Royal Farms LDP; Shamokin Dam Boro.

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.

John acknowledged file #5615. Second by Andy. Motion Carried.

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

OLD PLANS

File # 5587 – Definitive Millworks New Building Project LDP; Chapman Twp.

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.

Bobby moved to table file #5587. Second by Greg. Motion Carried.

File # 5605 – Matthew Shirk Breeder Barn Land Development Plan; Center Twp.

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

John moved to conditionally approve file #5605. Second by Greg. Motion Carried.

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

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

UNDER REVIEW BY MECK-TECH

John moved to conditionally approve file #5607. Second by Andy. Motion Carried.

NEW PLANS

File # 5609 – Wood Mode Solar Project LDP; Middlecreek Twp.

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

UNDER REVIEW BY MECK-TECH

Proposed 2.375 watt

Submitting a subdivision plan to break out the area around the ray about 16.89 acres. Submitted waiver for perk testing. Currently in the works. Will be checked on. All ag field and woods by creek. Proposed plan avoids fema flood plain. Entrance off rt 522, gravel driveway. With turnout/ parking and concrete pad. About 12 acres within the fenced in area. HOP off of 522 working with PennDot, they seemed happy with that entrance design. E&S plan submitted to Conservation District, filter sock and rock construction entrance to protect ground slope and minor grading. Proposed meadow, ground cover conversation from ag to meadow and good condition and seeded. About 90% vegetation, low growing which doesn't get into panel or have to mow. Tim didn't have any issues but did not have a chance to get a letter out.

John moved to conditionally approve file #5609. Second by Andy. Motion Carried.

File # 5610 – Bluegrass Saw & Tool, Inc. Subdivision; Perry Twp.

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.

John moved to conditionally approve file #5610. Second by Andy. Motion Carried.

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

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

John moved to table file #5611. Second by Greg. Motion Carried.

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

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

John moved to conditionally approve file #5612. Second by Bobby. Motion Carried.

File # 5614 – James Fuhrman Subdivision Plan; West Beaver Twp.

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.

Greg moved to conditionally approve file #5614. Second by John. Motion Carried.

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

NONE

5. OLD BUSINESS

6. NEW BUSINESS

- 1) 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.

Chairman Max Gemberling declared the meeting adjourned at 8:45 p.m.



Snyder County Planning Commission

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

Phone: (570) 837-4257

Fax: (570) 837-4345

REGULAR SCHEDULED MEETING

-Minutes-

10/17/2022

ATTENDANCE:

Guests:

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

Staff:
Beau Hoffman, AxRunkle
Mike Thomas, Meck-Tech
Trevor Hess, Meck-Tech
Lincoln Kaufman, Planning Director

1. CALL TO ORDER:

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

2. PUBLIC COMMENT: NONE

3. APPROVAL OF MINUTES:

Public Comment for Shawn Morris from September meeting corrections.

Mr. Morris wants to subdivide ~2 acres off of Pratt Lane for his daughter. He was present to request a waiver to allow more than 4 lots to utilize one driveway without it being upgraded to road standards. Currently there are more than 20 lots served by Pratt Lane, but only ~10 homes/cabins. The consensus of the Planning Commission was that they would consider granting a waiver so long as the following criteria were met:

- 1) The Planning Commission would require a letter from Snyder County EMS Coordinator stating that the access is adequate for EMS response
- 2) A Shared Maintenance and Use Agreement will be needed for all lots accessed by Pratt Lane. Mr. Morris will review maintenance and use agreements of said properties
 - a. Mr. Morris was given multiple acceptable ways to achieve this:
 - i. Only include lots that are not currently covered by an agreement (evidence of existing agreements would need to be provided); or
 - ii. Provide an agreement that states that the new lot will be responsible for all maintenance; or
 - iii. Provide a new Shared Maintenance and Use Agreement for all lots accessed by Pratt Lane.
- 3) The required maintained width of Pratt Lane will need to be included in the Shared Maintenance and Use Agreement.

