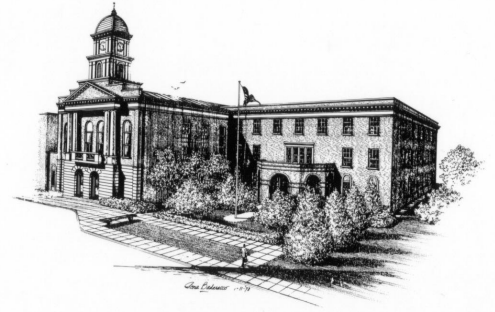


Snyder County Planning Commission

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

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

Fax: (570) 837-4345



MEETING AGENDA

--REGULARLY SCHEDULED MEETING--

Tuesday, January 17, 2023

7:00 p.m.

Basement Meeting Room
Snyder County Courthouse
Middleburg, PA

1. CALL TO ORDER
2. PUBLIC COMMENT
3. APPROVAL OF THE DECEMBER 18, 2022 MEETING MINUTES.
4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES
 - A) Monthly Budget Report
 - B) Subdivision Review Report
 - C) Planning Office Report
5. OLD BUSINESS – Greg Gargus would like to provide an update on Solar Information
6. NEW BUSINESS
 - A) 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.
 - B) 1/10/23 – Received the latest Escrow Account Statement. Current balance is \$554,476.38.
7. ADJOURNMENT

Snyder County Planning Commission

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Fax: (570) 837-4345



TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: January 13, 2023

SUBJECT: Subdivision Review Meeting

The Subdivision Review Committee Work Session will be on Friday, January 13, at 9:00 a.m. in the Planning Commission office, for those who wish to attend. The public is welcome to attend as well.

Thank you.

APPLICATIONS RECEIVED AS OF JANUARY 13, 2022:

File #5629 – Harvey & Marian Gehman Subdivision – Union Twp.

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

File #5631 – Carr Subdivision Plan – Jackson Twp.

File #5632 – Leon Fisher Estate Subdivision Plan – McClure Borough

cc: Snyder County Board of Commissioners

Tony Phillips, Chief Clerk

AxRunkle, Solicitor

Meck-Tech, Inc., PC Engineer

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PLANS ON THE AGENDA FOR THE JANUARY 2022 MEETING:

SECTION A:

File #5632 – Leon Fisher Estate Subdivision Plan – McClure Borough

SECTION B:

OLD PLANS:

1st Meeting

None

NEW PLANS:

File #5629 – Harvey & Marian Gehman Subdivision – Union Twp.

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

File #5631 – Carr Subdivision Plan – Jackson Twp.

SECTION C:

None

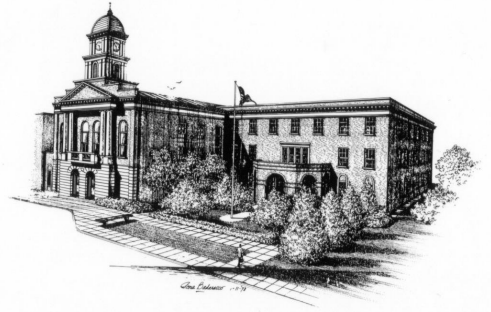
Grayed portions note that action is required at this meeting.

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SNYDER COUNTY PLANNING COMMISSION SUBDIVISION REVIEW COMMITTEE REPORT

1-17-23

A. PLANS AND APPLICATIONS FROM MUNICIPALITIES WITH REGULATIONS:

File #5632 Leon Fisher Estate Subdivision Plan; McClure Borough; Wright Land Surveying - Surveyor

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.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Ownership Certificate should be amended to show the plan was received on January 10, 2023 and if SCPC File # 5632.

General Comments

1. Section 3.0226 – Contours

Per this section contours should be at 5' intervals. The plan may become too busy with 5' contours. A waiver could be requested and granted at the discretion of the McClure Borough Council.

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

OLD PLANS

None

NEW PLANS

File #5629 Harvey & Marian Gehman Subdivision Plan; Union Township; All Points Land Surveys, Inc. - Surveyor

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.

General Comments

1. All Certificates should be fully executed prior to approval.
2. There appears to be a pipe at the northern end of Produce Road that is not called out.

File #5630 Scott Walter Poultry LDP Plan; Jackson Township; Nye Consulting Services, Inc. - Engineer

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

File #5631 Carr Subdivision Plan; Jackson Township; Meck-Tech Inc. - Surveyor

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.

Waiver Requests

2. Section 403.B.6 – Tract Map Size

This should actually be a request for Section 403.B.5 – Tract Map Size.

General Comments

1. All Certificates should be fully executed prior to approval.
2. In the SCPC Approval Certificate, Chairperson should be changed to Authorized Signer.
3. Can you please amend Note #2 to add the SCPC File number 2428.
4. Can you alter Note number 6 to show that the SCPC File number is File #5344 and the Recorded Map number is #5117.
5. Lengths should be added to the proposed 20' Stormwater Easements for the residual tract.

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

None

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Report of the Planning Director

12-19-22 to 01-17-23

I. Meetings

12/20/22 – Commissioners Meeting
12/21/22 – 5 County Solid Waste Plan Meeting
12/22/22 – Bid Review Meeting
1/3/23 – Farm Board Meeting

II. Subdivision Site Inspections

1/5/23 – Penn Dairy Final Inspection

III. Final Plan Approval Processing

File #5612 – Roy & Karen Brubaker LDP
File #5625 – Kevin Yarger Subdivision
File \$5627 – Snyder County Commissioners Lot Consolidation

IV. Preliminary Plan Approval Processing

None

V. Sketch Plan Reviews by Staff

None

VII. Financial

A) Expense & Revenue Summary per Monthly Budget Report

	<u>Prior Year to Date</u>	<u>Current Year-to Date</u>
Expenses	\$109,167.67	\$ 123,317.12

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

	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
Subdivision Fees	\$19,315.00	\$ 750.00	\$20,065.00
Misc. Fees	\$ 3,107.75*	\$ 0.00	\$ 3,107.75
TOTAL	\$22,422.75	\$ 750.00	\$23,172.75

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

C) Escrow

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
\$ 546,316.38	\$ 10,200.00	\$ 2,075.00	\$ 554,441.38

D) Overall Expense vs. Revenue

<u>Expenses for Year</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Overall Expenses</u>
\$ 123,317.12	\$23,172.75	\$ 5,681.25	\$ 94, 463.12

VIII. Special Planning Tasks

- We will begin the new Snyder County Greenway and Open Space Plan shortly – Laird Landscape Architects in conjunction with Stahl Sheaffer Engineering has been awarded the consultant contract.
- Begin review and update of the Snyder County Comprehensive Plan.
- Snyder County Point Person for the Susquehanna River Flood Inundation Mapping Interagency Project. Outreach from PaDEP has begun, and we will need to begin public outreach.
- Review possible Grant Funding for our Comprehensive Plan and possible match.
- Review Act 167 Stormwater Planning.
- Administer the WVLRP funds for the ESCRA Project.

IX. Current Violations

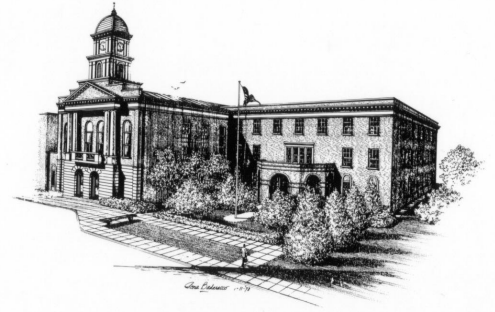
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MEETING AGENDA

--REGULARLY SCHEDULED MEETING--

Tuesday, February 21, 2023

7:00 p.m.

Basement Meeting Room
Snyder County Courthouse
Middleburg, PA

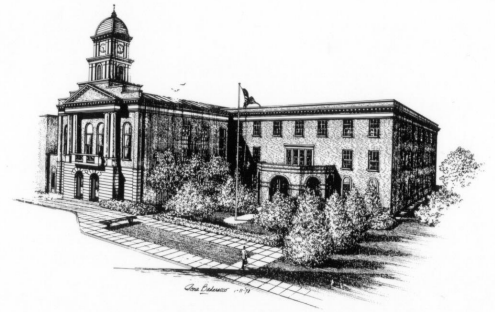
1. CALL TO ORDER
2. PUBLIC COMMENT
3. APPROVAL OF THE JANUARY 17, 2022 MEETING MINUTES.
4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES
 - A) Monthly Budget Report
 - B) Subdivision Review Report
 - C) Planning Office Report
5. OLD BUSINESS – Greg Gargus would like to provide an update on Solar Information
6. NEW BUSINESS
 - A) 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).
 - B) 02/07/23 – Received notification of a possible change on the property of E45 Real Estate LLC at 312 E Main St in Middleburg.
 - C) 1/10/23 – Received the latest Escrow Account Statement. Current balance is \$160,576.95.
7. ADJOURNMENT

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TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: February 17, 2023

SUBJECT: Subdivision Review Meeting

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

Thank you.

APPLICATIONS RECEIVED AS OF FEBRUARY 17, 2022:

File #5633 – Kenneth & Gloria Miller Subdivision – Selinsgrove Borough (Info. Only)

File #5634 – JJ Trucking LDP Beavertown Borough

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

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

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

File #5638 – Stoney Brook Parochial School LDP – Perry Twp.

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

File #5640 – Steven & Susan Yakamook Lot Addition Plan – West Beaver Township

File #5641 – Lawrence Gingrich Estate Lot Addition Plan – Freeburg Borough

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

cc: Snyder County Board of Commissioners

Tony Phillips, Chief Clerk

AxRunkle, Solicitor

Meck-Tech, Inc., PC Engineer

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PLANS ON THE AGENDA FOR THE JANUARY 2022 MEETING:

SECTION A:

File #5633 – Kenneth & Gloria Miller Subdivision – Selinsgrove Borough (Info. Only)

File #5634 – JJ Trucking LDP Beavertown Borough

File #5641 – Lawrence Gingrich Estate Lot Addition Plan – Freeburg Borough

SECTION B:

OLD PLANS:

1st Meeting

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

NEW PLANS:

File #5638 – Stoney Brook Parochial School LDP – Perry Twp.

SECTION C:

File #5635 – S-R Farms Lot Additions Plans – Beaver Township

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

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

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

File #5640 – Steven & Susan Yakamook Lot Addition Plan – West Beaver Township

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

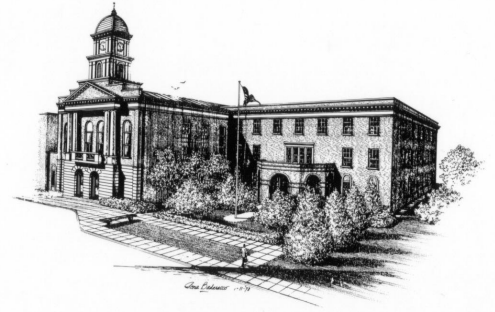
Grayed portions note that action is required at this meeting.

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SNYDER COUNTY PLANNING COMMISSION SUBDIVISION REVIEW COMMITTEE REPORT

1-17-23

A. PLANS AND APPLICATIONS FROM MUNICIPALITIES WITH REGULATIONS:

File #5633 Kenneth & Gloria Miller Subdivision Plan; Selinsgrove Borough; Kreamer Survey Associates, Inc. - Surveyor

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.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Certificate can be amended to show that the Plan was received on January 17, 2023 and is SCPC File #5633.
3. The Lot is in the R-3 Medium – High Density Residential District and in the existing condition does not meet Zoning Ordinance Section 606 – Area and Bulk Regulations, and will require a waiver or variance for the subdivision to occur.

File #5634 JJ Trucking Land Development Plan; Beavertown Borough; Axtman Engineering, LLC - Engineer

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.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Ownership Certificate can be amended to show the plan was received on January 19, 2023 and its SCPC File # 5634. If this is done no signature will be required from the Planning Department. This can be done on

both sheets 1 and 2, if not you will need to have me sign the plans prior to final approval.

3. Note 16 should be amended to refer to the Beavertown Borough Planning Commission or the Beavertown Borough Council, whichever entity which would grant the requested waivers.
4. Bearing callouts on Sheet SP-1 on the southern side of the property should be South West instead of North East.
5. It appears that the Parking Setback line is turned off on Sheet SP-1.
6. Any work being done within the PennDOT Right-of-Way must be coordinated with the Department and will need to be constructed in conformance with PennDOT Standards. There is a PennDOT Standard Pavement Section on Sheet D-2, but I don't see anything noted on the plan itself.
7. I did not receive a copy of the Stormwater Report. The Borough should have their engineer review the calculations for verification.

