



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-

1/17/2023

ATTENDANCE:

Max Gemberling

John Cramer

Dave Herbert

Andy Wagner

Bobby Jones

Greg Gargus (Absent)

Joe Kantz (Absent)

Ashley Hassinger (Absent)

Betsy Lockwood (Absent)

Guests:

Scott Shambach (Mifflinburg Lumber)

Nate Seigel (Mifflinburg Lumber)

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 7:09 p.m.

2. PUBLIC COMMENT: Scott Shambach and Nate Siegel – Mifflinburg Lumber

New project

Mifflinburg Lumber is closing in on 20th year in business at its Mifflinburg location. The business has grown reputable with a great customer base. There are currently 30 employees, two thirds are full time, the rest are part time. Roughly 4 years ago the company purchased property that was Kreamer construction, Middleburg precast. They did an extensive clean up, 7 roll off dumpsters and 3 out of front building, sewer tanks removed, striving to improve the facility. The lower building has been used for a warehouse for overstock from the Mifflinburg facility for roughly 2 years. They are looking to use this location as a 2nd retail location and continued warehouse space. Two new buildings would be erected; the one closest to 522 would be used as a retail store. Building would be 80x100 with a front porch/entrance and paved parking area. The second building would be in the rear of the parcel and 85x110 in size and possibility of drive through lumber yard/ warehouse.

Do have some frontage onto 522. Out of flood zone even though shows flood, and worked with army corp to get it changed.

Generally speaking Scott had very good conversations with outside agencies. He met with Tim Hornberger since there will be over an acre disturbance and will need an NPDES permit. Stahl Sheaffer Engineering will be the firm to review the plan. The site is pretty much very hard packed, not a lot of place for water to soak in. Offset with grass area. PennDot did a site study and has plenty of site distance onto 522, which will come off the shared driveway, and will be paved. Scott did an original conditions survey, walked by inlet to the left of the building, got a whiff of an odor shouldn't have. Inlet goes to the rear and dumps into the creek. There was grey water out of pipe. This led to a meeting with DEP and Russ Goodling had meeting at the site. They determined where some contributing sewers are coming from, and some fixes to be made. DEP is saying they will issue a permit for holding tank for Mifflinburg Lumber. Less than 800 gallons per day they will approve a sewage planning module. Concern if they have to get township to sign off. Act 537 whether the county planning commission has any input on how that works. Municipality contracts itself with Sewage Enforcement Officers. Scott and Nate wanted to make the Planning Commission aware on what the building is and what is going on. Nate is willing to do what needs to be done.

3. APPROVAL OF MINUTES:

John moved to approve the minutes from the December 19, 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 #5632 – Leon Fisher Estate Subdivision Plan; McClure Borough

This plan is for the subdivision of Tract 09-02-010 into 2 tracts, which will be divided along SR 522. Proposed Lot 2 will be 54.999 acres with a residual tract which will be 99.07 acres.

John acknowledged receipt of file #5632. Second by Dave. Motion Carried.

File #5633 – Kenneth and Gloria Miller Subdivision; Selinsgrove Borough

This plan is for the subdivision of tract 15-05-134 owned by Kenneth and Gloria Miller located in Selinsgrove Borough into 2 tracts. Proposed Lot 1 will be 1,663 sq. ft. and Proposed Lot 2 will be 1,884 sq. ft.

John acknowledged receipt of file #5633. Second by Dave. Motion Carried.

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

OLD PLANS

NONE

NEW PLANS

File #5629 – Harvey & Marian Gehman Subdivision Plan; Union Township

This plan is for the subdivision of Tract 18-03-024 into 2 tracts, Proposed Lot 2 and a Residual tract. Proposed Lot 2 will be 6.21 acres, and the residual Lot will be 92.80 acres.

Bobby moved to Final approve File #5629. Second by Dave. Motion Carried.

File #5630 – Scott Walter Poultry LDP Plan; Jackson Township

This plan is for the construction of two poultry barns (42' x 648'), as gravel driveway, gravel pads, associated stormwater facilities, and related infrastructure.

This Plan is being reviewed by Meck-Tech

Waiver Requests:

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

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

Bobby moved to table File #5630. Second by Dave. Motion Carried.

File #5631 – Carr Subdivision; Jackson Township

This plan is for the subdivision of Tract 18-05-015 into 2 tracts, Proposed Lot 1 and a Residual tract. Proposed Lot 1 will be 12.391 acres, and the residual Lot will be 117.757 acres.

John moved to final approve File #5631. Second by Dave. Motion Carried.

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

NONE

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

F.) Commissioners Report – None

5. OLD BUSINESS – None

6. NEW BUSINESS

- 1) 01/04/23 – Received notification that our Solicitor’s rates will be increasing on February 1, 2023. There has not been an increase since 2014.
- 2) 1/10/23 – Received the latest Escrow Account Statement. Current balance is \$554,476.38.

Chairman Max Gemberling declared the meeting adjourned at 8:18 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-

2/21/2023

ATTENDANCE:

Max Gemberling

John Cramer

Dave Herbert

Andy Wagner

Bobby Jones

Betsy Lockwood

Greg Gargus

Joe Kantz (Absent)

Ashley Hassinger (Absent)

Guests:

Dale Weaver – Stoney Meadows

Lester Sauder – Stoney Meadows

Charlie Axtman – Stoney Meadows

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 7:00 p.m.

2. PUBLIC COMMENT: NONE

3. APPROVAL OF MINUTES:

Dave moved to approve the minutes from the January 16, 2023 meeting. Second by John. 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 #5633 – Kenneth & Gloria Miller Subdivision: Selinsgrove Borough

This plan is for the subdivision of tract 15-05-134 owned by Kenneth and Gloria Miller located in Selinsgrove Borough into 2 tracts. Proposed Lot 1 will be 1,663 sq. ft. and Proposed Lot 2 will be 1,884 sq. ft.

Bobby acknowledged receipt of file #5633. Second by Dave. Motion Carried.

File #5634 – JJ Trucking LDP: Beavertown Borough

This plan is for the consolidation of tracts 03-01-126, 127, 128, and 129, along with a building addition and additional amenities on the new proposed tract.

Bobby acknowledged receipt of file #5634. Second by Dave. Motion Carried.

File #5641 – Lawrence Gingrich Lot Addition Plan; Freeburg Boro.

This plan is for .03 acre Lot Addition from Lot 4A to Lot 5 of Tax Parcel 07-01-008.

Bobby acknowledged receipt of file #5641. Second by Dave. Motion Carried.

Plans & Applications under the SALDO (Section B)

OLD PLANS

File #5630 – Scott Walter Poultry LDP Plan; Jackson Twp.

This plan is for the construction of two poultry barns (42' x 648'), as gravel driveway, gravel pads, associated stormwater facilities, and related infrastructure.

This Plan is being reviewed by Meck-Tech

John moved to table File #5630. Second by Bobby. Motion Carried.

NEW PLANS

File #5638 – Stoney Meadows Parochial School LDP; Union Twp.

This plan is for the construction of a Parochial School and related amenities on the property of Jared and Jean Mast on tract 14-05-023 located in Perry Township.

This Plan is being reviewed by Meck-Tech

Section 517 - The *waiver* from landscaping and/or buffering for this Project will likely be granted, but was **tabled** until a revised plan is submitted

Section 201 - The *waiver* of preliminary plan submission was **granted**.

Section 505.B.2 - The *waiver* to allow a second driveway necessary for egress of school drop-off will likely be granted, but was **tabled** until a revised plan is submitted.

Section 505.B.17 - The *waiver* to allow a driveway within 50' of an intersection **should not be needed** once a revised plan is submitted. It was discussed that the applicant would realign said driveway to obtain a centerline to centerline distance of 50' between the intersection of the shared driveway and the state road.

Section 505.B.10 - The *waiver* to allow a driveway alignment with an angle not equal to 90 degrees with the intersection street **should not be needed** once a revised plan is submitted. It was discussed that this driveway could be realigned to meet this requirement.

Section 505.B.9 - The *waiver* regarding the required ROW width for the shared access was discussed. It was determined that this *waiver* **will not be needed**. The ROW is for a lot behind the subject Project and not for the School Project. If development occurs on the rear lot in the future, the ROW would need to be upgraded at that time.

Section 505.A.4 - The ***waiver*** to not name the shared portion of the one driveway as a street and coordinate with 911 was discussed. This ***waiver*** will likely be granted, but was **tabled** until a revised plan is submitted with justification and coordination from the Snyder County Emergency Coordinator is provided.

Shared Operation, Maintenance and use agreement - It was discussed that a shared operation, maintenance, and use agreement would be provided for the shared portion of the one driveway. It was recommended that this be required in order for the above ***waivers*** to be granted.

No action taken.

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

File #5635 – S-R Farms Lot Addition Plans; Beaver Twp.

This plan is for 2 lot additions. Lot Addition 1 being 40.58 acres to tax parcel 02-02-005, and Lot Addition 2 being 17.75 acres to tax parcels 02-04-019/030.

Bobby moved to acknowledge File #5635. Second by Dave. Motion Carried.

File #5636 – Zimmerman – Brunson Lot Addition Plan; Center Twp.

This plan is for a 6 acre lot addition from the property of Jason Zimmerman to the lands of Wheeler Brunson.

Bobby moved to acknowledge File #5636. Second by Dave. Motion Carried.

File #5637 – Brunson – Martin Lot Addition Plan; Center Twp.