Bobby moved to approve the minutes from the September 19, 2022 meeting with modifications above. Second by Dave. Motion Carried.

4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES:

A.) Financial:

Filed in normal fashion.

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

File # 5617 – Aubrey Alexander Toyota Land Development Plan; Monroe Twp.

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

Dave acknowledged file #5617. Second by Bobby. Motion Carried.

File # 5619 – Sheetz Rebuild LDP; Monroe Twp.

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

Dave acknowledged file #5619. Second by Bobby. Motion Carried.

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

OLD PLANS

File # 5587 – Definitive Millworks New Building Project LDP; Chapman Twp.

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

Waiver Requests:

Section 201: A waiver has been requested to submit a final plan without first submitting a preliminary plan.

Section 505.A.3 & 505.B.7: a waiver has been requested to allow the driveway to remain in the existing condition and justification has been provided.

Section 517: a waiver has been requested to not provide any landscaping.

John made a motion to approve the above three (3) waivers. Second by Ashley. Motion Carried.

Dave moved to conditionally approve file #5587, conditioned upon adequately addressing comments 2, 3, 6 & 7 from Meck-Tech's comment letter dated 10/11/2022. Second by John. Motion Carried.

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

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

Waiver Requests:

Section 201: A waiver was requested to submit a final plan without first submitting a preliminary plan.

Section 505.B.1: A waiver was requested for the existing drive to not be considered a road and upgraded as such.

Section 517: A waiver was requested for landscaping to not be provided in accordance with this section.

Discussion for Driveway Waiver (Section 505.B.1): The ordinance states that a driveway is to serve no more than 4 residential units or 1 commercial unit. Otherwise, the driveway would need to be upgraded to road standards. The proposed development is for a Parochial School that will share a driveway with a Residential Dwelling. The Planning Commission felt that because the proposed uses only require buggy traffic and children who will travel by bicycles or horses that this was a reasonable waiver request. Mr. Martin's property is 23.33 acres and could be further subdivided. The school will sit on 2 acres. The understanding is that if the site is subdivided in the future – upgrades would be required by future subdivision or land development plans.

Discussion for Landscaping Waiver (Section 517): The lot is surrounded on two sides by pasture, and the driveway on the other side.

Discussion for Developer's Agreement: Due to the waiver for Section 505.B.1 being granted, and the Project meeting stormwater management exemption criteria the Planning Commission felt that a Developer's Agreement would not be necessary.

Bobby made a motion to approve the above three (3) waivers. Second by Ashley. Motion Carried.

John moved to conditionally approve file #5611, conditioned upon adequately addressing comments 2, 3, 4, 5, 6, 8, 9, 10, & 13 of Meck-Tech's letter dated 10/3/2022. Second by Ashley. Motion Carried.

NEW PLANS

NONE

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

File # 5618 – Shade Haven Properties, LLC Lot Addition Plan; Center/FranklinTwps.

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.

Bobby moved to acknowledge file #5618. Second by Ashley.

5. OLD BUSINESS

6. NEW BUSINESS

- 1) 9/29/22 – Received notification of the Union-Chapman Regional Authority’s NPDES Permit Renewal for their wastewater treatment facility.
- 2) 10/11/22 - Received the latest Escrow Account Statement showing a current balance of \$1,326,354.88.
- 3) 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.
- 4) 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.

324 Grant Street – Just a concern at this point, a neighbor is adding a driveway that may add additional stormwater and/or damage to their property.

Ordinance state land developments is that of any improvement to land. Send letter with stormwater management, cautious of neighboring property and it’s your responsibility to cover damage cost and prevent from reoccurrence.

More of a boro or Conservation District issue. Have the neighbor contact the boro.