General Comments

1. Section 403.B.11 – Lot Area

Lot Area should be shown per this section of the Ordinance. I don't see any lot area for the Proposed Consolidated Lot.

File #5641 Lawrence Gingrich Lot Addition Plan; Freeburg Borough; Kreamer Survey Associates, Inc. - Surveyor

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

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Review Certification can be amended to note it was received on February 8, 2023 and is File #5641.

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

OLD PLANS

File #5630 Scott Walter Poultry LDP Plan; Jackson Township; Nye Consulting Services, Inc. - Engineer

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

NEW PLANS

File #5638 Stoney Brook Parochial School Land Development Plan; Union Township; Axtman Engineering, LLC - Engineer

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

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

File #5635 S-R Farms Lot Additions Plan; Beaver Township; All Points Land Surveys, Inc. - Surveyor

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.

General Comments

1. All Certificates should be fully executed prior to approval.
2. Deed book and page information should be added to plan sheets at the time of recording of the deeds.

Plan Comments

1. Section 402.B.5 & 6 – Draft Deeds

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

File #5636 Zimmerman - Brunson Lot Addition Plan; Center Township; All Points Land Surveys, Inc. - Surveyor

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

General Comments

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

Plan Comments

1. Section 402.B.5 & 6 – Draft Deeds

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

File #5637 Brunson - Martin Lot Addition Plan; Center Township; All Points Land Surveys, Inc. - Surveyor

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.

General Comments

1. All Certificates should be fully executed prior to approval.
2. Tract map information for the previously approved Lot Addition. SCPC File #5636, and the date will have to be added prior to recording this plan.

Plan Comments

2. Section 402.B.5 & 6 – Draft Deeds

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

File #5639 Weaver / Graybill Lot Addition Plan; Washington Township; Wentz Surveying - Surveyor

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

General Comments

1. All Certificates should be fully executed prior to approval.
2. Tract map information for the Robinson tract in the lower right corner currently labeled as Dues is not correct. It appears that information for the Carper, Hickey and Reichenbach tracts are also not correct. Short Road should be T-394 instead of T-398 and West Academy Road should also be labeled.
3. The SCPC Approval Certificate can be changed from Chairperson to Authorized Signer as I can approve the plan.

4. Zoning Data for Maximum Building Coverage, Impervious Coverage and Building Height can be eliminated as there is no zoning and these do not apply.

Plan Comments

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

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

2. **Section 403.B.11 – Lot Area**

Lot Area should be shown per this section of the Ordinance.

**File #5640 Steven & Susan Yakamook Lot Addition Plan; West Beaver Township;
Wright Land Surveying - Surveyor**

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

General Comments

1. All Certificates should be fully executed prior to approval.
2. In the lower right corner landowner information for the Aitkins should be added.

Plan Comments

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

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

2. **Section 403.B.9 – Description Information**

Per this Section the bearings and distances for the Proposed 50' Right-of-Way should be shown.

3. **Section 403.B.26 – Landowner Certificate**

Per this Section a Certificate should be provided and signed by all landowners involved with the plan.

File #5642 Michael Hummel Lot Addition Plan; West Perry Township; All Points Land Surveys, Inc. - Surveyor

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.

General Comments

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

Plan Comments

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

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

Snyder County Planning Commission

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Report of the Planning Director

01-17-23 to 02-21-23

I. Meetings

1/17/23 – Planning Commission Meeting

1/18/23 – 5 County Solid Waste Planning Meeting

1/19/23 – SBA - EMA / Planning Office discussion and tour of old Red Cross Bldg.

2/7/23 – Commissioners Meeting

2/10/23 – Meeting for Selinsgrove Commons Rehabilitation

2/10/23 – Meeting for the Trail study in Selinsgrove

2/10/23 – Meeting about the Greenway and Open Space Plan

II. Subdivision Site Inspections

None

III. Final Plan Approval Processing

None

IV. Preliminary Plan Approval Processing

None

V. Sketch Plan Reviews by Staff

None

VI. Financial

A) Expense & Revenue Summary per Monthly Budget Report

	<u>Prior Year to Date</u>	<u>Current Year-to Date</u>
Expenses	\$ 11,160.47	\$ 10,470.75

B) General Fund Receipts (1/13/23 - 2/17/23)

	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
Subdivision Fees	\$ 3,867.58	\$ 2,525.00	\$ 6,392.58
Misc. Fees	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL	\$ 3,867.58	\$ 2,525.00	\$ 6,392.58

C) Escrow

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
\$ 554,441.38	\$ 2,000.00	\$395,399.43	\$ 160,541.95

D) Overall Expense vs. Revenue

<u>Expenses for Year</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Overall Expenses</u>
\$ 10,470.75	\$ 6,392.58	\$ 0.00	\$ 4,078.17

VII. Special Planning Tasks

- We will begin the new Snyder County Greenway and Open Space Plan shortly – Laird Landscape Architects in conjunction with Stahl Sheaffer Engineering has been awarded the consultant contract.
- Begin review and update of the Snyder County Comprehensive Plan.
- Snyder County Point Person for the Susquehanna River Flood Inundation Mapping Interagency Project. Outreach from PaDEP has begun, and we will need to begin public outreach.
- Review possible Grant Funding for our Comprehensive Plan and possible match.
- Review Act 167 Stormwater Planning.
- Administer the WVLRP funds for the ESCRA Project.

VIII. Current Violations

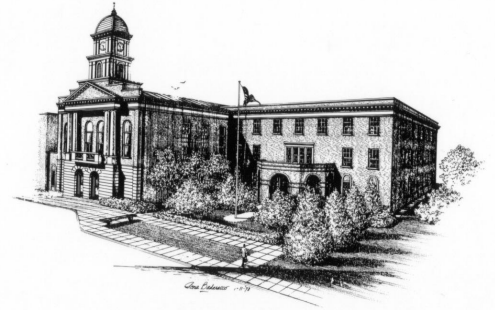
None

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MEETING AGENDA

--REGULARLY SCHEDULED MEETING--

Tuesday, February 21, 2023

7:00 p.m.

Basement Meeting Room
Snyder County Courthouse
Middleburg, PA

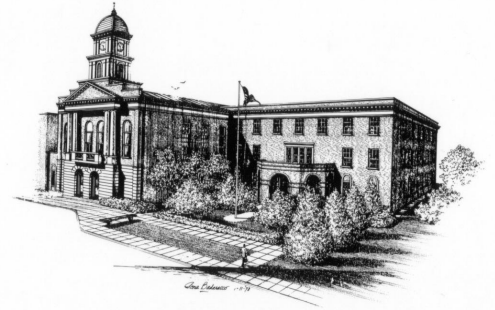
1. CALL TO ORDER
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3. APPROVAL OF THE JANUARY 17, 2022 MEETING MINUTES.
4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES
 - A) Monthly Budget Report
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6. NEW BUSINESS
 - A) 02/07/23 – Received a phone call and then an email from Mr. Michael Shaffer about the construction of a 50' x 96' (4,800 sf).
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7. ADJOURNMENT

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TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: February 17, 2023

SUBJECT: Subdivision Review Meeting

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

Thank you.

APPLICATIONS RECEIVED AS OF FEBRUARY 17, 2022:

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

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

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File #5640 – Steven & Susan Yakamook Lot Addition Plan – West Beaver Township

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

cc: Snyder County Board of Commissioners

Tony Phillips, Chief Clerk

AxRunkle, Solicitor

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Snyder County Planning Commission

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PLANS ON THE AGENDA FOR THE JANUARY 2022 MEETING:

SECTION A:

File #5633 – Kenneth & Gloria Miller Subdivision – Selinsgrove Borough (Info. Only)

File #5634 – JJ Trucking LDP Beavertown Borough

File #5641 – Lawrence Gingrich Estate Lot Addition Plan – Freeburg Borough

SECTION B:

OLD PLANS:

1st Meeting

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

NEW PLANS:

File #5638 – Stoney Brook Parochial School LDP – Perry Twp.

SECTION C:

File #5635 – S-R Farms Lot Additions Plans – Beaver Township

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

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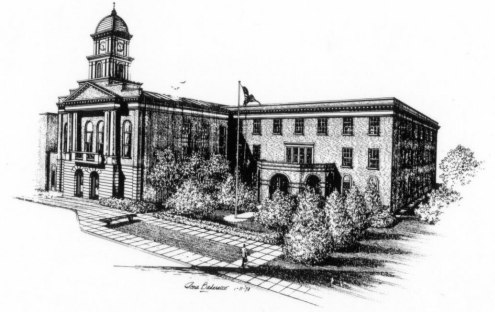
Grayed portions note that action is required at this meeting.

Snyder County Planning Commission

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

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

Fax: (570) 837-4345



SNYDER COUNTY PLANNING COMMISSION SUBDIVISION REVIEW COMMITTEE REPORT

1-17-23

A. PLANS AND APPLICATIONS FROM MUNICIPALITIES WITH REGULATIONS:

File #5633 Kenneth & Gloria Miller Subdivision Plan; Selinsgrove Borough; Kreamer Survey Associates, Inc. - Surveyor

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.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Certificate can be amended to show that the Plan was received on January 17, 2023 and is SCPC File #5633.
3. The Lot is in the R-3 Medium – High Density Residential District and in the existing condition does not meet Zoning Ordinance Section 606 – Area and Bulk Regulations, and will require a waiver or variance for the subdivision to occur.

File #5634 JJ Trucking Land Development Plan; Beavertown Borough; Axtman Engineering, LLC - Engineer

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.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Ownership Certificate can be amended to show the plan was received on January 19, 2023 and its SCPC File # 5634. If this is done no signature will be required from the Planning Department. This can be done on

both sheets 1 and 2, if not you will need to have me sign the plans prior to final approval.

3. Note 16 should be amended to refer to the Beavertown Borough Planning Commission or the Beavertown Borough Council, whichever entity which would grant the requested waivers.
4. Bearing callouts on Sheet SP-1 on the southern side of the property should be South West instead of North East.
5. It appears that the Parking Setback line is turned off on Sheet SP-1.
6. Any work being done within the PennDOT Right-of-Way must be coordinated with the Department and will need to be constructed in conformance with PennDOT Standards. There is a PennDOT Standard Pavement Section on Sheet D-2, but I don't see anything noted on the plan itself.
7. I did not receive a copy of the Stormwater Report. The Borough should have their engineer review the calculations for verification.

General Comments

1. Section 403.B.11 – Lot Area

Lot Area should be shown per this section of the Ordinance. I don't see any lot area for the Proposed Consolidated Lot.

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

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Review Certification can be amended to note it was received on February 8, 2023 and is File #5641.

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

OLD PLANS

File #5630 Scott Walter Poultry LDP Plan; Jackson Township; Nye Consulting Services, Inc. - Engineer

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

NEW PLANS

File #5638 Stoney Brook Parochial School Land Development Plan; Union Township; Axtman Engineering, LLC - Engineer

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

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

File #5635 S-R Farms Lot Additions Plan; Beaver Township; All Points Land Surveys, Inc. - Surveyor

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.

General Comments

1. All Certificates should be fully executed prior to approval.
2. Deed book and page information should be added to plan sheets at the time of recording of the deeds.

Plan Comments

1. Section 402.B.5 & 6 – Draft Deeds

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

File #5636 Zimmerman - Brunson Lot Addition Plan; Center Township; All Points Land Surveys, Inc. - Surveyor

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

General Comments

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

Plan Comments

1. Section 402.B.5 & 6 – Draft Deeds

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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.

General Comments

1. All Certificates should be fully executed prior to approval.
2. Tract map information for the previously approved Lot Addition. SCPC File #5636, and the date will have to be added prior to recording this plan.

Plan Comments

2. Section 402.B.5 & 6 – Draft Deeds

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

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

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4. Zoning Data for Maximum Building Coverage, Impervious Coverage and Building Height can be eliminated as there is no zoning and these do not apply.

Plan Comments

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

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Lot Area should be shown per this section of the Ordinance.

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

General Comments

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

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2. **Section 403.B.9 – Description Information**

Per this Section the bearings and distances for the Proposed 50' Right-of-Way should be shown.