This plan is for a 5.24 acre lot addition from the property of Wheeler and Christine Brunson to the lands of Daniel and Naomi Martin.

Bobby moved to acknowledge File #5637. Second by Dave. Motion Carried.

File #5639 – Weaver / Graybill Lot Addition Plan; Washington Twp.

This plan is for a 0.1836 acre lot addition from the property of Anthony & Twila Graybill to the lands of William & Rose Weaver.

Bobby moved to acknowledge File #5639. Second by Dave. Motion Carried.

File #5640 – Steven & Susan Yakamook Lot Addition Plan; West Beaver Twp.

This plan is for a 10.813 acre lot addition from the property of Steven & Susan Yakamook to the lands of Shawn & Natasha Aitkins.

Bobby moved to acknowledge File #5640. Second by Dave. Motion Carried.

File #5642 – Michael Hummel Lot Addition Plan; West Perry Twp.

This plan is for a 1.97 acre Lot Addition from the lands of Dwayne, Dwylan, Daryn, and Dustin Beiler to the lands of Michael Hummel.

Bobby moved to acknowledge File #5642. Second by Dave. Motion Carried.

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

E.) Commissioners Report – None

5. OLD BUSINESS – None

6. NEW BUSINESS

- 1) 02/07/23 – Received a phone call and then an email from Mr. Michael Shaffer about the construction of a 50' x 96' (4,800 sf)
- 2) 02/07/23 – Received notification of a possible change on the property of E45 Real Estate LLC at 312 E. Main St. in Middleburg.

Mike Messimer came into the office and wants to replace current shed on his property as it is in worse condition than expected. It is approximately 900 sq ft. Lincoln advised him to come in and speak to the Planning Commission. Greg made a motion to grant the approval to build a structure of the same size. Second by John. Motion Carried. Lincoln is to write a letter to Mr. Messimer stating such.

Draft annual report went out, comments from a few people.

No decision was made on the office space for Planning/EMA offices. May be in the old red cross building or possible modular. SCA Architects are looking at all options.

Area of concern with solar power, who takes financial responsibility after 25 years of disposal and cleans up and returns to original use. No contractual assignments and companies not letting users see their language.

Land owner has all the power, should contact a lawyer to draft up agreement.

Spring, Penn and Monroe has ordinance. Great Susquehanna Chamber of Commerce is putting together a solar committee. They want to educate the general public on solar. Without zoning cannot control what owners do to their properties.

Greenway and open space plan – we are one of three counties that do not have that plan. All parks, recreations, trails plan for the county. It contains what you have and condition they are in and connectivity possibility to other trails. Can we connect, protect or enhance those areas?

Chairman Max Gemberling declared the meeting adjourned at 8:18 p.m.



Snyder County Planning Commission

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REGULAR SCHEDULED MEETING

-Minutes-

3/20/2023

ATTENDANCE:

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

Guests:

Jason Robinson – Kreamer Feed
Charlie Axtman – Axtman Engineering
Amos Brubacker
Dale Weaver – Stoney Meadow School
David Leinball – Stoney Meadow School

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 7:00 p.m.

2. PUBLIC COMMENT: Jason Robinson – adding 1,800 sf of impervious

Kreamer Feed is in the process of buying new feed truck and is currently out of space to park. They are asking for an exemption for Land Development for an extension on the parking lot on the right hand side of 522 (across from mill). Grant exemption for Land Development of about an 1800 sq ft impervious area. The lot is about 7 acres, they own everything to the creek, the area is pretty level. There are no buildings on the lot, and is currently used for solar panels and parking for trucks. Currently gravel, just going to put more stone down and shale. Bobby made a motion to grant the waiver to exempt from land development. Second by Betsy. Motion Carried.
Letter from Lincoln to Mr. Robinson.

3. APPROVAL OF MINUTES:

John moved to approve the minutes from the February 21, 2023 meeting. Second by Bobby. 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 #5644 – Ruth Rigel Subdivision Plan; Spring Township

This plan is for the subdivision of tract 17-10-040 into 2 tracts with the residual being combined with tract 17-10-093 both under the same ownership.

Betsy acknowledged receipt of file #5644. Second by John. Motion Carried.

Plans & Applications under the SALDO (Section B)

OLD PLANS

File #5630 – Scott Walter Poultry LDP Plan; Jackson Twp.

This plan is for the construction of two poultry barns (42' x 648'), as gravel driveway, gravel pads, associated stormwater facilities, and related infrastructure.

Meck-Tech letter dated 3/15/2023 comment #5 – Meck-Tech would not accept confirmation of letter from Supervisors from Jackson Township that a tractor trailer could safely navigate Ben-Walt Lane from Scrubby Hill Road.

This Plan is being reviewed by Meck-Tech

Waivers Granted:

- 1.) Section 201 – a waiver has been requested to submit a final plan without first submitting a preliminary plan.
- 2.) Section 403.A – A waiver has been requested to allow the plan to be shown at a scale smaller than 1" = 100' (1"=150')

Waiver Denied:

- 1.) Section 514.D.10 – Storm pipes shall be a minimum of 15" in diameter. A waiver has been requested to allow the basin outfall pipe to be 12" in diameter.

Waiver no action:

- 1.) Section 505.B.10 – the proposed access, as shown, does not appear to be at a 90 degree angle for the first 25 feet from the closest edge of cart way. A waiver has been requested from this section.

John moved to table File #5630. Second by Betsy. Motion Carried.

File # 5638- Stoney Meadows Parochial School Land Development

This plan is for the construction of a Parochial School and related amenities on the property of Jared and Jean Mast on tract 14-05-023 located in Perry Township

Talked to DEP today for the prives, and existing permit. And amount of people that will be there. PennDot out next week for the driveway. Information to Jeremiah's office. Exempt from stormwater.

Waivers Granted:

- 1.) Section 517 – Landscaping and Buffering – the plan doesn't propose any landscaping and/or buffering.
- 2.) Section 505.B.17 – Second driveway access for student dropoff.
- 3.) Section 505.B.17 – The roadway intersection consists of a single family house driveway and it is not possible to achieve the 50' setback due to the existing location of the school. The proposed driveway will be +/- 35' from the existing road.
- 4.) Section 505.A.4 – The driveway in question serves a single family dwelling

and already has a 911 address with no issue. A waiver is requested to not name the driveway as a street.

John made a motion to grant the above listed waivers. Second by Bobby. Motion Carried.

John moved to table File #5638. Second by Betsy. Motion Carried.

NEW PLANS

File #5645 – Amos Brubacker Broiler House LDP; Center Township

This plan is for the construction of a 600' x 58' Broiler house and related site amenities on the property of Amos Brubacker located in Center Township.

This Plan is being reviewed by Meck-Tech

Waivers Granted:

- 1.) Section 201 – Final Plan Submission without Preliminary Plan
- 2.) Section 517 – Landscaping and Buffering – the plan doesn't propose any landscaping and/or buffering due to the rural nature.
- 3.) Section 505.A.3 7 505.B.7 – width of existing driveway more the 24'

Bobby made a motion to grant the above waivers. Second by Dave. Motion Carried.

John moved to table File #5645. Second by Andy. Motion Carried.

File #5646 – Richard Parthemer broiler House LDP; West BeaverTwp.

This plan is for the construction of a Broiler house and related site amenities on the property of Richard and Jana Parthemer located in West Beaver Township.

This Plan is being reviewed by Meck-Tech

Talked to DEP #9 – shouldn't have shown a flood way. Can be taken off according to Andrew Ross. Documentation to Meck-Tech.

Contact GIS for street address. And naming lane possibly.

#13 – if they do consider a road that would need to conform with the driveway ordinance.

John moved to table File #5646. Second by Dave. Motion Carried.

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

File #5643 – Zechman/Shaffer Lot Addition Plan; Middlecreek Twp.

This plan is for a 1.01 acre Lot Addition to tax parcel 11-03-042 & 042A from tax parcels 11-03-052.

Bobby moved to acknowledge File #5643. Second by Dave.

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

E.) Commissioners Report – None

5. OLD BUSINESS – None

6. NEW BUSINESS

- 1) 03/08/23 – Received the latest Escrow Account Statement. Current balance is shown as \$160,576.95 as of 2/28/23. This does not account for the latest Escrow deposits on 3/3/23 of \$6,000 for Amos Brubacker and Richard Parthemer.
- 2) 3/14/23 – Received notification from Dewberry of an application from PennDOT for a Waterway Obstruction and Encroachment Permit for work to be done to bridge SR522-072 over Mitchell Run in Beaver Springs.
- 3) Snyder County May receive an additional \$538,000 from WVLRP and the Luzerne County Flood Protection Authority. The additional money is not confirmed at this time.

Chairman Max Gemberling declared the meeting adjourned at 8:34 p.m.



Snyder County Planning Commission

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

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REGULAR SCHEDULED MEETING

-Minutes-

4/17/2023

ATTENDANCE:

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

Guests:

Richard Parthemer
David Leinbach
Dale Weaver
Ben Good
David Mull
Mike Messimer
Nate Seigel
Scott Shambach

Staff:

Lincoln Kaufman, Planning Director
Trever Hess, Meck-Tech

1. CALL TO ORDER:

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

2. PUBLIC COMMENT: See Below in New Business

3. APPROVAL OF MINUTES:

Bobby moved to approve the minutes from the March 20, 2023 meeting. Second by John.
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 #5654 – National Beef Trailer Parking LDP; Monroe Township

This plan is for the consolidation of the tracts purchased by National Beef and the construction of trailer parking on the consolidated lot.