Randy and Susan Dock – It has been brought to the Planning Commission’s attention that the horse barn and riding area was constructed illegally. The plan for said Project was under review and withdrawn. Stormwater concerns discussed: There is at least one house right at the bottom of the hill downslope from the Project. Meck-Tech was working through design comments with the designer when the plan was withdrawn by the applicant. Possible concerns were that the stormwater controls necessary may cause the site to exceed 1 acre of disturbance and require an NPDES permit in addition to Land Development approval. AxRunkle cannot represent the Planning Commission on this matter due to a conflict of interest. The Snyder County Conservation District is aware of this construction without an E&S Plan and notified Lincoln. The Planning Commission determined that the development is still Land Development and directed Lincoln to send a letter of violation of land development and stormwater. Meck-Tech will reach out to the designer to gather information.

Letter to the Docks: The Planning Commission directed Lincoln to state in the Letter to the Docks that they must provide written notification to the Planning Commission within 30 days of the letter date if they plan to submit a Land Development Plan for review. If they do not, enforcement action will be taken. Bobby made a motion, second by Dave. Motion Carried.

Hackenberg – The Snyder County Planning Commission discussed the illegal land development. It has been determined by Meck-Tech that the stormwater basin (Basin B) does not meet the Snyder County Subdivision and Land Development Ordinance for freeboard. Per the Ordinance, the required freeboard for a basin is 1.0’. Per the provided As-Built Plan dated 1/13/2020 by Red Barn, Basin B has approximately fourth/tenths of a foot less than this requirement and the Project does not appear to have been built according to the approved plans dated April of 2016. Meck-Tech formally recommended that the Planning Commission NOT accept the As-Built plan and recommended that the 1 foot of freeboard be required prior to accepting the As-Built Plan of Record.

After further discussion, the Planning Commission determined that any damage caused by overflow from the basin, if it were to occur, would be the responsibility of the landowner, and has therefore decided that they are going to accept the As-Built Plan of Record dated 1/13/2020 by Red Barn as presented.

To closeout this Project, the As-Built Plan of Record shall be signed/sealed/recorded, and a copy of the recorded plan provided to the Planning Commission. Additionally, a copy of the recorded Operation and Maintenance Agreement for the Project shall be provided to the Planning Commission.

John made a motion we accept the As-Built Plan as presented over Meck-Tech's recommendation to require 1 foot of freeboard. Second by Dave.

Lincoln will respond to Molly's email. Lincoln will draft a letter to send to Hackenberg and send it to Meck-Tech for review prior to mailing.

Chairman Max Gemberling declared the meeting adjourned at 8:16 p.m.



Snyder County Planning Commission

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

Phone: (570) 837-4257

Fax: (570) 837-4345

REGULAR SCHEDULED MEETING

-Minutes-

11/21/2022

ATTENDANCE:

Guests:

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

Staff:

Jeremiah Runkle, AxRunkle
Trevor Hess, Meck-Tech
Lincoln Kaufman, Planning Director

1. CALL TO ORDER:

Vice Chairman John Cramer called the meeting to order at 7:00 p.m.

2. PUBLIC COMMENT: NONE

3. APPROVAL OF MINUTES:

Bobby moved to approve the minutes from the October 17, 2022 meeting with modifications below. Second by Dave. Motion Carried.

The project description for File #5611 – Breezy Meadows Mennonite Parochial School is actually the Sheetz description. This should be amended for Breezy Meadows.

4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES:

A.) Financial:

No Comments from the Commission members. The Planning Director pointed out that approximately \$8,000 – 9,000 has been collected in the past month from project completions. The report will be filed in the normal fashion.

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

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.

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

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

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.

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.

Dave acknowledged files in Section A. Second by Betsy. Motion Carried.

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

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 \pm 50 acres.

Betsy moved to Conditionally Approve file #5623. Second by Bobby Motion Carried. The Conditions of approval are listed below:

1. All Certificates should be fully executed prior to approval.
2. Per General Comment #2, plan Note #3, Easements and an Easement Agreement to the satisfaction of the Planning Commission Solicitor are required for the shared well.
3. 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.