3. **Section 403.B.26 – Landowner Certificate**

Per this Section a Certificate should be provided and signed by all landowners involved with the plan.

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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.

General Comments

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Plan Comments

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Report of the Planning Director

01-17-23 to 02-21-23

I. Meetings

1/17/23 – Planning Commission Meeting

1/18/23 – 5 County Solid Waste Planning Meeting

1/19/23 –SBA - EMA / Planning Office discussion and tour of old Red Cross Bldg.

2/7/23 – Commissioners Meeting

2/10/23 – Meeting for Selinsgrove Commons Rehabilitation

2/10/23 – Meeting for the Trail study in Selinsgrove

2/10/23 – Meeting about the Greenway and Open Space Plan

II. Subdivision Site Inspections

None

III. Final Plan Approval Processing

None

IV. Preliminary Plan Approval Processing

None

V. Sketch Plan Reviews by Staff

None

VI. Financial

A) Expense & Revenue Summary per Monthly Budget Report

	<u>Prior Year to Date</u>	<u>Current Year-to Date</u>
Expenses	\$ 11,160.47	\$ 10,470.75

B) General Fund Receipts (1/13/23 - 2/17/23)

	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
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Misc. Fees	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL	\$ 3,867.58	\$ 2,525.00	\$ 6,392.58

C) Escrow

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
\$ 554,441.38	\$ 2,000.00	\$395,399.43	\$ 160,541.95

D) Overall Expense vs. Revenue

<u>Expenses for Year</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Overall Expenses</u>
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VII. Special Planning Tasks

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- Begin review and update of the Snyder County Comprehensive Plan.
- Snyder County Point Person for the Susquehanna River Flood Inundation Mapping Interagency Project. Outreach from PaDEP has begun, and we will need to begin public outreach.
- Review possible Grant Funding for our Comprehensive Plan and possible match.
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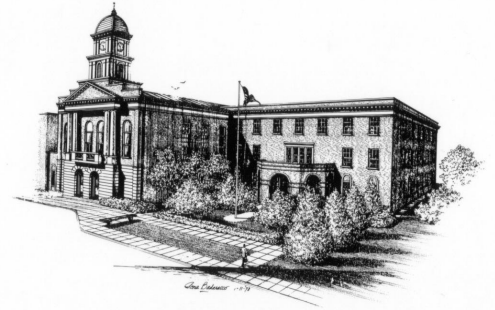
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MEETING AGENDA

--REGULARLY SCHEDULED MEETING--

Tuesday, February 21, 2023

7:00 p.m.

Basement Meeting Room
Snyder County Courthouse
Middleburg, PA

1. CALL TO ORDER
2. PUBLIC COMMENT
3. APPROVAL OF THE JANUARY 17, 2022 MEETING MINUTES.
4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES
 - A) Monthly Budget Report
 - B) Subdivision Review Report
 - C) Planning Office Report
5. OLD BUSINESS – Greg Gargus would like to provide an update on Solar Information
6. NEW BUSINESS
 - A) 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).
 - B) 02/07/23 – Received notification of a possible change on the property of E45 Real Estate LLC at 312 E Main St in Middleburg.
 - C) 1/10/23 – Received the latest Escrow Account Statement. Current balance is \$160,576.95.
7. ADJOURNMENT

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TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: February 17, 2023

SUBJECT: Subdivision Review Meeting

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

Thank you.

APPLICATIONS RECEIVED AS OF FEBRUARY 17, 2022:

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File #5634 – JJ Trucking LDP Beavertown Borough

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

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

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

File #5638 – Stoney Brook Parochial School LDP – Perry Twp.

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File #5640 – Steven & Susan Yakamook Lot Addition Plan – West Beaver Township

File #5641 – Lawrence Gingrich Estate Lot Addition Plan – Freeburg Borough

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cc: Snyder County Board of Commissioners

Tony Phillips, Chief Clerk

AxRunkle, Solicitor

Meck-Tech, Inc., PC Engineer

Snyder County Planning Commission

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PLANS ON THE AGENDA FOR THE JANUARY 2022 MEETING:

SECTION A:

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File #5634 – JJ Trucking LDP Beavertown Borough

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SECTION B:

OLD PLANS:

1st Meeting

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

NEW PLANS:

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SECTION C:

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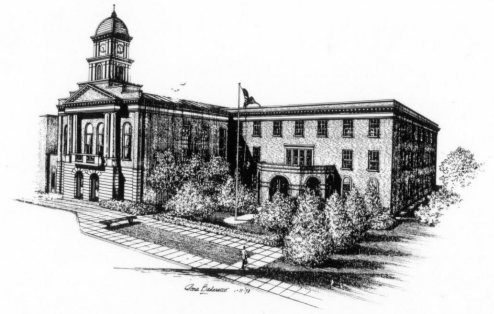
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None

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A) Expense & Revenue Summary per Monthly Budget Report

	<u>Prior Year to Date</u>	<u>Current Year-to Date</u>
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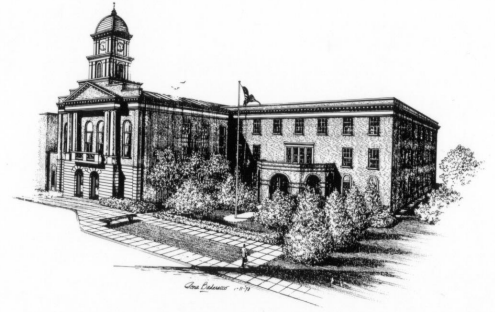
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MEETING AGENDA

--REGULARLY SCHEDULED MEETING--

Tuesday, February 21, 2023

7:00 p.m.

Basement Meeting Room
Snyder County Courthouse
Middleburg, PA

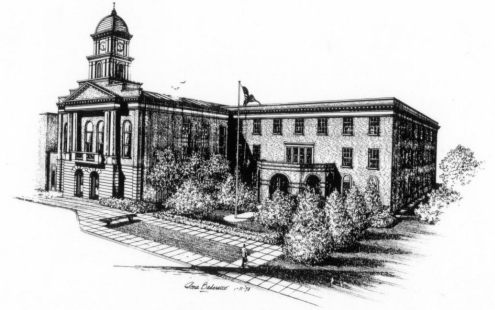
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cc: Snyder County Board of Commissioners

Tony Phillips, Chief Clerk

AxRunkle, Solicitor

Meck-Tech, Inc., PC Engineer

Snyder County Planning Commission

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

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PLANS ON THE AGENDA FOR THE JANUARY 2022 MEETING:

SECTION A:

File #5633 – Kenneth & Gloria Miller Subdivision – Selinsgrove Borough (Info. Only)

File #5634 – JJ Trucking LDP Beavertown Borough

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SECTION B:

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1st Meeting

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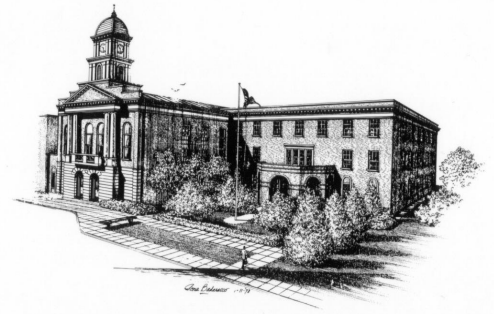
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SNYDER COUNTY PLANNING COMMISSION SUBDIVISION REVIEW COMMITTEE REPORT

1-17-23

A. PLANS AND APPLICATIONS FROM MUNICIPALITIES WITH REGULATIONS:

File #5633 Kenneth & Gloria Miller Subdivision Plan; Selinsgrove Borough; Kreamer Survey Associates, Inc. - Surveyor

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.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Certificate can be amended to show that the Plan was received on January 17, 2023 and is SCPC File #5633.
3. The Lot is in the R-3 Medium – High Density Residential District and in the existing condition does not meet Zoning Ordinance Section 606 – Area and Bulk Regulations, and will require a waiver or variance for the subdivision to occur.

File #5634 JJ Trucking Land Development Plan; Beavertown Borough; Axtman Engineering, LLC - Engineer

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.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Ownership Certificate can be amended to show the plan was received on January 19, 2023 and its SCPC File # 5634. If this is done no signature will be required from the Planning Department. This can be done on

both sheets 1 and 2, if not you will need to have me sign the plans prior to final approval.

3. Note 16 should be amended to refer to the Beavertown Borough Planning Commission or the Beavertown Borough Council, whichever entity which would grant the requested waivers.
4. Bearing callouts on Sheet SP-1 on the southern side of the property should be South West instead of North East.
5. It appears that the Parking Setback line is turned off on Sheet SP-1.
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7. I did not receive a copy of the Stormwater Report. The Borough should have their engineer review the calculations for verification.

General Comments

1. Section 403.B.11 – Lot Area

Lot Area should be shown per this section of the Ordinance. I don't see any lot area for the Proposed Consolidated Lot.

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

General Comments

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2. The Snyder County Review Certification can be amended to note it was received on February 8, 2023 and is File #5641.

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

OLD PLANS

File #5630 Scott Walter Poultry LDP Plan; Jackson Township; Nye Consulting Services, Inc. - Engineer

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

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NEW PLANS

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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.

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

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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.

General Comments

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2. Deed book and page information should be added to plan sheets at the time of recording of the deeds.

Plan Comments

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

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

General Comments

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Plan Comments

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

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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.

General Comments

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2. Tract map information for the previously approved Lot Addition. SCPC File #5636, and the date will have to be added prior to recording this plan.

Plan Comments

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

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3. The SCPC Approval Certificate can be changed from Chairperson to Authorized Signer as I can approve the plan.

4. Zoning Data for Maximum Building Coverage, Impervious Coverage and Building Height can be eliminated as there is no zoning and these do not apply.

Plan Comments

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

2. **Section 403.B.11 – Lot Area**

Lot Area should be shown per this section of the Ordinance.

**File #5640 Steven & Susan Yakamook Lot Addition Plan; West Beaver Township;
Wright Land Surveying - Surveyor**

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

General Comments

1. All Certificates should be fully executed prior to approval.
2. In the lower right corner landowner information for the Aitkins should be added.

Plan Comments

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

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

2. **Section 403.B.9 – Description Information**

Per this Section the bearings and distances for the Proposed 50' Right-of-Way should be shown.

3. **Section 403.B.26 – Landowner Certificate**

Per this Section a Certificate should be provided and signed by all landowners involved with the plan.

File #5642 Michael Hummel Lot Addition Plan; West Perry Township; All Points Land Surveys, Inc. - Surveyor

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.

General Comments

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Plan Comments

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

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

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Report of the Planning Director

01-17-23 to 02-21-23

I. Meetings

1/17/23 – Planning Commission Meeting

1/18/23 – 5 County Solid Waste Planning Meeting

1/19/23 –SBA - EMA / Planning Office discussion and tour of old Red Cross Bldg.

2/7/23 – Commissioners Meeting

2/10/23 – Meeting for Selinsgrove Commons Rehabilitation

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2/10/23 – Meeting about the Greenway and Open Space Plan

II. Subdivision Site Inspections

None

III. Final Plan Approval Processing

None

IV. Preliminary Plan Approval Processing

None

V. Sketch Plan Reviews by Staff

None

VI. Financial

A) Expense & Revenue Summary per Monthly Budget Report

	<u>Prior Year to Date</u>	<u>Current Year-to Date</u>
Expenses	\$ 11,160.47	\$ 10,470.75

B) General Fund Receipts (1/13/23 - 2/17/23)

	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
Subdivision Fees	\$ 3,867.58	\$ 2,525.00	\$ 6,392.58
Misc. Fees	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL	\$ 3,867.58	\$ 2,525.00	\$ 6,392.58

C) Escrow

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
\$ 554,441.38	\$ 2,000.00	\$395,399.43	\$ 160,541.95

D) Overall Expense vs. Revenue

<u>Expenses for Year</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Overall Expenses</u>
\$ 10,470.75	\$ 6,392.58	\$ 0.00	\$ 4,078.17

VII. Special Planning Tasks

- We will begin the new Snyder County Greenway and Open Space Plan shortly – Laird Landscape Architects in conjunction with Stahl Sheaffer Engineering has been awarded the consultant contract.
- Begin review and update of the Snyder County Comprehensive Plan.
- Snyder County Point Person for the Susquehanna River Flood Inundation Mapping Interagency Project. Outreach from PaDEP has begun, and we will need to begin public outreach.
- Review possible Grant Funding for our Comprehensive Plan and possible match.
- Review Act 167 Stormwater Planning.
- Administer the WVLRP funds for the ESCRA Project.