Bobby acknowledged receipt of file #5654. Second by John, motion carried.

Plans & Applications under the SALDO (Section B)

OLD PLANS

File #5630 – Scott Walter Poultry LDP Plan; Jackson Twp.

This plan is for the construction of two poultry barns (42' x 648'), as gravel driveway, gravel pads, associated stormwater facilities, and related infrastructure.

This Plan is being reviewed by Meck-Tech

Trever spoke about the onsite meeting with Meck-Tech, Mr. Walter and Bert Nye to discuss Ben Walt Lane and what could be done to make the Lane meet our ordinance. Per the ordinance the lane would be considered a road and would have to have a cartway that's 18' wide with 2' shoulders. The lane is currently between 12' and 15' wide. After their discussion a possible compromise may work, where there could be select widening in 5 locations and the other landowners are willing to allow for their driveways to be pulloffs if a car and a truck were to be on the

road at the same time which would be part of the Maintenance and Use Agreement. Mr. Walter discussed that there would only be trucks approximately twice a week for delivery or pickup to his property and that there would be an agreement in which he would be responsible for the road upkeep. The planning commission did not take action on the select widening but let Mr. Walter know that they would be amenable to granting a waiver when a plan is submitted showing the locations. Trever noted that action must be taken which was discussed with Mr. Walter who then provided the planning commission with an extension until the May meeting to take action which was accepted by the planning commission with a motion by Ashley and second by Dave motion carried.

After discussion John moved to table File #5630. Second by Dave, motion carried.

File # 5638- Stoney Meadows Parochial School Land Development

This plan is for the construction of a Parochial School and related amenities on the property of Jared and Jean Mast on tract 14-05-023 located in Perry Township.

Ashley moved to Conditionally Approve File #5638. Second by Greg, motion carried.

File #5645 – Amos Brubacker Broiler House LDP; Center Township

This plan is for the construction of a 600' x 58' Broiler house and related site amenities on the property of Amos Brubacker located in Center Township.

This Plan is being reviewed by Meck-Tech

Bobby moved to table File #5645. Second by John, motion carried.

File #5646 – Richard Parthemer broiler House LDP; West BeaverTwp.

This plan is for the construction of a Broiler house and related site amenities on the property of Richard and Jana Parthemer located in West Beaver Township.

This Plan is being reviewed by Meck-Tech

Mr. Parthemer discussed his plan and that he would like to get the project underway as soon as possible, and was told that as soon as he had his NPDES Permit through the county conservation district he would be able to begin excavation prior to having full planning approval. Trever discussed the access to the property and that it would need to meet our road standards since it would be the access for both the residence and the poultry operation. Mr. Parthemer is

going to contact his attorney to discuss the access agreement which will potentially be necessary unless the poultry operation has a separate access. He is also going to discuss the access with his engineer to try to avoid the access having to be brought up to the road standards since it would service both a residence and a commercial facility.

After discussion the waiver for Section 201 to have to submit a Preliminary plan prior to a Final Plan was granted upon motion by John and second by Ashley, motion carried.

Bobby moved to table File #5646. Second by Greg. Motion Carried.

NEW PLANS

File #5647 – Levi & Rosene Sensenig Subdivision Plan; Washington Twp.

This plan is for the subdivision of a new 4.10 acre lot from the lands of Levi & Rosene Sensenig located in Washington Township.

Dave moved to Conditionally Approve File #5647. Second by Ashley.

File #5649 – Hoffman Family Real Estate, LLC LDP; Perry Twp.

This plan is for the addition of a second home on tract 14-06-014 owned by Hoffman Family Real Estate, LLC.

John moved to Conditionally Approve File #5649. Second by Dave.

File #5650 – Celesta Cabinets LDP; Adams Twp.

This plan is for building additions to the Celesta Cabinets business located along Troxelville Road in Adams Township.

This plan is being reviewed by Meck-Tech.

Greg moved to table File #5649. Second by Dave.

File #5651 – Mifflinburg Station Real Estate, LLC LDP; Franklin Twp.

This plan is for the consolidation of tracts 06-11-184 and 06-11-089 and the construction of a business and additional site amenities on the combined tracts located in Franklin Township.

This plan is being reviewed by Stahl Sheaffer Engineering.

Waivers were discussed and granted for Sections 201 and 517.A. upon motion by John second by Greg, motion carried.

Bobby moved to Conditionally Approve File #5651. Second by Ashley, motion carried.

File #5652 – David Woodling Subdivision Plan; Adams Twp.

This plan is for the subdivision of tract 01-06-056 into two tracts. Lot 2 will be 3.81 acres, and the residual tract will be 11.99 acres.

John moved to Conditionally Approve File #5652. Second by Greg, motion carried.

File #5653 – Nicholas & Erin Gingrich Subdivision Plan; Washington Twp.

This plan is for the subdivision of tract 19-05-005 into two tracts Proposed Lot 2 which will be 4.07 acres, and the residual tract which will be approximately 27 acres.

Dave moved to Conditionally Approve File #5653. Second by John, motion carried.

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

File #5648 – Colleen Dorman Lot Addition Plan; Center Twp.

This plan is for a 0.57 acre Lot Addition from tax parcel 04-03-059A owned by Colleen Dorman to tax parcel 04-03-023 owned by the Sprenkels.

Greg moved to acknowledge File #5648. Second by Dave, motion carried.

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

E.) Commissioners Report – None

5. OLD BUSINESS – None

6. NEW BUSINESS

- 1) 03/29/23 – Received notification of the Spring Township Supervisors intent to apply for a PADEP Waterway Obstruction and Encroachment Permit for work to be done to the SR 522-072 bridge over Mitchell Run.
- 2) An email received from Mr. Jonathan Hummel was discussed. Mr. Hummel who lives at 3493 Middle Road, Middleburg and is the owner of an old farmhouse and would like to build a new home. Upon completion of the new home, the existing farmhouse would be removed. After discussion the planning commission upon motion by Dave and second by Ashley with the motion carried, granted land development exemption to Mr. Hummel so

long as the existing home is removed within one year of occupancy of the new home. It was also decided that Mr. Hummel would need to provide notification to the planning commission that the home has been removed.

- 3) Mr. David Mull came to the meeting to discuss the possibility of adding approximately 8 campsites to tract 14-10-100 located in Perry Township. Mr. Mull would like to add a "T" road to allow access to the sites which will be for family and friends only. He would add electric and septic to the site and each person would pay their fair portion for the upgrades. Trever discussed that the access road would need to be 1' above flood elevation and would need to meet Section 706 of the ordinance with occupation from April 1 to October 31 if found to be land development. Mr. Mull wanted to know prior to making an offer on the property if he would be able to accomplish what he wanted. The planning director told him he could but may need to go through the land development process. It was also discussed the our solicitor would like something in writing detailing what was going to be done on the property so that a response could be sent with the determination of whether or not it would meet the definition of land development per the Pa. Municipalities Planning Code and the Snyder County Subdivision and Land Development Ordinance. Mr. Mull inquired as to how long it would take to get a response, and it was noted that a response would most likely come within one week of receipt.

Chairman Max Gemberling declared the meeting adjourned at 8:37 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-

5/15/2023

ATTENDANCE:

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

Guests:

Nate Seigel
Scott Walter
Richard Parthemer
Jana Parthemer
Amos Brubacker
Roy Weaver
Leonard Weaver
Travis Martin
Scott Shambach
Charles Axtman

Staff:

Lincoln Kaufman, Planning Director
Trevor Hess, Meck-Tech,
Beau Hoffman, AxRunkle, Solicitor

1. CALL TO ORDER:

Vice Chairman John Cramer called the meeting to order at 7:01 p.m.

2. PUBLIC COMMENT: NONE

3. APPROVAL OF MINUTES:

Dave moved to approve the minutes from the April 17, 2023 meeting. Second by Bobby. 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 #5655 – Temple Foods, LLC Subdivision Plan; Monroe Twp.

This plan is for the creation of Proposed Lot FS-3 from the lands of SVM-10108887, LLC more commonly known as the Susquehanna Valley Mall property. The new tract will be 1.216 acres with the residual being 95.427 acres.

Bobby acknowledged receipt of file #5655. Second by Betsy. Motion carried.

File #5660 – Plummer/ Wagner Subdivision Plan; Spring Twp.

This plan is for the subdivision of tract 17-13-017 located in Spring Township. Proposed Lot 2 will be 17.29 acres and the Residual tract will be 17.29 acres.

Bobby acknowledged receipt of file #5660. Second by Betsy. Motion carried.

File #5663 – Eagles Wind Coffee House LDP; Shamokin Dam Boro.

This plan is for the construction of a new 30 x 64' commercial building.

Snyder County Planning has no comments on the Plan.

Bobby acknowledged receipt of file #5663. Second by Betsy. Motion carried.

Plans & Applications under the SALDO (Section B)

OLD PLANS

File #5630 – Scott Walter Poultry LDP Plan; Jackson Twp.

This plan is for the construction of two poultry barns (42' x 648'), as gravel driveway, gravel pads, associated stormwater facilities, and related infrastructure.

This Plan is being reviewed by Meck-Tech

Upon motion by Bobby second by Ashley a Waiver was granted as requested per Section 506 to allow for the proposed 5 pull-off areas for cars to allow trucks to pass and the additional improvements as shown on the revised plans instead of having to completely upgrade the entire road. Motion carried.