Greg moved to Conditionally Approve file #5625. Second by Betsy Motion Carried. The Conditions of approval are listed below:

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

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

None

5. OLD BUSINESS - None

6. NEW BUSINESS

- 1) 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.
- 2) Discussed where the Christmas dinner would be prior to the December meeting. It was decided that we would go to Marzoni's since we could have the meeting there without having to move to another location first. If Marzoni's is closed on Mondays we will go to Isabella in Selinsgrove and then hold the meeting at the Snyder County East Building.
- 3) The Planning Director discussed that Randy Dock stopped by the office today. He was confused and did not think he had to submit anything since he constructed an agricultural structure on his property that was less than 5,000 sf. Lincoln explained that he is still required to submit a letter stating what he was proposing to build so that an exemption letter could be sent to make that development legal. Mr. Dock indicated that he will prepare a letter and send it in for a formal exemption letter shortly.
- 4) The Planning Director presented the Planning Commission with a request for Land Development submittal to be waived for Phase 1 of the new EMA / Planning Office located at 35 W. Market Street.

The new facility will be completed in 2 Phases. Phase 1 is to include the removal of 31 W. Market St., the existing garage and a barn on the properties along with the addition of a 12' x 31' addition to the back of the existing home. The impervious on these lots will be approximately 2,000 sf less than the prior condition. A storage facility will be added in Phase 2 of the development. The County is asking the Planning Commission to waive the need for Land Development Approval until Phase 2 due to the reduction of impervious and there being no need for stormwater facilities. Land Development approvals will be handled in Phase 2 of the project when construction of the storage facility and stormwater is necessary. Construction includes:

Ph. 1

- 31 W. Market Street to be demolished (completed) approx. 1,150 sf.
- Garage at 35 W. Market Street to be demolished (completed) approx. 1,000 sf
- Barn at 31 W. Market Street to be removed (completed) approx. 180 sf.
- The existing porch on the back of 35 W. Market St. to be removed approx. 100 sf
- A total of approximately 2,330 sf of impervious to be removed.
- An approximate 12' x 32' addition will be added to the southern side of 35 W. Market St. in Phase 1.
 - This leaves a net loss of approximately 1,946 sf of impervious area for Phase 1. Stormwater will be directed to grassed areas until Phase 2 construction commences.

Ph. 2

- Construction of an approximate 4,200 sf storage facility and related amenities. (Asking for Land Development approval to be moved to the Phase 2 Construction)

After discussion Trevor commented that a copy of the plan should be attached to the meeting minutes to represent what is being reviewed, constructed and waived for initial land development.

Dave made a motion to allow land development approval to be waived for Phase 1 of construction and allow all approval to be granted with the submission of Phase 2 of the project. Second by Greg Motion Carried.

Vice Chairman John Cramer declared the meeting adjourned at 7:35 p.m.



Snyder County Planning Commission

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

Phone: (570) 837-4257

Fax: (570) 837-4345

REGULAR SCHEDULED MEETING

-Minutes-

12/19/2022

ATTENDANCE:

Max Gemberling

John Cramer

Dave Herbert

Betsy Lockwood

Bobby Jones

Andy Wagner

Greg Gargus

Joe Kantz (Absent)

Ashley Hassinger (Absent)

Guests:

Phillip Roson

Marcy Boyle

Staff:

Lincoln Kaufman, Planning Director

Jeremiah Runkle, Ax Runkle

Michael Thomas, Meck-Tech

Trevor Hess, Meck-Tech

1. CALL TO ORDER:

Chairman Max Gemberling called the meeting to order at 7:10 p.m.