VIII. Current Violations

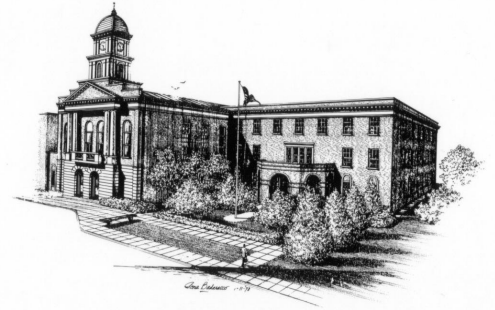
None

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MEETING AGENDA

--REGULARLY SCHEDULED MEETING--

Tuesday, February 21, 2023

7:00 p.m.

Basement Meeting Room
Snyder County Courthouse
Middleburg, PA

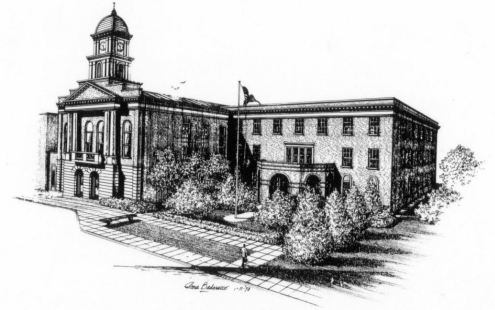
1. CALL TO ORDER
2. PUBLIC COMMENT
3. APPROVAL OF THE JANUARY 17, 2022 MEETING MINUTES.
4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES
 - A) Monthly Budget Report
 - B) Subdivision Review Report
 - C) Planning Office Report
5. OLD BUSINESS – Greg Gargus would like to provide an update on Solar Information
6. NEW BUSINESS
 - A) 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).
 - B) 02/07/23 – Received notification of a possible change on the property of E45 Real Estate LLC at 312 E Main St in Middleburg.
 - C) 1/10/23 – Received the latest Escrow Account Statement. Current balance is \$160,576.95.
7. ADJOURNMENT

Snyder County Planning Commission

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TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: February 17, 2023

SUBJECT: Subdivision Review Meeting

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

Thank you.

APPLICATIONS RECEIVED AS OF FEBRUARY 17, 2022:

File #5633 – Kenneth & Gloria Miller Subdivision – Selinsgrove Borough (Info. Only)

File #5634 – JJ Trucking LDP Beavertown Borough

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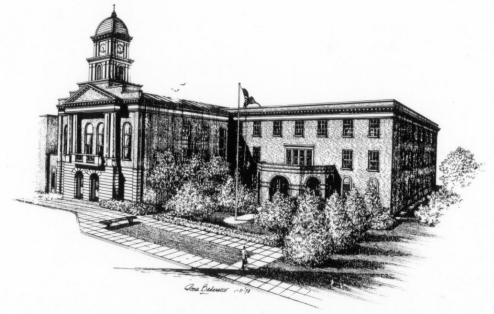
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1-17-23

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01-17-23 to 02-21-23

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D) Overall Expense vs. Revenue

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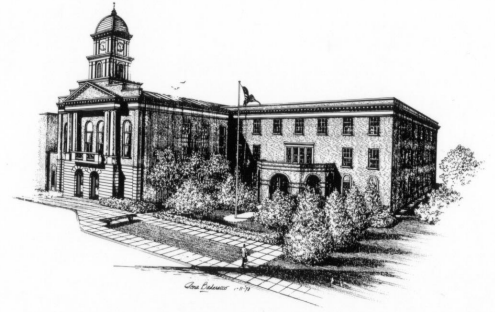
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MEETING AGENDA

--REGULARLY SCHEDULED MEETING--

Tuesday, February 21, 2023

7:00 p.m.

Basement Meeting Room
Snyder County Courthouse
Middleburg, PA

1. CALL TO ORDER
2. PUBLIC COMMENT
3. APPROVAL OF THE JANUARY 17, 2022 MEETING MINUTES.
4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES
 - A) Monthly Budget Report
 - B) Subdivision Review Report
 - C) Planning Office Report
5. OLD BUSINESS – Greg Gargus would like to provide an update on Solar Information
6. NEW BUSINESS
 - A) 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).
 - B) 02/07/23 – Received notification of a possible change on the property of E45 Real Estate LLC at 312 E Main St in Middleburg.
 - C) 1/10/23 – Received the latest Escrow Account Statement. Current balance is \$160,576.95.
7. ADJOURNMENT

Snyder County Planning Commission

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

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

Fax: (570) 837-4345



TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: February 17, 2023

SUBJECT: Subdivision Review Meeting

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

Thank you.

APPLICATIONS RECEIVED AS OF FEBRUARY 17, 2022:

File #5633 – Kenneth & Gloria Miller Subdivision – Selinsgrove Borough (Info. Only)

File #5634 – JJ Trucking LDP Beavertown Borough

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

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

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File #5640 – Steven & Susan Yakamook Lot Addition Plan – West Beaver Township

File #5641 – Lawrence Gingrich Estate Lot Addition Plan – Freeburg Borough

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

cc: Snyder County Board of Commissioners

Tony Phillips, Chief Clerk

AxRunkle, Solicitor

Meck-Tech, Inc., PC Engineer

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SECTION B:

OLD PLANS:

1st Meeting

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NEW PLANS:

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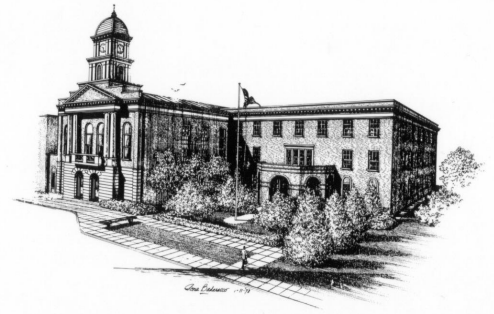
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SNYDER COUNTY PLANNING COMMISSION SUBDIVISION REVIEW COMMITTEE REPORT

1-17-23

A. PLANS AND APPLICATIONS FROM MUNICIPALITIES WITH REGULATIONS:

File #5633 Kenneth & Gloria Miller Subdivision Plan; Selinsgrove Borough; Kreamer Survey Associates, Inc. - Surveyor

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.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Certificate can be amended to show that the Plan was received on January 17, 2023 and is SCPC File #5633.
3. The Lot is in the R-3 Medium – High Density Residential District and in the existing condition does not meet Zoning Ordinance Section 606 – Area and Bulk Regulations, and will require a waiver or variance for the subdivision to occur.

File #5634 JJ Trucking Land Development Plan; Beavertown Borough; Axtman Engineering, LLC - Engineer

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.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Ownership Certificate can be amended to show the plan was received on January 19, 2023 and its SCPC File # 5634. If this is done no signature will be required from the Planning Department. This can be done on

both sheets 1 and 2, if not you will need to have me sign the plans prior to final approval.

3. Note 16 should be amended to refer to the Beavertown Borough Planning Commission or the Beavertown Borough Council, whichever entity which would grant the requested waivers.
4. Bearing callouts on Sheet SP-1 on the southern side of the property should be South West instead of North East.
5. It appears that the Parking Setback line is turned off on Sheet SP-1.
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7. I did not receive a copy of the Stormwater Report. The Borough should have their engineer review the calculations for verification.

General Comments

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Lot Area should be shown per this section of the Ordinance. I don't see any lot area for the Proposed Consolidated Lot.

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

General Comments

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2. The Snyder County Review Certification can be amended to note it was received on February 8, 2023 and is File #5641.

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

OLD PLANS

File #5630 Scott Walter Poultry LDP Plan; Jackson Township; Nye Consulting Services, Inc. - Engineer

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

NEW PLANS

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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

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

File #5635 S-R Farms Lot Additions Plan; Beaver Township; All Points Land Surveys, Inc. - Surveyor

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.

General Comments

1. All Certificates should be fully executed prior to approval.
2. Deed book and page information should be added to plan sheets at the time of recording of the deeds.

Plan Comments

1. Section 402.B.5 & 6 – Draft Deeds

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

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

General Comments

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Plan Comments

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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.

General Comments

1. All Certificates should be fully executed prior to approval.
2. Tract map information for the previously approved Lot Addition. SCPC File #5636, and the date will have to be added prior to recording this plan.

Plan Comments

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

General Comments

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2. Tract map information for the Robinson tract in the lower right corner currently labeled as Dues is not correct. It appears that information for the Carper, Hickey and Reichenbach tracts are also not correct. Short Road should be T-394 instead of T-398 and West Academy Road should also be labeled.
3. The SCPC Approval Certificate can be changed from Chairperson to Authorized Signer as I can approve the plan.

4. Zoning Data for Maximum Building Coverage, Impervious Coverage and Building Height can be eliminated as there is no zoning and these do not apply.

Plan Comments

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

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

2. **Section 403.B.11 – Lot Area**

Lot Area should be shown per this section of the Ordinance.

**File #5640 Steven & Susan Yakamook Lot Addition Plan; West Beaver Township;
Wright Land Surveying - Surveyor**

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

General Comments

1. All Certificates should be fully executed prior to approval.
2. In the lower right corner landowner information for the Aitkins should be added.

Plan Comments

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

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

2. **Section 403.B.9 – Description Information**

Per this Section the bearings and distances for the Proposed 50' Right-of-Way should be shown.

3. **Section 403.B.26 – Landowner Certificate**

Per this Section a Certificate should be provided and signed by all landowners involved with the plan.

File #5642 Michael Hummel Lot Addition Plan; West Perry Township; All Points Land Surveys, Inc. - Surveyor

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.

General Comments

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

Plan Comments

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

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Report of the Planning Director

01-17-23 to 02-21-23

I. Meetings

1/17/23 – Planning Commission Meeting

1/18/23 – 5 County Solid Waste Planning Meeting

1/19/23 – SBA - EMA / Planning Office discussion and tour of old Red Cross Bldg.

2/7/23 – Commissioners Meeting

2/10/23 – Meeting for Selinsgrove Commons Rehabilitation

2/10/23 – Meeting for the Trail study in Selinsgrove

2/10/23 – Meeting about the Greenway and Open Space Plan

II. Subdivision Site Inspections

None

III. Final Plan Approval Processing

None

IV. Preliminary Plan Approval Processing

None

V. Sketch Plan Reviews by Staff

None

VI. Financial

A) Expense & Revenue Summary per Monthly Budget Report

	<u>Prior Year to Date</u>	<u>Current Year-to Date</u>
Expenses	\$ 11,160.47	\$ 10,470.75

B) General Fund Receipts (1/13/23 - 2/17/23)

	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
Subdivision Fees	\$ 3,867.58	\$ 2,525.00	\$ 6,392.58
Misc. Fees	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL	\$ 3,867.58	\$ 2,525.00	\$ 6,392.58

C) Escrow

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
\$ 554,441.38	\$ 2,000.00	\$395,399.43	\$ 160,541.95

D) Overall Expense vs. Revenue

<u>Expenses for Year</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Overall Expenses</u>
\$ 10,470.75	\$ 6,392.58	\$ 0.00	\$ 4,078.17

VII. Special Planning Tasks

- We will begin the new Snyder County Greenway and Open Space Plan shortly – Laird Landscape Architects in conjunction with Stahl Sheaffer Engineering has been awarded the consultant contract.
- Begin review and update of the Snyder County Comprehensive Plan.
- Snyder County Point Person for the Susquehanna River Flood Inundation Mapping Interagency Project. Outreach from PaDEP has begun, and we will need to begin public outreach.
- Review possible Grant Funding for our Comprehensive Plan and possible match.
- Review Act 167 Stormwater Planning.
- Administer the WVLRP funds for the ESCRA Project.

VIII. Current Violations

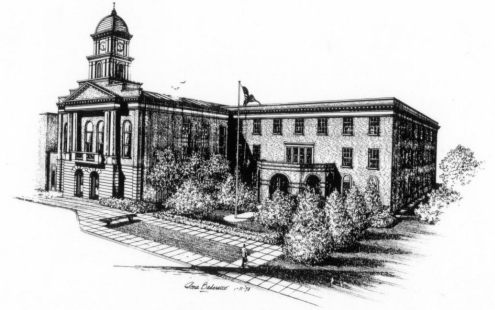
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MEETING AGENDA

--REGULARLY SCHEDULED MEETING--

Tuesday, February 21, 2023

7:00 p.m.