Ashley then moved to Conditionally Approve File #5630. Second by Bobby, motion carried.

File #5645 – Amos Brubacker Broiler House LDP; Center Township

This plan is for the construction of a 600' x 58' Broiler house and related site amenities on the property of Amos Brubacker located in Center Township.

This Plan is being reviewed by Meck-Tech

The reviewing engineer has not had an opportunity to review the revised plans. It was quickly discussed that if Conditionally Approved, the design engineer would have 180 days from May 15 (November 11, 2023) to satisfy the comments from our reviewing engineer.

Betsy moved to Conditionally Approve File #5645 based on the Meck-Tech Comment Letter dated May 4, 2023. Second by Ashley, motion carried.

File #5646 – Richard Parthemer broiler House LDP; West BeaverTwp.

This plan is for the construction of a Broiler house and related site amenities on the property of Richard and Jana Parthemer located in West Beaver Township.

The requested waivers were discussed 5 total were requested with the waiver for Section 201 to submit a Final Plan without a Preliminary Plan having already been granted. Waiver Request #3 per the Axtman Engineering, LLC Waiver Request letter dated May 15, 2023 goes away based on the Heeter property being accessed via a different access. Waivers #4 & 5 per the request letter were granted on motion by Betsy second by Ashley with the motion carrying for Sections 505.B.7 and 517. Waiver #2 was then discussed for Section 505.A.4 for the drive

serving more than 1 lot and was Conditionally Approved as long as a letter from the Emergency Management Coordinator is received noting that the drive will be adequate to convey emergency vehicles.

After discussion and the waivers being granted, Bobby moved to Conditionally Approve File #5646 based on the Meck-Tech letter dated May 8, 2023. Second by Ashley. Motion Carried.

File #5650 – Celesta Cabinets LDP; Adams Twp.

This plan is for building additions to the Celesta Cabinets business located along Troxelville Road in Adams Township.

This Plan is being reviewed by Meck-Tech

The waivers were discussed per the Meck-Tech Comment letter dated May 1, 2023. Waivers for comments 1, 6, and 10 were granted upon motion by Bobby second by Dave, motion carried. The waiver request of comment #9 should not be necessary per the recalculation of the parking requirements but will have to be reviewed by Meck-Tech to determine compliance.

After discussion Bobby moved to Conditionally Approve File #5650 per the comments of the May 1 comment letter. Second by Ashley. Motion Carried.

File #5651 – Mifflinburg Station Real Estate, LLC LDP; Franklin Twp.

This plan is for the consolidation of tracts 06-11-184 and 06-11-089 and the construction of a business and additional site amenities on the combined tracts located in Franklin Township.

The plan was Conditionally Approved last month, but had a change to one of the property lines so it was brought back to ask for approval with the new lot configuration.

This plan was re-reviewed by Stahl Sheaffer Engineering with the new configuration.

The waivers previously granted were re-approved for the updated plan with a motion from Bobby and a second by Dave. Motion carried.

Dave moved to Conditionally Approve File #5651 with the proposed new lot configuration. Second by Ashley, motion carried.

NEW PLANS

File #5656 – Travis, Todd & Donna Mattern Subdivision Plan; Beaver Twp.

This plan is for the subdivision of tracts 02-03-003 & 003A into 3 tracts of land. Proposed Lot 1 (9.08 acres), Proposed Lot 2 (29.54 Acres) and Proposed Lot 3 (67.00 acres) along with a lot addition from tract .02-03-001 to tract 02-03-041 of 0.93 acres all located in Beaver Township.

Per Plan Comment #3 p Section 512 for sewage a waiver was granted conditionally for testing of Proposed Lots #2 and 3 should a written request be submitted for the waiver to not need to test upon motion from Betsy and second by Ashley.

Bobby moved to Conditionally Approve File #5656. Second by Dave. Motion carried.

File #5657 – Jerry & Ann Hoffman Subdivision Plan; West Perry Twp.

This plan is for the creation of Proposed Lot 2 which will be a 3.518 acre residential tract from tract 21-08-057.

Bobby moved to Conditionally Approve File #5657, Second by Betsy, motion carried.

File #5658 – David & Kelly Reed Subdivision Plan; Washington Twp.

This plan is for the subdivision of tract 19-03-001 into 3 tracts Proposed Lots 1 Township.

Betsy moved to Conditionally Approve File #5658. Second by Dave, motion carried.

File #5659 – Linford Showalter Subdivision Plan; Chapman Twp.

This plan is for the subdivision of tract 05-03-021 into two tracts Proposed Lot 1 and a residual. Lot 1 will be 2.046 acres, and the residual tract will be 9.1 acres.

Dave moved to Conditionally Approve File #5659. Second by Ashley, motion carried.

File #5661 – Woodside Capital, LLC – Alderfer Lumber LDP; Washington Twp.

This plan is for a 9,600 sf building addition to the existing business located along Flint Valley Road in Washington Township.

This plan is being reviewed by Meck-Tech.

The plan was discussed along with the Comment Lettter from Meck-Tech, Inc.

dated May 8, 2023 with the design engineer. After discussion upon motion from Betsy and second by Dave, File #5661 was tabled to allow the design engineer time to make necessary changes, with the motion carrying.

File #5662 – Middlecreek Farms Subdivision Plan; Franklin Twp.

This plan is for the subdivision of tract 06-06-006 into two tracts Proposed Lot 2 which will be 12.40 acres, and the residual tract which will be approximately 74± acres.

Bobby moved to Conditionally Approve File #5662. Second by Betsy, motion carried.

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

NONE

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

E.) Commissioners Report – None

5. OLD BUSINESS – None

6. NEW BUSINESS

- 1) 04/19/23 – Received the latest Escrow Statement. Current balance shows \$166,362.20. This does not include recent submissions. Actual total in the account as of 5/11/23 is \$175,327.20.

Vice Chairman John Cramer declared the meeting adjourned at 8:52 p.m.

1. CALL TO ORDER:

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

2. PUBLIC COMMENT: Derek Sheehan from Dynamic Energy about Solar Projects for a determination as to whether or not we would consider them to be Land Development.

Dynamic Energy was founded in 2007, and was currently acquired by Pattern Energy which is a multinational company.

There are currently 4 solar projects that Dynamic Energy are working on within the County, all in the early stages. All projects are approx. 25 acres in size which is considered small in solar energy. Each project has the option to participate with PP&L or pjm grid, could also participate in community solar program, which can be used by residents of the county on a first come first serve basis. All are single tracker access project: will track the sun from east to west to maximize the output. Each project is a 3 phase power lines, trenched underground power. Projects are fenced in and all access roads will be curb cut and to PennDot standard. Construction process typically lasts 3-6 months, panels are placed on steel beams that are driven into the ground with minimum disturb and no concrete in the footings.

A decommissioning bond is placed so after 20-25 years of the lease then the bond is to remove equipment and restore the site to original state. Dynamic Energy works with a third party civil engineering group to come up with an estimate of cost for decommissioning bond to restore the site after lease is up, which is somewhere in the area between \$100,000 - \$150,000.

Projects are under their own LLC, they becomes its own entity or assest. Dynamic Energy leases the property from the land owner and will cover any additional taxes on the land. That lease is in place typical 20-25 years and sometimes extension options are available. A crew is hired to mow quarterly and schedule preventative maintenance. Real time monitoring on site, module has something wrong they can send a crew to repair issues. Panels are under warranty for the life of the lease and manufacture in the U.S.

Dynamic Energy came to ask if these projects qualify as Land Development? Looking at each individual project, there is no building on the plans, just a pad with the inverter on it. Planning Commission determined this does not qualify as land development but advise to adhere to section 505 for driveway access and follow DEP regulations for stormwater.

Is not Land Development – will provide written summary and send to Dynamic Energy.
Copy to the township.

3. APPROVAL OF MINUTES:

Dave moved to approve the minutes from the May 15, 2023 meeting. Second by Betsy.
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 #5666 – Love Christian Outreach Lot Addition Plan; Monroe Twp.

This plan is for the combining of Lots 2 and 3 of the Croft Valley Subdivision. The combined parcel will be 3.462 acres.

Dave acknowledged receipt of file #5666. Second by Andy. Motion Carried.

Plans & Applications under the SALDO (Section B)

OLD PLANS

File #5661 – Woodside Capital, LLC – Alderfer Lumber LDP; Washington Twp.

This plan is for a 9,600 sf building addition to the existing business located along Flint Valley Road in Washington Township.

This plan is being reviewed by Meck-Tech.

The plan was discussed along with the Comment Lettter from Meck-Tech, Inc. dated May 8, 2023 with the design engineer. After discussion upon motion from Betsy and second by Dave, File #5661 was tabled to allow the design engineer time to make necessary changes, with the motion carrying.

John made a motion to table File #5661. Second by Dave. Motion Carried.

NEW PLANS

File #5664 – Mike & Dan Mitchell Subdivision Plan; Adams Twp.

This plan is for the subdivision of tracts 01-03-048 & 01-03-079 into 4 tracts of land. Residual Lot 1 will be 6.97 acres, Proposed Lot 2 will be 3.89, Proposed Lot 3 will be 2.94 acres, and Proposed Lot 4 will be 2.47 acres.

John moved to Conditionally Approve File #5664. Second by Dave. Motion carried.