2. PUBLIC COMMENT:

Campground looking at building in Beavertown. Marcy and Phillip with Getaway House. Getaway is a hospitality company that started in 2015. The goal is to create a space in nature to get away and reconnect with what is important to people. 22 outposts across the country currently. Outposts are campgrounds with tiny houses. The tiny houses are 150-200 sq ft. and equipped with a small kitchenette, living room and master bedroom. Each tiny cabin is on a chassis with wheels. Once on site they are permanent but stay on the chassis. Placed on cabin pads that serve as foundation supports, and will have a fire pit and chairs. Spaced about 100 ft apart. 30-60 cabins on the site. Staff facility structure with office space, storage and laundry room and break room. One residence for one staff member to live on site. Cell phone lock boxes and land line in each cabin in case of emergency. Outpost will be cabins only which are provided no rv's are allowed. Guests will stay roughly 1-2 nights maximum of 7 nights stay. 2 people max and a few 2 bed cabins so max of 4 guests will not be allowed and will be part of the rental agreement. Accessible cabin as well on site. Each cabin has a 50 ft driveway with 2 spaces per cabin.

The Beavertown site will be a redevelop of the existing Shady Brook campground. Existing campsite has 90 campsites and utilities. Reducing the number from 90 to approximately 40 and will utilize existing drives and utilities. Open areas left on site, plan to revegetate. Any natural resources, wetlands, or streams, not proposing to put any cabins near those areas. Like to work around those areas. Possible to reuse the existing facility as a staff area. Information must be provided for the existing bridge which will continue to be utilized for access for a determination of its structural integrity. Avoid company spaces, mostly walking trails for the people to use. Local tenants? Anyone is welcome, most people are from the city. Advertising? Local media, newspaper, Facebook, little bit of each.

3. APPROVAL OF MINUTES:

Bobby moved to approve the minutes from the November 21, 2022 meeting. Second by Dave. Motion Carried.

4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES:

A.) Financial:

Reports will be filed for auditing in the usual fashion.

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

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

This is for the construction of a car wash on tracts 12-01-131 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.

Betsy acknowledged receipt of file #5628. Second by Bobby. Motion Approved.

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

OLD PLANS

NONE

NEW PLANS

File #5626 – Gerald & Yonda Lauver Subdivision; Perry Township

This plan is for the subdivision of Tracts 14-11-10, 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 +/- 108.60 acres.

Maintenance and use agreement for Existing well must be submitted to county and satisfactory to Jeremiah review as part of conditional approval.

Waiver Requests

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

Betsy moved to grant the waiver. Second by Bobby.

Dave. moved to conditionally approve File #5626. Second by Greg. Motion Carried.

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

File #5627 – Snyder County Commissioners Lot Consolidation Plan; Middleburg Boro.

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.

Bobby moved to acknowledge File #5627. Second by Greg. Motion Carried.

E.) Report of the Planning Director - Discussed in Old and New Business

F.) Commissioners Report – None

5. OLD BUSINESS – None

6. NEW BUSINESS

- 1) 10/28/2022 – Received notification from Midd-West School District of invoice for Installation of electrical and structure for light standards for their Ph. 3 Stadium Project and released \$344,105.25 for payment after a quick inspection.

Recommendation of Annette Grey to the farm board. As long as they are willing to serve. Lincoln recommends we send her name in for recommendation.

Nominating committee – Bobby spoke to Max and John via email if they will continue their positions. They both incurred. Andy nominated the current. Second by Dave. Vice chair position nominations Dave makes a motion to confirm John as vice chair. Motion Carried. Greg made a motion to close the nominating conversation. Second by Betsy. Motion Carried.

Bids are due by 9:15 tomorrow, December 20, 2022 for the building for EMA/Planning. Notice to proceed on December 28th. Meck-Tech will be doing storm water for phase 2. Move forward with that.

Green way and open space place first meeting after the holidays. Steering committee is almost put together. Just need someone from a school district.

5 county solid waste plan – plan that is to be updated every 10 years and because it has items in it such as recycling that need updated, and is currently.

Womer plan – have Jeremiah look at the plan, easement agreement for a well on that plan.

Chairman Max Gemberling declared the meeting adjourned at 8:22 p.m.