Basement Meeting Room
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Middleburg, PA

1. CALL TO ORDER
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TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: February 17, 2023

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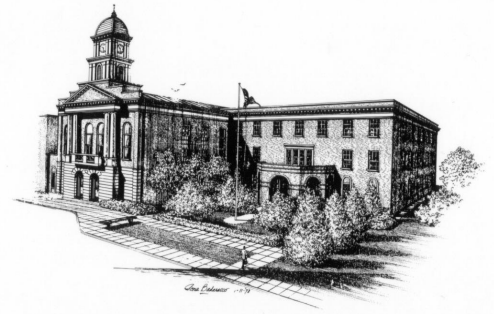
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SNYDER COUNTY PLANNING COMMISSION SUBDIVISION REVIEW COMMITTEE REPORT

1-17-23

A. PLANS AND APPLICATIONS FROM MUNICIPALITIES WITH REGULATIONS:

File #5633 Kenneth & Gloria Miller Subdivision Plan; Selinsgrove Borough; Kreamer Survey Associates, Inc. - Surveyor

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both sheets 1 and 2, if not you will need to have me sign the plans prior to final approval.

3. Note 16 should be amended to refer to the Beavertown Borough Planning Commission or the Beavertown Borough Council, whichever entity which would grant the requested waivers.
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Plan Comments

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None

III. Final Plan Approval Processing

None

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V. Sketch Plan Reviews by Staff

None

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A) Expense & Revenue Summary per Monthly Budget Report

	<u>Prior Year to Date</u>	<u>Current Year-to Date</u>
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C) Escrow

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
\$ 554,441.38	\$ 2,000.00	\$395,399.43	\$ 160,541.95

D) Overall Expense vs. Revenue

<u>Expenses for Year</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Overall Expenses</u>
\$ 10,470.75	\$ 6,392.58	\$ 0.00	\$ 4,078.17

VII. Special Planning Tasks

- We will begin the new Snyder County Greenway and Open Space Plan shortly – Laird Landscape Architects in conjunction with Stahl Sheaffer Engineering has been awarded the consultant contract.
- Begin review and update of the Snyder County Comprehensive Plan.
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- Review possible Grant Funding for our Comprehensive Plan and possible match.
- Review Act 167 Stormwater Planning.
- Administer the WVLRP funds for the ESCRA Project.

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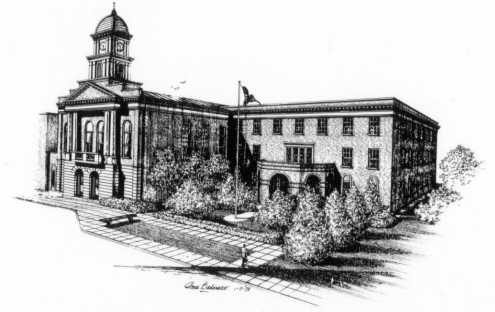
None

Snyder County Planning Commission

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

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Fax: (570) 837-4345



MEETING AGENDA

--REGULARLY SCHEDULED MEETING--

Tuesday, February 21, 2023

7:00 p.m.

Basement Meeting Room
Snyder County Courthouse
Middleburg, PA

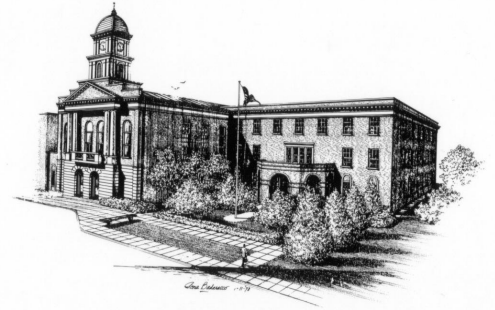
1. CALL TO ORDER
2. PUBLIC COMMENT
3. APPROVAL OF THE JANUARY 17, 2022 MEETING MINUTES.
4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES
 - A) Monthly Budget Report
 - B) Subdivision Review Report
 - C) Planning Office Report
5. OLD BUSINESS – Greg Gargus would like to provide an update on Solar Information
6. NEW BUSINESS
 - A) 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).
 - B) 02/07/23 – Received notification of a possible change on the property of E45 Real Estate LLC at 312 E Main St in Middleburg.
 - C) 1/10/23 – Received the latest Escrow Account Statement. Current balance is \$160,576.95.
7. ADJOURNMENT

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TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: February 17, 2023

SUBJECT: Subdivision Review Meeting

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

Thank you.

APPLICATIONS RECEIVED AS OF FEBRUARY 17, 2022:

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File #5634 – JJ Trucking LDP Beavertown Borough

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

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

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File #5638 – Stoney Brook Parochial School LDP – Perry Twp.

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File #5640 – Steven & Susan Yakamook Lot Addition Plan – West Beaver Township

File #5641 – Lawrence Gingrich Estate Lot Addition Plan – Freeburg Borough

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cc: Snyder County Board of Commissioners

Tony Phillips, Chief Clerk

AxRunkle, Solicitor

Meck-Tech, Inc., PC Engineer

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PLANS ON THE AGENDA FOR THE JANUARY 2022 MEETING:

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File #5634 – JJ Trucking LDP Beavertown Borough

File #5641 – Lawrence Gingrich Estate Lot Addition Plan – Freeburg Borough

SECTION B:

OLD PLANS:

1st Meeting

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NEW PLANS:

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SECTION C:

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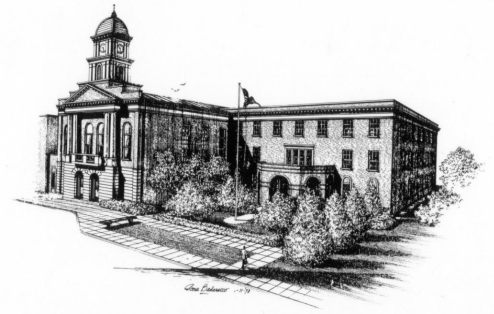
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SNYDER COUNTY PLANNING COMMISSION SUBDIVISION REVIEW COMMITTEE REPORT

1-17-23

A. PLANS AND APPLICATIONS FROM MUNICIPALITIES WITH REGULATIONS:

File #5633 Kenneth & Gloria Miller Subdivision Plan; Selinsgrove Borough; Kreamer Survey Associates, Inc. - Surveyor

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.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Certificate can be amended to show that the Plan was received on January 17, 2023 and is SCPC File #5633.
3. The Lot is in the R-3 Medium – High Density Residential District and in the existing condition does not meet Zoning Ordinance Section 606 – Area and Bulk Regulations, and will require a waiver or variance for the subdivision to occur.

File #5634 JJ Trucking Land Development Plan; Beavertown Borough; Axtman Engineering, LLC - Engineer

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.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Ownership Certificate can be amended to show the plan was received on January 19, 2023 and its SCPC File # 5634. If this is done no signature will be required from the Planning Department. This can be done on

both sheets 1 and 2, if not you will need to have me sign the plans prior to final approval.

3. Note 16 should be amended to refer to the Beavertown Borough Planning Commission or the Beavertown Borough Council, whichever entity which would grant the requested waivers.
4. Bearing callouts on Sheet SP-1 on the southern side of the property should be South West instead of North East.
5. It appears that the Parking Setback line is turned off on Sheet SP-1.
6. Any work being done within the PennDOT Right-of-Way must be coordinated with the Department and will need to be constructed in conformance with PennDOT Standards. There is a PennDOT Standard Pavement Section on Sheet D-2, but I don't see anything noted on the plan itself.
7. I did not receive a copy of the Stormwater Report. The Borough should have their engineer review the calculations for verification.

General Comments

1. Section 403.B.11 – Lot Area

Lot Area should be shown per this section of the Ordinance. I don't see any lot area for the Proposed Consolidated Lot.

File #5641 Lawrence Gingrich Lot Addition Plan; Freeburg Borough; Kreamer Survey Associates, Inc. - Surveyor

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

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Review Certification can be amended to note it was received on February 8, 2023 and is File #5641.

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

OLD PLANS

File #5630 Scott Walter Poultry LDP Plan; Jackson Township; Nye Consulting Services, Inc. - Engineer

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

NEW PLANS

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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

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

File #5635 S-R Farms Lot Additions Plan; Beaver Township; All Points Land Surveys, Inc. - Surveyor

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.

General Comments

1. All Certificates should be fully executed prior to approval.
2. Deed book and page information should be added to plan sheets at the time of recording of the deeds.

Plan Comments

1. Section 402.B.5 & 6 – Draft Deeds

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

File #5636 Zimmerman - Brunson Lot Addition Plan; Center Township; All Points Land Surveys, Inc. - Surveyor

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

General Comments

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Plan Comments

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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.

General Comments

1. All Certificates should be fully executed prior to approval.
2. Tract map information for the previously approved Lot Addition. SCPC File #5636, and the date will have to be added prior to recording this plan.

Plan Comments

2. Section 402.B.5 & 6 – Draft Deeds

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

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

General Comments

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2. Tract map information for the Robinson tract in the lower right corner currently labeled as Dues is not correct. It appears that information for the Carper, Hickey and Reichenbach tracts are also not correct. Short Road should be T-394 instead of T-398 and West Academy Road should also be labeled.
3. The SCPC Approval Certificate can be changed from Chairperson to Authorized Signer as I can approve the plan.

4. Zoning Data for Maximum Building Coverage, Impervious Coverage and Building Height can be eliminated as there is no zoning and these do not apply.

Plan Comments

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

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

2. **Section 403.B.11 – Lot Area**

Lot Area should be shown per this section of the Ordinance.

**File #5640 Steven & Susan Yakamook Lot Addition Plan; West Beaver Township;
Wright Land Surveying - Surveyor**

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

General Comments

1. All Certificates should be fully executed prior to approval.
2. In the lower right corner landowner information for the Aitkins should be added.

Plan Comments

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

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

2. **Section 403.B.9 – Description Information**

Per this Section the bearings and distances for the Proposed 50' Right-of-Way should be shown.

3. **Section 403.B.26 – Landowner Certificate**

Per this Section a Certificate should be provided and signed by all landowners involved with the plan.

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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.

General Comments

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Plan Comments

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

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Report of the Planning Director

01-17-23 to 02-21-23

I. Meetings

1/17/23 – Planning Commission Meeting

1/18/23 – 5 County Solid Waste Planning Meeting

1/19/23 –SBA - EMA / Planning Office discussion and tour of old Red Cross Bldg.

2/7/23 – Commissioners Meeting

2/10/23 – Meeting for Selinsgrove Commons Rehabilitation

2/10/23 – Meeting for the Trail study in Selinsgrove

2/10/23 – Meeting about the Greenway and Open Space Plan

II. Subdivision Site Inspections

None

III. Final Plan Approval Processing

None

IV. Preliminary Plan Approval Processing

None

V. Sketch Plan Reviews by Staff

None

VI. Financial

A) Expense & Revenue Summary per Monthly Budget Report

	<u>Prior Year to Date</u>	<u>Current Year-to Date</u>
Expenses	\$ 11,160.47	\$ 10,470.75

B) General Fund Receipts (1/13/23 - 2/17/23)

	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
Subdivision Fees	\$ 3,867.58	\$ 2,525.00	\$ 6,392.58
Misc. Fees	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL	\$ 3,867.58	\$ 2,525.00	\$ 6,392.58

C) Escrow

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
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D) Overall Expense vs. Revenue

<u>Expenses for Year</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Overall Expenses</u>
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VII. Special Planning Tasks

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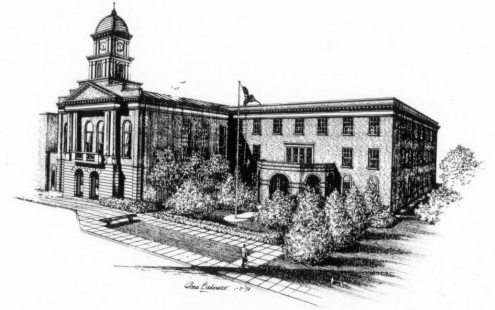
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MEETING AGENDA

--REGULARLY SCHEDULED MEETING--

Tuesday, February 21, 2023

7:00 p.m.