File #5665 – Pine Swamp Enterprises, LLC Subdivision Plan; Beaver Township

This plan is for the creation of Proposed Lot 2 which will be an 8.02 acre tract containing the farm buildings and home from tract 02-02-019 with a 76.21 acre agricultural residual.

Dave moved to Final Approve File #5665, Second by Ashley, motion carried.

File #5668 – Stauffer Storage Barn LDP; Union Township

88x136 building addition. With driveway coming up to it. Used for storage. Under an acre of disturbance. So NPEDS is required.

Waiver Requests:

1. Section 201 – Final Plan submission without Preliminary Plan
2. Section 517 – Landscaping and Buffering – The plan doesn't propose any landscaping and/or buffering due to the rural nature.

John made a motion to approve the above mentioned waivers. Second by Ashley. Motion Carried.

Under Review by Meck-Tech

Dave moved to table File #5668 until review conducted by Meck-Tech. Second by John, motion carried.

File #5669 – JBS Woodshop LDP; Chapman Township

Building addition, access on the West side, will have stone to drive all the way around the building. Parking will meet the ordinance.

Waiver Requests:

1. Section 201 – Final Plan Submission without Preliminary Plan
2. Section 517 – Landscaping and Buffering – The Plan doesn't propose any landscaping and/or buffering due to the rural nature.
3. 505.B.7 – Maximum 25' driveway width. The project utilizes an existing 129' wide driveway from Lumberhill Road.

John made a motion to approve Waivers #1 & #2. Second by Ashley. Motion Carried.

Under Review by Meck-Tech

Betsy moved to table File #5669. Second by Dave, motion carried.

File #5670 – Samuel Risser Farm Subdivision Plan; Franklin Twp.

This plan is for the Subdivision of tract 06-12-022 into 3 parcels. Proposed Lot 2 which will be 1.20 acres, Proposed Lot 3 which will be 1.36 acres and the residual lot which will be 81.80 acres.

Betsy moved to final approve File #5670. Second by Andy, motion carried.

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

File #5667 – JBS Woodshop Lot Addition Plan; Chapman Twp.

This plan is for a 0.2989 acre lot addition from tract 05-02-014, and a 0.7037 acre lot addition from tract 05-02-100 with both of those tracts being owned by John & Esther Schrey to the lands of JBS Woodshop and tract 05-02-022 being a 1.0026 acre lot addition in total.

John moved to acknowledge File #5667. Second by Dave, motion carried.

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

E.) Commissioners Report – None

5. OLD BUSINESS – None

6. NEW BUSINESS

- 1) 06/9/23 – Received notification of the Greenways & Trails Summit which will take place September 17-19 in Scranton.
- 2) 6/13/23 – Received the latest Escrow Statement in the amount of \$175,219.45 which does not account for the latest \$6,000 from files #5668 & 5669 and the payments to record the Messimer Storage Plans and SWM Agreement. Actual balance is currently \$181,116.70.

The Resort Company that attended the meeting in December in reference to property in Beavertown did not purchase the property but rather a different company bought the land there and doesn't believe they have to go through with Land Development.

Craig Gemberling built a garage and has since converted it to commercial use, is considered Land Development? Lincoln spoke with Middleburg Boro.

John Horning built a 5400 sq ft building behind the home. Did not go through land development. It is for farm equipment. Possible exemption for entire building. Will receive letter from Lincoln.

Chairman Max Gemberling declared the meeting adjourned at 8:17 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-

7/17/2023

ATTENDANCE:

Guests:

Max Gemberling

John Cramer

Ashley Hassinger

Bobby Jones

Betsy Lockwood

Andy Wagner

Joe Kantz (Absent)

Greg Gargus (Absent)

Dave Herbert (Absent)

Staff:

Lincoln Kaufman, Planning Director

Trever Hess, Meck-Tech,

Jeremiah Runkle, AxRunkle, Solicitor

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:

Bobby moved to approve the minutes from the June 19, 2023 meeting. Second by John. 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 #5673 – Brininger / Gardner Lot Addition Plan; Spring Twp.

This plan is for the subdivision of tract 17-08-032 into 2 tracts. Proposed Lot 1 will be 2.115 acres leaving a residual of 1.927 acres which will be 2.014 acres after the 0.087 acre lot addition. The Proposed Lot Addition from the Gardner tract (17-08-013) is 0.087 acres leaving a residual of 28.6± acres.

John acknowledged receipt of file #5673. Second by Bobby. Motion Carried.

File #5676 – Daniel & Dennis Habegger Subdivision Plan; Spring Twp.

This plan is for the subdivision of tract 13-02-047 into 2 tracts. Proposed Lot 1 will be 2.756 acres leaving a residual of 2.756 acres.

John acknowledged receipt of file #5676. Second by Bobby. Motion Carried.

File #5678 – Schrey Lot Addition Plan – Penn Twp.

This plan is for the subdivision of tract 13-09- with a 3.00 acre lot addition going from this tract to tract 13-09-120 owned by Courtney Raker.

John acknowledged receipt of file #5678. Second by Bobby. Motion Carried.

Plans & Applications under the SALDO (Section B)

OLD PLANS

File #5661 – Woodside Capital, LLC LDP; Washington Twp.

UNDER REVIEW BY MECK-TECH.

Request from the engineer to table the plan to work through a few more items.

Jeremiah determine that the request to table the plan could be acceptable as a request for an extension to the next meeting.

John moved to table File #5661. Second by Betsy. Motion Carried.

File #5668 – Stauffer Storage Barn LDP; Union Twp.

UNDER REVIEW BY MECK-TECH.

Betsy moved to accept the 60 day extension for File #5661. Second by Bobby. Motion Carried.

John moved to table File #5668. Second by Betsy. Motion Carried.

File #5669 – JBS Woodshop LDP; Chapman Twp.

UNDER REVIEW BY MECK-TECH.

Betsy moved to accept the 60 day extension for File #5669. Second by Bobby. Motion Carried.

John moved to table File #5669. Second by Betsy. Motion Carried.

NEW PLANS

File #5671 – David & Janet Waltz Subdivision Plan; Middlecreek Twp.

This plan is for the subdivision of tract 11-04-126 into two (2) tracts. Proposed Lot 2 will be 6.77 acres with a Residual Lot 1 being 1.44 acres.

Waiver Requests:

1. Section 512.C.3 – Sewage Disposal – waiver has been requested since the lot is silvicultural and will remain that way.

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

Betsy moved to Conditionally Approve File #5671. Second by Ashley. Motion Carried.

File #5672 – Albert & Mary Heimbach LDP; Jackson Twp.

This plan is for the addition of a Proposed Barndominium on tract 08-04-026 which is a total of 137.01 acres. The additional impervious being added is 6,909 sf.

Waiver Requests:

1. Section 403.C & 514 – Stormwater Management. To allow the additional impervious and still qualify for the Exemption.

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

Greg moved to Conditionally Approve File #5672. Second by Bobby.

File #5674 – Lawrence Gingrich Estate Subdivision Plan: Chapman Twp.

This plan is for the creation of two tracts from tract 19-03-019. Proposed Lot 2 will continue to be for the residence located there and will be 4.00 acres. The residual tract will continue to be for agricultural purposes and will be 104.43 acres.

Greg moved to conditionally approve File #5674. Second by John. Motion Carried.

File #5675 – Enos & Dena Yoder Subdivision Plan; Jackson Twp.

This plan is for the Subdivision of tract 08-06-006 into 2 parcels. Proposed Lot 2 which will be 4.00 acres, and the residual lot which will be 61.37 acres.

John moved to conditionally approve File #5675. Second by Greg. Motion Carried.

File #5677 – Womer Farms LLC LDP; Perry Township

UNDER REVIEW BY MECK-TECH

Bobby moved to table File #5677. Second by Ashley. Motion Carried.

File #5679 – Richfield Life Ministries LDP; West Perry Township

UNDER REVIEW BY STAHL SHEAFFER ENGINEERING

John moved to table File #5679. Second by Betsy. Motion Carried.

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

NONE

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

E.) Commissioners Report – None

5. OLD BUSINESS – None

6. NEW BUSINESS

- 1) 7/11/23 – Received the latest Escrow Statement in the amount of \$181,151.7 which does not account for the Final payment of the Messimer Storage Invoice, and the Escrow deposit of \$4,000 for the Womer Farms LLC LDP (File #5677). Actual balance is currently \$183,259.45.

Four sets of chicken barns beside dollar general in McClure. Variety of potential complications. All within the borough.

Letter from depart of state – Charlie Axtman Public reprimand with fine of \$5,000.00 and cost of \$525.97. Discipline is effective immediately and case is closed.
Tim Wentz called Mike and had a discussion.

Chairman Max Gemberling 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-

8/21/2023

ATTENDANCE:

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

Guests:

Charles Axtman
Allen Hornberger
Rustin Kerstetter
Ken Horst
Jonathan Brubaker
Kevin Stauffer
Merlin Stauffer
Unknown Guest

Staff:

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

1. CALL TO ORDER:

Vice Chairman John Cramer called the meeting to order at 7:08 p.m.

2. PUBLIC COMMENT: NONE

3. APPROVAL OF MINUTES:

Bobby moved to approve the minutes from the July 17, 2023 meeting as corrected with a change on Page 4 with Stahl Sheaffer Engineering being replaced with Meck-Tech as reviewing engineer for the Richfield Life Ministries Project. Second by Betsy. 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 #5682 Manasses Yoder Lot Addition Plan; Spring Township

This plan is for the subdivision of tract 17-03-071 providing Lot Additions to tract 17-03-067 and 17-03-089. Proposed lot addition Addon 1 to tract 17-03-067 will be 2.76 acres, and the Proposed Addon 2 to tract 17-03-089 will be 7.24 acres.

Bobby acknowledged receipt of file #5682. Second by Betsy. Motion Carried.

File #5683 Ronald & Ryan Herman Lot Addition Plan; Penn Township

This plan is for the subdivision of tract 13-01-078 into 2 tracts. Residual Lot 1 will be 1.77 acres and Proposed Lot 2 will be 1.70 acres and will be combined into tract 13-01-003 and will be a combined \pm 77.8 acres.

Bobby acknowledged receipt of file #5683. Second by Betsy. Motion Carried.

File #5686 Remmey The Pallet Company Land Development Plan; Spring Township; Axtman Engineering, LLC - Engineer

This plan is for the construction of a solar array on the property of Remmey Pallet Company located on tracts 17-03-085 & 17-03-092.

Bobby acknowledged receipt of file #5686. Second by Betsy. Motion Carried.

Plans & Applications under the SALDO (Section B)

OLD PLANS

File #5661 – Woodside Capital, LLC LDP; Washington Twp.

The plan was discussed based on the Comment letter from Meck-Tech dated August 16, 2023. The following waivers were granted:

Section 201 – to allow a Final Plan without the need to submit a Preliminary Plan
Section 505.B.7 to allow a width that exceeds the 24' requirement.
Section 517 to not have to provide landscaping.
After further discussion action was taken to conditionally approve the plan.

Betsy moved to Conditionally Approve File #5661. Second by Ashley. Motion Carried.

File #5668 – Stauffer Storage Barn LDP; Union Twp.

The plan was discussed and action taken based on the Comment letter from Meck-Tech dated August 11, 2023.

Bobby moved to Conditionally Approve File #5668. Second by Ashley. Motion Carried.

File #5669 – JBS Woodshop LDP; Chapman Twp.

The plan was discussed and action taken based on the Comment letter from Meck-Tech dated August 11, 2023. The following waiver was granted as well:

Section 505.B.7 to allow a width that exceeds the 24' requirement.

Betsy moved to Conditionally Approve File #5669. Second by Bobby. Motion Carried.

File #5677 – Womer Farms LLC LDP; Perry Township

The Plan and comment letter from Meck-Tech dated July 28, 2023 were briefly discussed, and due to no new information being received action was taken to table the plan to allow the design engineer time to respond to the comments.

Betsy moved to table File #5677. Second by Bobby. Motion Carried.

File #5679 – Richfield Life Ministries LDP; West Perry Township

The plan was discussed and action taken based on the Comment letter from Stahl Sheaffer Engineering dated August 17, 2023. The following waiver was granted as well:

Section 505.B.7 to allow a width that exceeds the 24' requirement.

Ashley moved to Conditionally Approve File #5679. Second by Betsy. Motion Carried.

NEW PLANS

File #5680 - Tracey Moyle Subdivision Plan; Franklin Township

This plan is for the subdivision of tract 06-05-149 into two (2) tracts. Proposed Lot 1 will be 2.30 acres with a Residual Lot will be 12.32 acres.

Betsy moved to proactively grant the waivers of the following sections of the ordinance based on a request by the applicant and having them listed per Section 403.B.23. Second by Ashley. Motion Carried.

Section 201 – to allow a Final Plan without a Preliminary Plan

Section 505.B.10 – Driveways – To allow the proposed driveway to not have to be at 90 degrees for the first 25'.

Section 508.A – Lot Layout – to allow less than 33' lot frontage.

Betsy moved to Conditionally Approve File #5680. Second by Ashley. Motion Carried.

File #5684 - Grace Hassinger Family Protection Trust Subdivision Plan; Middleburg Borough

This plan is for the subdivision of an unopened alley which will be subdivided between tax parcels 10-01-034 & 10-01-035. The plan then also re-subdivides tax parcels 10-01-035 and 10-01-036 owned by the Grace Hassinger Family Protection Trust into 3 equal tracts of land all being 13,588 sq. ft.

Bobby moved to Conditionally Approve File #5684. Second by Betsy. Motion carried with Ashley abstaining.

File #5685 - Rustin Kerstetter Final Land Development Plan; Chapman Township

This plan is for the addition of a second home on the property of Rustin and Holly Kerstetter on tract 05-03-020 in Chapman Township.

After discussion action was taken to Conditionally Approve the Plan and the following waiver was granted upon motion by Betsy Second by Ashley motion carried:

Section 514.C – Stormwater – to allow a total of 22,555 sf of impervious (1,485 additional for the new home with 21,070 sf existing).

Bobby moved to Conditionally Approve File #5685. Second by Betsy. Motion carried.

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

File #5681 – Roz Camp Lot Addition Plan; Jackson Township

This plan is for a 4.00 acre lot addition from the lands of David Richard and tract 08-04-090 to the lands of Roz Camp on tract 08-04-034.

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

E.) Commissioners Report – None

5. OLD BUSINESS – None

6. NEW BUSINESS

- 1) 8/11/23 – Received the latest Escrow Statement in the amount of \$184,044.70 which does not show Escrow release checks #269 (\$855.25) and #271 (\$827.25) as being cashed at this point. Actual balance is currently \$182,327.20.

Bobby asked about recycling and that the Chapman Township Supervisors were wondering what is going on with the potential facility located in Freeburg Borough. The Planning Director stated that no decisions have been made and that the Recycling Coordinator does not have the authority to make decisions. Bobby also asked if someone could come to a Township meeting to discuss this with the supervisors and fill them in on what's going on. It was suggested to contact the County Commissioners as they are the ones that need to make any decisions to move forward.

It was discussed that a meeting will be setup shortly for the Steering Committee for the Greenway and Open Space Plan.

Vice Chairman John Cramer declared the meeting adjourned at 8:20 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-

9/18/2023

ATTENDANCE:

Max Gemberling

John Cramer

Bobby Jones

Greg Gargus

Andy Wagner

Dave Herbert

Joe Kantz (Absent)

Ashley Hassinger (Absent)

Betsy Lockwood (Absent)

Guests:

Staff:

Lincoln Kaufman, Planning Director

Trever Hess, Meck-Tech,

Jeremiah Runkle, AxRunkle, Solicitor (Virtual)

1. CALL TO ORDER:

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

2. PUBLIC COMMENT: NONE

3. APPROVAL OF MINUTES:

John moved to approve the minutes from the August 21, 2023 meeting. Second by Greg.
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 #5690 John & Julie Mitchell Subdivision Plan; Penn Twp.

This plan is for the subdivision of tract 13-03-070 into 2 (two) tracts of land.
Proposed Lot 2 will be 1.10 acres leaving Residual Lot 1 as 4.34 acres

Dave acknowledged receipt of file #5690. Second by Greg.

Plans & Applications under the SALDO (Section B)

OLD PLANS

File #5677 –Womer Farms LLC Land Development Plan; Perry Township

UNDER REVIEW BY MECK-TECH

Dave moved to Table File #5677. Second by Greg.

Waivers were granted for the following Section of the Ordinance under motion by John, second by Andy:

Section 201 – To allow a Final Plan without submitting a Preliminary Plan.

Section 403.A – to allow Sheet 102 at a scale of 1"=50'.

505.B.7 – to allow the proposed access to be wider than 24' at the right-of-way.

The following Waiver Request was denied:

Section 514.D.10 – To allow a stormwater pipe under the minimum size of 15”.

After discussion action was not taken on the Waivers requested for Sections 403.B.9 and 403.B.25 as the Planning Commission made the determination that a Signature Block should be added to the Title Sheet of the plan with the owner of the adjacent property being required to sign the plan which would alleviate the need for these waivers. If the adjacent owner is unwilling to comply the site will need to be redesigned. After this discussion the plan was tabled to allow the design engineer time to consult with their client and make the necessary changes to the plan.

NEW PLANS

File #5687 – Bowersox Farm Subdivision Plan; Center Township

This plan is for the subdivision of tract 04-09-001 / 001B into two (2) tracts. Residual Lot 1 will be 111± acres with Proposed Lot 2 will be 6.00 acres.

Bobby moved to Conditionally Approve File #5687. Second by Greg.

File #5689 – David & Lisa Wagner Subdivision Plan; Adams Township

This plan is for the subdivision of tax parcel 01-06-048 into two tracts. Proposed Lot 2 will be 2.015 acres leaving Residual Lot 1 at 13.915 acres.

John moved to Conditionally Approve File #5689. Second by Andy.

File #5691 – Jeffrey & Amy Wray Subdivision; Beaver Township

This plan is for the subdivision of tract 02-06-019 into two tracts, Proposed Lot 222 which will be 1.00 acres and the Residual tract which will be ±64 acres in Beaver Township.

Bobby moved to Conditionally Approve File #5691. Second by Dave.

File #5692 – Richfield Life Ministries Land Development Plan Phase 1 Final; West Perry Township

UNDER REVIEW BY STAHL SHAEFFER ENGINEERING

Greg moved to Conditionally Approve File #5692. Second by Andy.

File #5693 – Route 35 Storage Land Development Plan; Washington Twp.

UNDER REVIEW BY MECK-TECH

Dave moved to Table File #5693. Second by John.