Basement Meeting Room
Snyder County Courthouse
Middleburg, PA

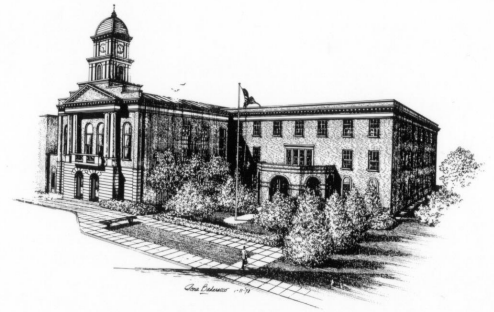
1. CALL TO ORDER
2. PUBLIC COMMENT
3. APPROVAL OF THE JANUARY 17, 2022 MEETING MINUTES.
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 - A) Monthly Budget Report
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 - C) Planning Office Report
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 - A) 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).
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TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: February 17, 2023

SUBJECT: Subdivision Review Meeting

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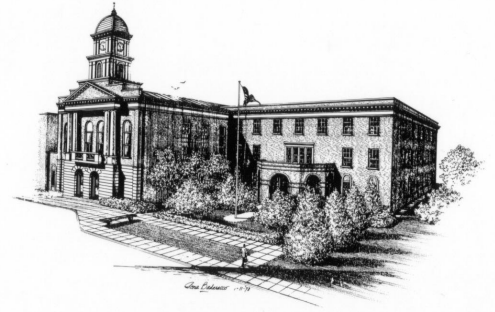
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SNYDER COUNTY PLANNING COMMISSION SUBDIVISION REVIEW COMMITTEE REPORT

1-17-23

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both sheets 1 and 2, if not you will need to have me sign the plans prior to final approval.

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General Comments

1. Section 403.B.11 – Lot Area

Lot Area should be shown per this section of the Ordinance. I don't see any lot area for the Proposed Consolidated Lot.

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

General Comments

1. All Certificates should be fully executed prior to approval.
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B. PLANS AND APPLICATIONS UNDER THE SNYDER COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

OLD PLANS

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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.

General Comments

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2. Deed book and page information should be added to plan sheets at the time of recording of the deeds.

Plan Comments

1. Section 402.B.5 & 6 – Draft Deeds

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

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

General Comments

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Plan Comments

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General Comments

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2. Tract map information for the previously approved Lot Addition. SCPC File #5636, and the date will have to be added prior to recording this plan.

Plan Comments

2. Section 402.B.5 & 6 – Draft Deeds

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

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

General Comments

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2. Tract map information for the Robinson tract in the lower right corner currently labeled as Dues is not correct. It appears that information for the Carper, Hickey and Reichenbach tracts are also not correct. Short Road should be T-394 instead of T-398 and West Academy Road should also be labeled.
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This plan is for a 10.813 acre lot addition from the property of Steven & Susan Yakamook to the lands of Shawn & Natasha Aitkins.

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Plan Comments

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Per this Section the bearings and distances for the Proposed 50' Right-of-Way should be shown.

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General Comments

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Plan Comments

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

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

Snyder County Planning Commission

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

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

Fax: (570) 837-4345



Report of the Planning Director

01-17-23 to 02-21-23

I. Meetings

1/17/23 – Planning Commission Meeting

1/18/23 – 5 County Solid Waste Planning Meeting

1/19/23 – SBA - EMA / Planning Office discussion and tour of old Red Cross Bldg.

2/7/23 – Commissioners Meeting

2/10/23 – Meeting for Selinsgrove Commons Rehabilitation

2/10/23 – Meeting for the Trail study in Selinsgrove

2/10/23 – Meeting about the Greenway and Open Space Plan

II. Subdivision Site Inspections

None

III. Final Plan Approval Processing

None

IV. Preliminary Plan Approval Processing

None

V. Sketch Plan Reviews by Staff

None

VI. Financial

A) Expense & Revenue Summary per Monthly Budget Report

	<u>Prior Year to Date</u>	<u>Current Year-to Date</u>
Expenses	\$ 11,160.47	\$ 10,470.75

B) General Fund Receipts (1/13/23 - 2/17/23)

	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
Subdivision Fees	\$ 3,867.58	\$ 2,525.00	\$ 6,392.58
Misc. Fees	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL	\$ 3,867.58	\$ 2,525.00	\$ 6,392.58

C) Escrow

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
\$ 554,441.38	\$ 2,000.00	\$395,399.43	\$ 160,541.95

D) Overall Expense vs. Revenue

<u>Expenses for Year</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Overall Expenses</u>
\$ 10,470.75	\$ 6,392.58	\$ 0.00	\$ 4,078.17

VII. Special Planning Tasks

- We will begin the new Snyder County Greenway and Open Space Plan shortly – Laird Landscape Architects in conjunction with Stahl Sheaffer Engineering has been awarded the consultant contract.
- Begin review and update of the Snyder County Comprehensive Plan.
- Snyder County Point Person for the Susquehanna River Flood Inundation Mapping Interagency Project. Outreach from PaDEP has begun, and we will need to begin public outreach.
- Review possible Grant Funding for our Comprehensive Plan and possible match.
- Review Act 167 Stormwater Planning.
- Administer the WVLRP funds for the ESCRA Project.

VIII. Current Violations

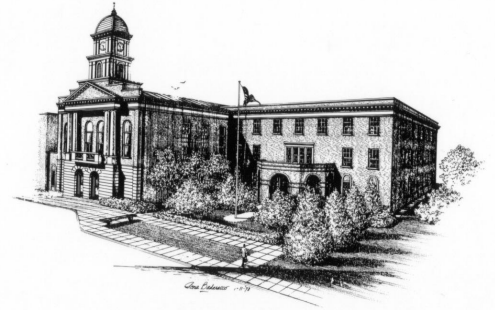
None

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MEETING AGENDA

--REGULARLY SCHEDULED MEETING--

Tuesday, February 21, 2023

7:00 p.m.

Basement Meeting Room
Snyder County Courthouse
Middleburg, PA

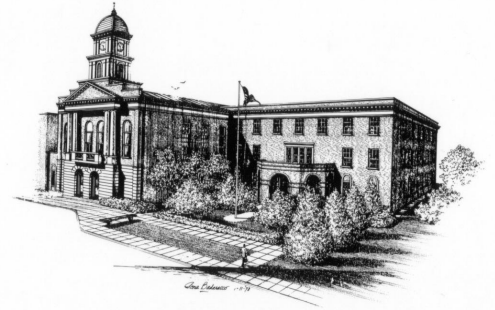
1. CALL TO ORDER
2. PUBLIC COMMENT
3. APPROVAL OF THE JANUARY 17, 2022 MEETING MINUTES.
4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES
 - A) Monthly Budget Report
 - B) Subdivision Review Report
 - C) Planning Office Report
5. OLD BUSINESS – Greg Gargus would like to provide an update on Solar Information
6. NEW BUSINESS
 - A) 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).
 - B) 02/07/23 – Received notification of a possible change on the property of E45 Real Estate LLC at 312 E Main St in Middleburg.
 - C) 1/10/23 – Received the latest Escrow Account Statement. Current balance is \$160,576.95.
7. ADJOURNMENT

Snyder County Planning Commission

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TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: February 17, 2023

SUBJECT: Subdivision Review Meeting

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

Thank you.

APPLICATIONS RECEIVED AS OF FEBRUARY 17, 2022:

File #5633 – Kenneth & Gloria Miller Subdivision – Selinsgrove Borough (Info. Only)

File #5634 – JJ Trucking LDP Beavertown Borough

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

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

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

File #5638 – Stoney Brook Parochial School LDP – Perry Twp.

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

File #5640 – Steven & Susan Yakamook Lot Addition Plan – West Beaver Township

File #5641 – Lawrence Gingrich Estate Lot Addition Plan – Freeburg Borough

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

cc: Snyder County Board of Commissioners

Tony Phillips, Chief Clerk

AxRunkle, Solicitor

Meck-Tech, Inc., PC Engineer

Snyder County Planning Commission

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PLANS ON THE AGENDA FOR THE JANUARY 2022 MEETING:

SECTION A:

File #5633 – Kenneth & Gloria Miller Subdivision – Selinsgrove Borough (Info. Only)

File #5634 – JJ Trucking LDP Beavertown Borough

File #5641 – Lawrence Gingrich Estate Lot Addition Plan – Freeburg Borough

SECTION B:

OLD PLANS:

1st Meeting

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

NEW PLANS:

File #5638 – Stoney Brook Parochial School LDP – Perry Twp.

SECTION C:

File #5635 – S-R Farms Lot Additions Plans – Beaver Township

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

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

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

File #5640 – Steven & Susan Yakamook Lot Addition Plan – West Beaver Township

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

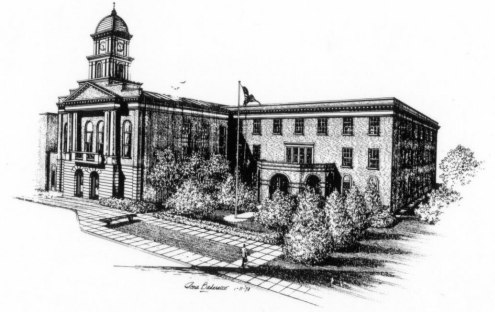
Grayed portions note that action is required at this meeting.

Snyder County Planning Commission

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SNYDER COUNTY PLANNING COMMISSION SUBDIVISION REVIEW COMMITTEE REPORT

1-17-23

A. PLANS AND APPLICATIONS FROM MUNICIPALITIES WITH REGULATIONS:

File #5633 Kenneth & Gloria Miller Subdivision Plan; Selinsgrove Borough; Kreamer Survey Associates, Inc. - Surveyor

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.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Certificate can be amended to show that the Plan was received on January 17, 2023 and is SCPC File #5633.
3. The Lot is in the R-3 Medium – High Density Residential District and in the existing condition does not meet Zoning Ordinance Section 606 – Area and Bulk Regulations, and will require a waiver or variance for the subdivision to occur.

File #5634 JJ Trucking Land Development Plan; Beavertown Borough; Axtman Engineering, LLC - Engineer

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.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Ownership Certificate can be amended to show the plan was received on January 19, 2023 and its SCPC File # 5634. If this is done no signature will be required from the Planning Department. This can be done on

both sheets 1 and 2, if not you will need to have me sign the plans prior to final approval.

3. Note 16 should be amended to refer to the Beavertown Borough Planning Commission or the Beavertown Borough Council, whichever entity which would grant the requested waivers.
4. Bearing callouts on Sheet SP-1 on the southern side of the property should be South West instead of North East.
5. It appears that the Parking Setback line is turned off on Sheet SP-1.
6. Any work being done within the PennDOT Right-of-Way must be coordinated with the Department and will need to be constructed in conformance with PennDOT Standards. There is a PennDOT Standard Pavement Section on Sheet D-2, but I don't see anything noted on the plan itself.
7. I did not receive a copy of the Stormwater Report. The Borough should have their engineer review the calculations for verification.

General Comments

1. Section 403.B.11 – Lot Area

Lot Area should be shown per this section of the Ordinance. I don't see any lot area for the Proposed Consolidated Lot.

File #5641 Lawrence Gingrich Lot Addition Plan; Freeburg Borough; Kreamer Survey Associates, Inc. - Surveyor

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

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Review Certification can be amended to note it was received on February 8, 2023 and is File #5641.

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

OLD PLANS

File #5630 Scott Walter Poultry LDP Plan; Jackson Township; Nye Consulting Services, Inc. - Engineer

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

NEW PLANS

File #5638 Stoney Brook Parochial School Land Development Plan; Union Township; Axtman Engineering, LLC - Engineer

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

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

File #5635 S-R Farms Lot Additions Plan; Beaver Township; All Points Land Surveys, Inc. - Surveyor

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.

General Comments

1. All Certificates should be fully executed prior to approval.
2. Deed book and page information should be added to plan sheets at the time of recording of the deeds.

Plan Comments

1. Section 402.B.5 & 6 – Draft Deeds

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

File #5636 Zimmerman - Brunson Lot Addition Plan; Center Township; All Points Land Surveys, Inc. - Surveyor

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

General Comments

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

Plan Comments

1. Section 402.B.5 & 6 – Draft Deeds

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

File #5637 Brunson - Martin Lot Addition Plan; Center Township; All Points Land Surveys, Inc. - Surveyor

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.

General Comments

1. All Certificates should be fully executed prior to approval.
2. Tract map information for the previously approved Lot Addition. SCPC File #5636, and the date will have to be added prior to recording this plan.