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

File #5688 – Waylon Swarey Lot Addition Plan; Jackson Township

This plan is for a 0.778 acre lot addition from the lands of Craig Lynn Dressler and Issac Daniel Ulmer, tract 08-06-002 to the lands of Waylon Swarey, tract 08-06-092.

Greg acknowledged receipt of file #5688. Second by Dave.

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

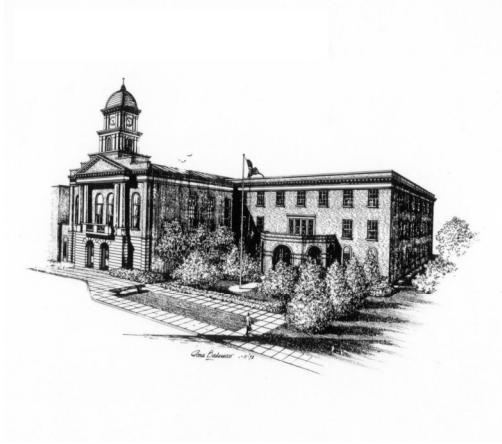
E.) Commissioners Report – None

5. OLD BUSINESS – None

6. NEW BUSINESS

- 1) 9/11/23 – Received the latest Escrow Statement in the amount of \$182,362.20 which does not account for Escrow checks totaling \$7,000 for files #5692 and #5693. Actual balance is currently \$189,084.45.
- 2) The initial meeting of the Steering Committee for the proposed Greenway and Open Space Plan was discussed.
- 3) The new office located in the old Red Cross building was discussed. We will be going over after the October meeting to see the building for anyone interested.
- 4) The placement of bollards in front of Dollar General stores was discussed as there have been a number of accidents involving either elderly or handicapped drivers accidentally driving into the stores.

Chairman Max Gemberling declared the meeting adjourned at 8:01 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-
10/16/2023

ATTENDANCE:

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

Guests:

Adam Keller – Team Ag – Doug Klingler
Chad Shaffer – SSE – Route 35 Storage
Allen Hornberger – David Rohrer

Staff:

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

1. CALL TO ORDER:

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

2. PUBLIC COMMENT: Allen Hornberger discussed a possible subdivision of the David Rohrer property tract 19-03-067 located in Washington Township. This parcel could potentially become 4 separate tracts of land.

3. APPROVAL OF MINUTES:

Greg moved to approve the minutes from the September 18, 2023 meeting. Second by Ashley. 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 #5695 Brad Ewing & Vicki Miller Lot Addition Plan; McClure Borough

This plan is for a 1.81 acre lot addition to the lands of Brad Ewing and Vicki Miller from the lands of James and Jesse Hassinger. The residual tract will be ±98 acres.

Dave acknowledged receipt of file #5695. Second by Bobby. Motion carried.

File #5696 Arlyn Martin Ag Operation Land Development Plan; McClure Borough

This plan is for the addition of four poultry barns and a proposed manure storage barn along with stormwater management and other site related amenities.

Dave acknowledged receipt of file #5695. Second by Bobby. Motion carried.

File #5700 McClure Solar Land Development Plan; McClure Borough

This plan is for the construction of a Solar Farm on tract 09-03-012 located in McClure Borough.

Dave acknowledged receipt of file #5695. Second by Bobby. Motion carried.

Plans & Applications under the SALDO (Section B)

OLD PLANS

File #5677 –Womer Farms LLC Land Development Plan; Perry Township

UNDER REVIEW BY MECK-TECH

After discussion an extension to the 90 day clock for the need to make a determination on the plan was granted by the applicant and accepted by the planning commission upon motion by Bobby with a second by Dave. Motion carried.

John then moved to Table File #5677. Second by Bobby. Motion carried.

File #5693 – Route 35 Storage Land Development Plan; Washington Township

UNDER REVIEW BY MECK-TECH

Bobby moved to Conditionally Approve File #5693. Second by Ashley. Motion carried.

NEW PLANS

File #5694 – Douglas Klingler Poultry Land Development Plan; Washington Twp.

This plan is for the addition of a 44' x 500' poultry barn and additional Stormwater facilities on tract 19-06-063A owned by Douglas Klingler.

The Plan is under Review by Meck-Tech

John moved to Conditionally Approve File #5694. Second by Ashley. Motion carried.

File #5701 – Loren Horning Ag Operation Land Development Plan; Adams & Spring Twp.

This plan is for the addition of 3 = 48' x 500' poultry barns along with Stormwater facilities on tract 01-07-001 located in Adams and Spring Townships and owned by Loren Horning.

Dave moved to Table File #5701. Second by Andy. Motion carried.

This plan was tabled after a lengthy discussion about which municipality would have the right to approve the plan. It was determined that both municipalities

would have the right to approve any improvements within their borders so the applicant could potentially have to gain approval from both Adams and Spring Townships. The planning commission made the determination that they would like the Planning Director to reach out to Spring Township and their solicitor to determine how they handle reviews, and who the reviewing engineer would be for a project like this. They also would like to know how they handle surety on a project like this in case the applicant does not follow through with construction. After getting these questions answered they will discuss whether or not they will defer all rights of approval to Spring Township as they have zoning which would apply and would add restrictions that would not apply for Adams Township, since most of the improvements would be taking place within Spring Township anyway.

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

File #5697 – Martin/ Goodling Lot Addition Plan; Washington Twp.

This plan is for lot additions from the Martins to the Goodlings and from the Goodlings to the Martins.

John acknowledged receipt of file #5697. Second by Dave. Motion carried.

File #5698 – Wilt Lot Additions Plan; Chapman Twp.

This plan is for a 0.26 lot addition from Andrew Zimmerman to the lands of Timothy Wilt.

John acknowledged receipt of file #5697. Second by Dave. Motion carried.

File #5699 – Northway Industries Lot Consolidation Plan; Franklin Twp.

This plan is for the consolidation of 4 tracts of land all owned by Northway Industries. After consolidation the overall tract will be 10.24 acres.

John acknowledged receipt of file #5697. Second by Dave. Motion carried.

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

E.) Commissioners Report – None

5. OLD BUSINESS – The Planning Director let the commission know that the planning department is in the process of getting dates to our consultant for the Greenway and Open Space plan and will be setting up a meeting to review current inventory and take some site visits to better know and understand what amenities we have and how they might be

improved upon.

6. NEW BUSINESS

- 1) 10/12/23 – Received the latest Escrow Statement in the amount of \$193,119.45 which does not account for Escrow check of \$4,000 for file #5701. Actual balance is currently \$197,119.45.
- 2) The annual Christmas Dinner prior to the SCPC meeting was discussed and the planning director will reach out to Tried and True about catering the dinner at the Snyder County East Building on December 18.
- 3) The commission members that wanted to went over to the new office to see it prior to work beginning after the meeting.

Chairman Max Gemberling declared the meeting adjourned at 8:29 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-

11/20/2023

ATTENDANCE:

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

Guests:

Allen Hornberger

Staff:

Lincoln Kaufman, Planning Director
Trevor Hess, Meck-Tech,
Beau Hoffman, AxRunkle, Solicitor

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:

Greg moved to approve the minutes from the October 16, 2023 meeting. Second by Andy, 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 #5705 Beaver Springs Dollar General LDP; Spring Township

This plan is for the construction of a new Dollar General on tract 17-01-014 located in Beaver Springs.

Betsy acknowledged receipt of file #5705. Second by Greg, motion carried.

File #5708 Beaver Springs Dollar General Lot Addition; Spring Township

This plan is for a Lot Addition for the proposed Dollar General from tract 17-010-011 to tract 17-01-014 located in Beaver Springs.

Betsy acknowledged receipt of file #5708. Second by Greg, motion carried.

Plans & Applications under the SALDO (Section B)

OLD PLANS

File #5677 –Womer Farms LLC Land Development Plan; Perry Township

UNDER REVIEW BY MECK-TECH

After a brief discussion Greg moved to Table File #5677. Second by Betsy, motion carried.

File #5701 – Loren Horning Ag Operation LDP; Adams & Spring Twp.

This plan was discussed along with the email from the Spring Township solicitor Bob Slivinski. After reading the email and that Spring Township will be utilizing John Williams for review of the plan, the planning commission decided to defer the right to approve to Spring Township. The Escrow money in the amount of \$4,000 will be returned to the applicant and the planning department will provide a cursory review of the plan for Spring Township.

Betsy moved to defer the Snyder County Planning Commission's right to approve File #5701 to Spring Township. Second by Greg, motion carried.

NEW PLANS

File #5702 – Penns Creek Storage LDP; Center Twp.

This plan is for the construction of Storage buildings on tract 04-01-179. There will be 3 buildings 20'x100', and one building that will be 20'x60', along with additional site related amenities and stormwater facilities.

The Plan is under Review by Meck-Tech

After discussion Greg moved to grant the waiver for Section 201 to allow a Final Plan without having to submit a Preliminary Plan. Second by Andy, motion carried.

Greg then moved to Table File #5702. Second by Betsy, motion carried.

File #5703 – Gregory & Paula Renn LDP; Center Twp.

This plan is for the addition of a second home on tract 04-06-096 owned by Gregory and Paula Renn.

After discussion Betsy moved to grant the waiver for Section 201 to allow a Final Plan without having to submit a Preliminary Plan. Second by Greg, motion carried.

Greg moved to Conditionally Approve File #5703. Second by Betsy, motion carried.

File #5704 – High Caliber Cranes LDP; Union Twp.

This plan is for the construction of a building addition on the property of High Caliber Cranes on tract 18-08-019 located in Union Township.

The Plan is under Review by Meck-Tech

The plan was discussed along with the approximately 17,000 sf of additional impervious that was not on the approved plan. After discussion Greg moved to grant a waiver of Section 201 to submit a Final Plan without submitting a Preliminary Plan.

Betsy then moved to Table File #5704. Second by Andy, motion carried.

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

File #5706 – Houseworth / Bowser Lot Addition Plan; Center Twp.

This plan is for lot additions from the Tract 04-01-186 to itself and to tract 04-01-193.

Betsy acknowledged receipt of file #5706. Second by Andy, motion carried.

File #5707 – Zimmerman Hommel Lot Addition Plan; Center Twp.

This plan is for a 0.263 acre lot addition from Tract 04-07-137 to tract 04-07-115.

Betsy acknowledged receipt of file #5707. Second by Andy, motion carried. This plan will appear on the agenda for the December meeting with comments so the planning commission can see them.

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

E.) Commissioners Report – None

5. OLD BUSINESS –

6. NEW BUSINESS

- 1) 10/31/23 – Received notification of the transfer of tract 12-08-064 from Monroe Township to Shamokin Dam Borough. This will also amend the boundary of the two municipalities.
- 2) 11/8/23 – Received the latest Escrow Statement in the amount of \$197,119.45 which does not account for Escrow check of \$3,000 for file #5702. Actual balance is currently \$200,119.45.
- 3) We will need to discuss replacing both Max and Joe who's memberships will run out at the end of the year and are retiring from the Planning Commission. This occurred with two names being provided for possible inclusion which were Tristan Van Horn and Derick Shambach. I will attend the Commissioners meeting on November 28 to discuss with them.

- 4) The Christmas dinner was discussed and having the meal catered by Tried and True catering. I will contact them with the planning commissions thoughts on the meal and determine the overall cost.

Vice Chairman John Cramer declared the meeting adjourned at 8:11 p.m.



Snyder County Planning Commission

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

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REGULAR SCHEDULED MEETING

-Minutes-
12/18/2023

ATTENDANCE:

Max Gemberling

John Cramer

Betsy Lockwood

Greg Gargus

Bobby Jones

Dave Herbert

Ashley Hassinger (Absent)

Andy Wagner (Absent)

Joe Kantz (Absent)

Guests:

Derwin Siebel – Hilly Ridge

Daryl Siebel – Hilly Ridge

Derek Sheehan – Dynamic Energy

Chad Shaffer – SSE

Staff:

Lincoln Kaufman, Planning Director

Trever Hess, Meck-Tech,

Beau Hoffman, AxRunkle, Solicitor

1. CALL TO ORDER:

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

PUBLIC COMMENT: Derek Sheehan with Dynamic Energy proposed a solar project. This project is slated to be 3 mega watts – smaller than the Planning Commission approved in June. Roughly 15 acre site, no wetland, with very minimal disturbance. Will be utilizing the existing farm road. Connecting right into the three phase and compacted gravel access road. 5 poles that connecting wires will run underground. Steel beams driven in to the ground. One concrete pad for location, no structures. 20 year lease and 4 five year extensions. Place a bond typically with the jurisdiction having authority, bond to remove the project at the end of the lifespan.

Expiration term is warranty on panels for 25 years inverters 10 years. Pay to restore the site to it's original state. Grass seed blend that improves the organic soil after time. Project is fenced in. Glare study and glare analysis on this property. Single access trackers that follow the sun. Chesterbrook, PA is where dynamic is from.

6 projects in Snyder County currently, all are roughly 15-20 acres.

No structures, typically not land development. Lincoln to write a letter with typical verbiage. NPDES was not submitted yet. Getting ready to start for the other four projects. Arm Group, working with them.

Betsy made a motion that Dynamic Energy project does not meet land development requires and send the normal letter. Second by Greg. Motion Carried.

Hilly Ridge – Asking for an exemption from land development. There are five older buildings on the property, would like to remove 4 circled in yellow, red is driveway and has shall in. Would like to put up a 72x90 building. Very little excavating would be involved. Existing sq ft of buildings is 4821. New would be a little bit larger area, total of 6300 sq ft. 2021 the current driveway was put in.

Building would be used for storage, warehouse for current business. This would be a commercial improvement which meets land development definition.

After discussion the planning commission felt this would constitute as land development and need stormwater management for the additional square foot of building.

3. APPROVAL OF MINUTES:

John moved to approve the minutes from the November 16, 2023 meeting. Second by Bobby, 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 #5701 Loren Horning AG Operation LDP; Adams & Spring Townships

This plan is for the addition of 3 Broiler Poultry Barns on and additional site related amenities on Tract 01-07-001 locate in Adams and Spring Townships.

Dave acknowledged receipt of file #5701. Second by Bobby. Motion Carried.

File #5708 Goss-Oldt Lot Addition Plan for the Beaver Springs Dollar General; Spring Township

This plan is for a 0.24 Lot Addition from the lands of Jason Oldt to the lands of Carmon & Cynthia Goss.

Dave acknowledged receipt of file #5708. Second by Bobby. Motion Carried.

File #5709 Heimbach – Weader Subdivision Plan; Spring Township

This plan is for the subdivision of tract 17-03-001 into 2 separate tracts, Proposed Lot 2 will be 13.37 acres and the residual tract will be 40.09 acres.

Dave acknowledged receipt of file #5709. Second by Bobby. Motion Carried.

File #5711 Beavertown Dollar General LDP; Beavertown Borough

This plan is for the construction of a new Dollar General on tracts 03-01-274 & 03-01-275 located in Beavertown Borough.

Dave acknowledged receipt of file #5711. Second by Bobby. Motion Carried.

Plans & Applications under the SALDO (Section B)

OLD PLANS

File #5677 –Womer Farms LLC Land Development Plan; Perry Township

UNDER REVIEW BY MECK-TECH

At the October 16, 2023 Planning Commission meeting an extension was granted to the 90 day clock which will expire at the January 16th 2024 meeting.

Plan is under review by Meck-Tech.

Greg moved to Table File #5677. Second by Betsy, motion carried.

File #5702 – Penns Creek Storage LDP; Center Township

This plan is for the construction of Storage buildings on tract 04-01-179. There will be 3 buildings 20'x100', and one building that will be 20'x60', along with additional site related amenities and stormwater facilities.

Revised plans were submitted to Meck-Tech for review. They have not had a chance to review prior to meeting. The main comment from Meck-Tech was bond had to be put in place and that is in motion and should arrive in roughly two weeks. NPDES permit from Conservation District. 4 comments to address those were addressed and resubmitted to Tim. Stormwater comment was pertaining to discharge at low end of the project. Received verbal okay from the sewer authority and construct a swale to have water flow to a current one lower. Out letting the water from basin to a channel. Easement will have to be put together.

Greg moved to Conditionally approval file #5702 with any open conditions including stormwater be resolved with Meck-tech. Second by Bobby. Motion Carried.

File #5704 – High Caliber Cranes LDP; Union Township

This plan is for the construction of a building addition on the property of High Caliber Cranes on tract 18-08-019 located in Union Township.

The Plan is under Review by Meck-Tech.

Greg moved to table file #5704. Second by Dave. Motion Carried.

NEW PLANS

File #5710 – Darren & Erica Rhoades Subdivision Plan; Perry Township

This plan is for the subdivision of tract 14-01-062, which is located in Mt. Pleasant Mills, into 2 tracts of land. Proposed Lot 1 will be 14,073 sf (.0322 acres) and Proposed Lot 2 will be 81,467 sf (1.870 acres).

Waiver Requests:

1. Section 403.B.6 – Tract Map

The tract is located in Mt. Pleasant Mills and all pertinent information is on the plan itself.

2. Section 509.A – Building Setbacks

Existing structures are already non-conforming. Any future construction will be subject to the setbacks per ordinance.

John made a motion to approve the following waivers. Second by Dave. Motion Carried.

Dave moved to final approve File #5710. Second by Bobby. Motion Carried.

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

File #5707 – Zimmerman-Hommel Lot Addition Plan; Center Township

This plan is for a lot addition from the Tract 04-01-137, owned by the Zimmermans, to tract 04-01-115 owned by the Hommels.

Bobby acknowledged receipt of file #5707. Second by Dave. Motion Carried.

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

E.) Commissioners Report – None

5. OLD BUSINESS – Discussion was had on having a commissioner sit on the board. Planning Commission feels one should, it is also wrote in the by-laws. Chuck or Adam plan to take the seat of the commissioner. Possibility of splitting the meetings up. Looking at having three alternates sit on the board. If a quorum is needed the alternate would have full rights.
6. NEW BUSINESS – Max's last meeting tonight. Joe and Max's term both end December 2023. Will need to find two additional members for the Planning Commission.

Nominating committee spoke to members to hold positions and made the nominations for John Cramer to take the position of Chairman, Dave Herbert to take the position of Vice Chairman, and Greg to remain in the position of treasurer/ secretary. All have agreed to fill these roles. Nominations were closed. Bobby moved to close the nominations. Second by Betsy. Motion Carried.

Betsy then made a motion to accept the nominations. Second by Bobby. Motion Carried.

John proposed a resolution of appreciation for Max's service as a member and chair of the Planning Commission. Following a motion and a second the resolution was approved unanimously.

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