Plan Comments

2. Section 402.B.5 & 6 – Draft Deeds

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

File #5639 Weaver / Graybill Lot Addition Plan; Washington Township; Wentz Surveying - Surveyor

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

General Comments

1. All Certificates should be fully executed prior to approval.
2. Tract map information for the Robinson tract in the lower right corner currently labeled as Dues is not correct. It appears that information for the Carper, Hickey and Reichenbach tracts are also not correct. Short Road should be T-394 instead of T-398 and West Academy Road should also be labeled.
3. The SCPC Approval Certificate can be changed from Chairperson to Authorized Signer as I can approve the plan.

4. Zoning Data for Maximum Building Coverage, Impervious Coverage and Building Height can be eliminated as there is no zoning and these do not apply.

Plan Comments

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

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

2. **Section 403.B.11 – Lot Area**

Lot Area should be shown per this section of the Ordinance.

**File #5640 Steven & Susan Yakamook Lot Addition Plan; West Beaver Township;
Wright Land Surveying - Surveyor**

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

General Comments

1. All Certificates should be fully executed prior to approval.
2. In the lower right corner landowner information for the Aitkins should be added.

Plan Comments

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

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

2. **Section 403.B.9 – Description Information**

Per this Section the bearings and distances for the Proposed 50' Right-of-Way should be shown.

3. **Section 403.B.26 – Landowner Certificate**

Per this Section a Certificate should be provided and signed by all landowners involved with the plan.

File #5642 Michael Hummel Lot Addition Plan; West Perry Township; All Points Land Surveys, Inc. - Surveyor

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.

General Comments

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

Plan Comments

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

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

Snyder County Planning Commission

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Report of the Planning Director

01-17-23 to 02-21-23

I. Meetings

1/17/23 – Planning Commission Meeting

1/18/23 – 5 County Solid Waste Planning Meeting

1/19/23 –SBA - EMA / Planning Office discussion and tour of old Red Cross Bldg.

2/7/23 – Commissioners Meeting

2/10/23 – Meeting for Selinsgrove Commons Rehabilitation

2/10/23 – Meeting for the Trail study in Selinsgrove

2/10/23 – Meeting about the Greenway and Open Space Plan

II. Subdivision Site Inspections

None

III. Final Plan Approval Processing

None

IV. Preliminary Plan Approval Processing

None

V. Sketch Plan Reviews by Staff

None

VI. Financial

A) Expense & Revenue Summary per Monthly Budget Report

	<u>Prior Year to Date</u>	<u>Current Year-to Date</u>
Expenses	\$ 11,160.47	\$ 10,470.75

B) General Fund Receipts (1/13/23 - 2/17/23)

	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
Subdivision Fees	\$ 3,867.58	\$ 2,525.00	\$ 6,392.58
Misc. Fees	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL	\$ 3,867.58	\$ 2,525.00	\$ 6,392.58

C) Escrow

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
\$ 554,441.38	\$ 2,000.00	\$395,399.43	\$ 160,541.95

D) Overall Expense vs. Revenue

<u>Expenses for Year</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Overall Expenses</u>
\$ 10,470.75	\$ 6,392.58	\$ 0.00	\$ 4,078.17

VII. Special Planning Tasks

- We will begin the new Snyder County Greenway and Open Space Plan shortly – Laird Landscape Architects in conjunction with Stahl Sheaffer Engineering has been awarded the consultant contract.
- Begin review and update of the Snyder County Comprehensive Plan.
- Snyder County Point Person for the Susquehanna River Flood Inundation Mapping Interagency Project. Outreach from PaDEP has begun, and we will need to begin public outreach.
- Review possible Grant Funding for our Comprehensive Plan and possible match.
- Review Act 167 Stormwater Planning.
- Administer the WVLRP funds for the ESCRA Project.

VIII. Current Violations

None

Snyder County Planning Commission

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MEETING AGENDA

--REGULARLY SCHEDULED MEETING--

Monday, March 20, 2023

7:00 p.m.

Basement Meeting Room
Snyder County Courthouse
Middleburg, PA

1. CALL TO ORDER
2. PUBLIC COMMENT – Jason Robinson – adding 1,800 sf of impervious
3. APPROVAL OF THE FEBRUARY 21, 2023 MEETING MINUTES.
4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES
 - A) Monthly Budget Report
 - B) Subdivision Review Report
 - C) Planning Office Report
5. OLD BUSINESS
6. NEW BUSINESS
 - A) 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.
 - B) 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.
 - C) 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.
7. ADJOURNMENT

Snyder County Planning Commission

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

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

Fax: (570) 837-4345



TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: March 17, 2023

SUBJECT: Subdivision Review Meeting

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

Thank you.

APPLICATIONS RECEIVED AS OF MARCH 17, 2023:

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

File #5644 – Ruth Rigel Subdivision – Spring Twp.

File #5645 – Amos Brubacker Broiler House LDP – Center Twp.

File #5646 – Richard Parthemer Broiler House LDP – West Beaver Twp.

cc: Snyder County Board of Commissioners

Tony Phillips, Chief Clerk

AxRunkle, Solicitor

Meck-Tech, Inc., PC Engineer

Snyder County Planning Commission

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PLANS ON THE AGENDA FOR THE MARCH 2023 MEETING:

SECTION A:

File #5644 – Ruth Rigel Subdivision – Spring Twp.

SECTION B:

OLD PLANS:

1st Meeting

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

File #5638 – Stoney Meadows Parochial School LDP – Perry Twp.

NEW PLANS:

File #5645 – Amos Brubacker Broiler House LDP – Center Twp.

File #5646 – Richard Parthemer Broiler House LDP – West Beaver Twp.

SECTION C:

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

Grayed portions note that action is required at this meeting.

Snyder County Planning Commission

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

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SNYDER COUNTY PLANNING COMMISSION SUBDIVISION REVIEW COMMITTEE REPORT

3-17-23

A. PLANS AND APPLICATIONS FROM MUNICIPALITIES WITH REGULATIONS:

**File #5644 Ruth Rigel Subdivision Plan; Spring Township; Stahl Sheaffer Engineering
- Surveyor**

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.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Certificate can be amended to show that the Plan was received on March 2, 2023 and is SCPC File #5644.
3. Per Section 3.0232 a letter should be provided from the Spring Township Municipal Authority stating that there is capacity to serve the new lot prior to Final Approval.

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

OLD PLANS

**File #5630 Scott Walter Poultry LDP Plan; Jackson Township; Nye Consulting Services,
Inc. - Engineer**

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

File #5638 Stoney Meadows Parochial School Land Development Plan; Union Township; Axtman Engineering, LLC - Engineer

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

NEW PLANS

File #5645 Amos Brubacker Broiler House Land Development Plan; Center Township; Axtman Engineering, LLC - Engineer

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

File #5646 Richard Parthemer Broiler House Land Development Plan; West Beaver Township; Axtman Engineering, LLC - Engineer

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

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

File #5643 Zechman / Shaffer Lot Additions Plan; Middlecreek Township; Kreamer Survey Assoc., Inc. - Surveyor

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

General Comments

1. All Certificates should be fully executed prior to approval.
2. On Sheet 1 the Future Lot Improvement notes are on the sheet twice, one can be removed.
3. Deed book and page information for Shaffer appear to be incorrect on the Adjoiner Table. The information on the Site Data on Sheet 2 appears to be correct.

Plan Comments

1. Section 402.B.5 & 6 – Draft Deeds

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

Snyder County Planning Commission

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Report of the Planning Director

02-21-23 to 03-17-23

I. Meetings

2/21/23 – Planning Commission Meeting

2/23/23 – Met with Jeremy Hendricks about possible home / Garage Expansion in Middleburg Borough

3/2/23 – Mitigation Advisory Board Meeting – Potential for another \$538,000.

II. Subdivision Site Inspections

None

III. Final Plan Approval Processing

None

IV. Preliminary Plan Approval Processing

None

V. Sketch Plan Reviews by Staff

None

VI. Financial

A) Expense & Revenue Summary per Monthly Budget Report

	<u>Prior Year to Date</u>	<u>Current Year-to Date</u>
Expenses	\$ 19,810.98	\$ 21,015.59

B) General Fund Receipts (2/17/23 - 3/17/23)

	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
Subdivision Fees	\$ 6,392.58	\$ 1,500.00	\$ 7,892.58
Misc. Fees	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL	\$ 6,392.58	\$ 1,500.00	\$ 7,892.58

C) Escrow

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
\$ 166,541.95	\$ 6,000.00	\$ 214.75	\$ 166,327.20

D) Overall Expense vs. Revenue

<u>Expenses for Year</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Overall Expenses</u>
\$ 21,015.59	\$ 7,892.58	\$ 0.00	\$ 13,123.01

VII. Special Planning Tasks

- We will begin the new Snyder County Greenway and Open Space Plan shortly – Laird Landscape Architects in conjunction with Stahl Sheaffer Engineering has been awarded the consultant contract.
- Begin review and update of the Snyder County Comprehensive Plan.
- Snyder County Point Person for the Susquehanna River Flood Inundation Mapping Interagency Project. Outreach from PaDEP has begun, and we will need to begin public outreach.
- Review possible Grant Funding for our Comprehensive Plan and possible match.
- Review Act 167 Stormwater Planning.
- Administer the WVLRP funds for the ESCRA Project.

VIII. Current Violations

None

Snyder County Planning Commission

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MEETING AGENDA

--REGULARLY SCHEDULED MEETING--

Monday, April 21, 2023

7:00 p.m.

Basement Meeting Room
Snyder County Courthouse
Middleburg, PA

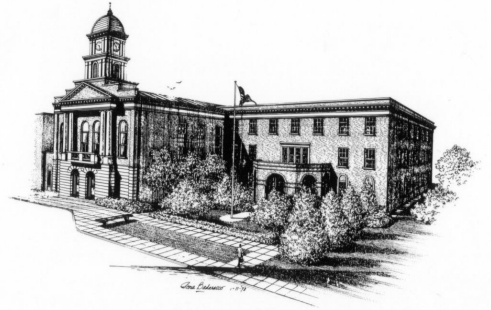
1. CALL TO ORDER
2. PUBLIC COMMENT
3. APPROVAL OF THE MARCH 20, 2023 MEETING MINUTES.
4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES
 - A) Monthly Budget Report
 - B) Subdivision Review Report
 - C) Planning Office Report
5. OLD BUSINESS
6. NEW BUSINESS
 - A) 03/29/23 – Received notification of 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.
7. ADJOURNMENT

Snyder County Planning Commission

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Fax: (570) 837-4345



TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: April 14, 2023

SUBJECT: Subdivision Review Meeting

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

Thank you.

APPLICATIONS RECEIVED AS OF APRIL 14, 2023:

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

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

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

File #5650 – Celesta Cabinets LDP – Center Twp.

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

File #5652 – David Woodling Subdivision – Adams Twp.

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

File #5654 – National Beef Trailer Parking LDP – Monroe Twp.

cc: Snyder County Board of Commissioners

Tony Phillips, Chief Clerk

AxRunkle, Solicitor

Meck-Tech, Inc., PC Engineer

Snyder County Planning Commission

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

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

Fax: (570) 837-4345



PLANS ON THE AGENDA FOR THE APRIL 2023 MEETING:

SECTION A:

File #5654 – National Beef Trailer Parking LDP – Monroe Twp.

SECTION B:

OLD PLANS:

1st Meeting

File #5630 – Scott Walter Poultry LDP – Jackson Twp.	1/17/23
File #5638 – Stoney Meadows Parochial School LDP – Perry Twp.	2/21/23
File #5645 – Amos Brubacker Broiler House LDP – Center Twp.	3/20/23
File #5646 – Richard Parthemer Broiler House LDP – West Beaver Twp.	3/20/23

NEW PLANS:

File #5647 – Levi & Rosene Sensenig Subdivision Plan – Washington Twp.
File #5649 – Hoffman Family Real Estate, LLC LDP – Perry Twp.
File #5650 – Celesta Cabinets LDP – Center Twp.
File #5651 – Mifflinburg Station Real Estate, LLC LDP – Franklin Twp.
File #5652 – David Woodling Subdivision – Adams Twp.
File #5653 – Nicholas & Erin Gingrich Subdivision – Washington Twp.

SECTION C:

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

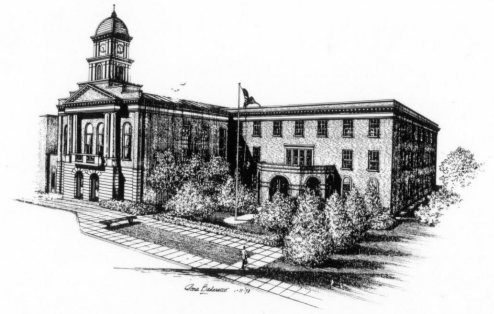
Grayed portions note that action is required at this meeting.

Snyder County Planning Commission

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SNYDER COUNTY PLANNING COMMISSION SUBDIVISION REVIEW COMMITTEE REPORT

4-14-23

A. PLANS AND APPLICATIONS FROM MUNICIPALITIES WITH REGULATIONS:

File #5654 National Beef Trailer Parking Land Development Plan; Monroe Township; Livic Civil - Engineer

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

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Certificate can be amended to show that the Plan was received on April 6, 2023 and is SCPC File #5654.

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

OLD PLANS

File #5630 Scott Walter Poultry LDP Plan; Jackson Township; Nye Consulting Services, Inc. - Engineer

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

File #5638 Stoney Meadows Parochial School Land Development Plan; Perry Township; Axtman Engineering, LLC - Engineer

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

File #5645 Amos Brubacker Broiler House Land Development Plan; Center Township; Axtman Engineering, LLC - Engineer

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

File #5646 Richard Parthemer Broiler House Land Development Plan; West Beaver Township; Axtman Engineering, LLC - Engineer

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

NEW PLANS

File #5647 Levi & Rosene Sensenig Subdivision Plan; Washington Township; Kreamer Survey Associates, Inc. - Surveyor

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

General Comments

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

File #5649 Hoffman Family Real Estate, LLC Land Development Plan; Perry Township; Hornberger Land Surveying L.L.C. - Surveyor

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

General Comments

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

Plan Comments

1. **Section 514 - Stormwater**

It's noted that the Stormwater Exemption Criteria is being utilized. A quick calculation should be done and approximate existing and proposed impervious should be shown to verify that the 20,000 sf is not being exceeded. If it is a waiver should be requested and a note should be added that no additional impervious is allowable without an approved Stormwater Management Plan approved by the approving agency. Any Waivers requested should be shown per Section 403.B.23.

File #5650 Celesta Cabinets Land Development Plan; Adams Township; Axtman Engineering, LLC - Engineer

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

File #5651 Mifflinburg Station Real Estate, LLC Land Development Plan; Franklin Township; Meck-Tech Inc. - Engineer

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

This Plan is being reviewed by Stahl Sheaffer Engineering.

File #5652 David Woodling Subdivision Plan; Adams Township; Kreamer Survey Assoc., Inc. - Surveyor

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.

General Comments

1. All Certificates should be fully executed prior to approval.
2. On sheet 2 in the distance to Troxelville Road, it should be listed as a SR not a T route.

Plan Comments

1. **Section 403.B-30 – HOP Note**

Is there a known HOP for the existing access to Proposed Lot 2? If not the HOP Note in this section should be added to the notes.

File #5653 Nicholas & Erin Gingrich Subdivision Plan; Washington Township; Kreamer Survey Assoc., Inc. - Surveyor

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.

General Comments

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

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

File #5648 Colleen Dorman Lot Addition Plan; Center Township; Kreamer Survey Assoc., Inc. - Surveyor

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.

General Comments

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

Plan Comments

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

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

Snyder County Planning Commission

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

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Report of the Planning Director

03-17-23 to 04-14-23

I. Meetings

3/17/23 –MPO Meeting

3/20/23 – Planning Commission Meeting

3/23/23 – TIP Local Bridge Prioritization Meeting

3/2/23 – Mitigation Advisory Board Meeting

II. Subdivision Site Inspections

None

III. Final Plan Approval Processing

None

IV. Preliminary Plan Approval Processing

None

V. Sketch Plan Reviews by Staff

None

VI. Financial

A) Expense & Revenue Summary per Monthly Budget Report

	<u>Prior Year to Date</u>	<u>Current Year-to Date</u>
Expenses	\$ 29,203.33	\$ 37,472.44

B) General Fund Receipts (3/17/23 - 4/14/23)

	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
Subdivision Fees	\$ 7,892.58	\$ 2,825.00	\$ 10,717.58
Misc. Fees	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL	\$ 7,892.58	\$ 2,825.00	\$ 10,717.58

C) Escrow

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
\$ 166,327.20	\$ 6,000.00	\$ 0.00	\$ 172,327.20

D) Overall Expense vs. Revenue

<u>Expenses for Year</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Overall Expenses</u>
\$ 37,472.44	\$ 10,717.58	\$ 0.00	\$ 27,754.86

VII. Special Planning Tasks

- We will begin the new Snyder County Greenway and Open Space Plan shortly – Laird Landscape Architects in conjunction with Stahl Sheaffer Engineering has been awarded the consultant contract.
- Begin review and update of the Snyder County Comprehensive Plan.
- Snyder County Point Person for the Susquehanna River Flood Inundation Mapping Interagency Project. Outreach from PaDEP has begun, and we will need to begin public outreach.
- Review possible Grant Funding for our Comprehensive Plan and possible match.
- Review Act 167 Stormwater Planning.
- Administer the WVLRP funds for the ESCRA Project.

VIII. Current Violations

None

Snyder County Planning Commission

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MEETING AGENDA

--REGULARLY SCHEDULED MEETING--

Monday, May 15, 2023

7:00 p.m.

Basement Meeting Room
Snyder County Courthouse
Middleburg, PA

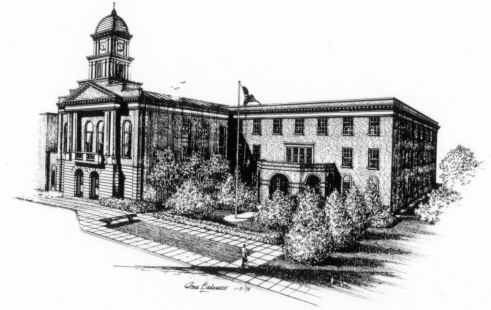
1. CALL TO ORDER
2. PUBLIC COMMENT
3. APPROVAL OF THE APRIL 17, 2023 MEETING MINUTES.
4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES
 - A) Monthly Budget Report
 - B) Subdivision Review Report
 - C) Planning Office Report
5. OLD BUSINESS
6. NEW BUSINESS
 - A) 04/19/23 – Received the latest Escrow 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.
7. ADJOURNMENT

Snyder County Planning Commission

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

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Fax: (570) 837-4345



TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: May 11, 2023

SUBJECT: Subdivision Review Meeting

The Subdivision Review Committee Work Session will be on Friday, May 11, at 9:00 a.m. in the Planning Commission office, for those who wish to attend. The public is welcome to attend as well.

Thank you.

APPLICATIONS RECEIVED AS OF MAY 11, 2023:

File #5655 – Temple Foods, LLC Subdivision Plan – Monroe Twp
File #5656 – Travis, Todd & Donna Mattern Subdivision Plan– Beaver Twp.
File #5657 – Jerry & Ann Hoffman Subdivision Plan – West Perry Twp.
File #5658 – David & Kelly Reed Subdivision Plan – Washington Twp.
File #5659 – Linford Showalter Subdivision – Chapman Twp.
File #5660 – Jarrod & Amanda Plummer Subdivision – Spring Twp.
File #5661 – Woodside Capital, LLC LDP – Washington Twp.
File #5662 – Middlecreek Farms Subdivision – Franklin Twp.
File #5663 – Eagles Wind Coffee House LDP – Shamokin Dam Borough

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

Snyder County Planning Commission

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PLANS ON THE AGENDA FOR THE MAY 2023 MEETING:

SECTION A:

File #5655 – Temple Foods, LLC Subdivision Plan – Monroe Twp.

File #5660 – Jarrod & Amanda Plummer Subdivision – Spring Twp.

File #5663 – Eagles Wind Coffee House LDP – Shamokin Dam Borough

SECTION B:

OLD PLANS:

1st Meeting

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

1/17/23

File #5645 – Amos Brubacker Broiler House LDP – Center Twp.

3/20/23

File #5646 – Richard Parthemer Broiler House LDP – West Beaver Twp.

3/20/23

File #5650 – Celesta Cabinets LDP – Center Twp.

NEW PLANS:

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

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

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

File #5659 – Linford Showalter Subdivision – Chapman Twp.

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

File #5662 – Middlecreek Farms Subdivision – Franklin Twp.

SECTION C:

None

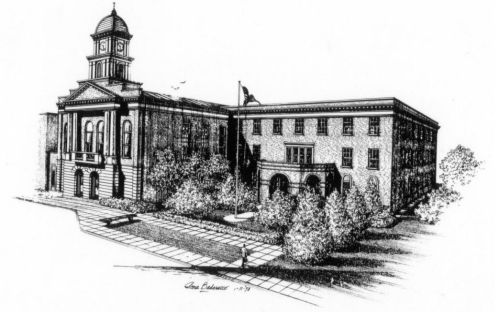
Grayed portions note that action is required at this meeting.

Snyder County Planning Commission

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SNYDER COUNTY PLANNING COMMISSION SUBDIVISION REVIEW COMMITTEE REPORT

5-11-23

A. PLANS AND APPLICATIONS FROM MUNICIPALITIES WITH REGULATIONS:

File #5655 Temple Foods, LLC Subdivision Plan; Monroe Township; Meck-Tech, Inc. - Surveyor

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.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Certificate can be amended to show that the Plan was received on April 26, 2023 and is SCPC File #5655.

File #5660 Plummer / Wagner Subdivision Plan; Spring Township; Kreamer Survey Assoc., Inc. - Surveyor

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.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Certificate can be amended to show that the Plan was received on April 28, 2023 and is SCPC File #5660.

File #5663 Eagles Wind Coffee House Land Development Plan; Shamokin Dam Borough; Stahl Sheaffer Engineering - Engineer

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

Snyder County Planning has no comments on the Plan.

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

OLD PLANS

File #5630 Scott Walter Poultry LDP Plan; Jackson Township; Nye Consulting Services, Inc. - Engineer

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

File #5645 Amos Brubacker Broiler House Land Development Plan; Center Township; Axtman Engineering, LLC - Engineer

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

File #5646 Richard Parthemer Broiler House Land Development Plan; West Beaver Township; Axtman Engineering, LLC - Engineer

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

File #5650 Celesta Cabinets Land Development Plan; Adams Township; Axtman Engineering, LLC - Engineer

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

NEW PLANS

File #5656 Travis, Todd & Donna Mattern Subdivision Plan; Beaver Township; All Points Land Survey, Inc. - Surveyor

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.

General Comments

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

Plan Comments

1. Section 403.B.11 – Lot Area

Per this section the area of tract 02-03-041 should be included on the plan.

2. Section 504.I – Access Agreements

This section should be followed for access agreements for the newly proposed private rights-of-way.

3. Section 512 - Sewage

Per this section Proposed Lots #2 & 3 will require a waiver. Also the systems on tracts 02-03-001 & 02-03-041 should be shown and located by bearings and distances from a boundary intersection.

File #5657 Jerry & Ann Hoffman Subdivision Plan; West Perry Township; Sarge Engineering and Surveying - Surveyor

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

General Comments

1. All Certificates should be fully executed prior to approval.
2. The SCPC Certificate should be change from Planning Director to Authorized Signer.

Plan Comments

1. Section 403.B.4 – Location

The distance from the property to the nearest road intersection should be added to the plan.

2. Section 403.B.29 – Home / Drive Location

Per this section the proposed drive should be shown including the existing Palmer Lane.

3. Section 403.B.30 – HOP

Is there a known HOP for Palmer Lane? If there is the number should be added to the plan, but if not or unknown the HOP note in this section should be added to the plan.

File #5658 David & Kelly Reed Subdivision Plan; Washington Township; Hornberger Land Surveying, LLC- Surveyor

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

General Comments

1. All Certificates should be fully executed prior to approval.
2. The numbering in the General Notes section should be fixed.

Plan Comments

1. **Section 403.B-30 – HOP Note**

Is there a known HOP for the proposed driveways? If so the numbers should be added to the plan, if not the HOP Note in this section should be added to the notes.

File #5659 Linford Showalter Subdivision Plan; Chapman Township; Hornberger Land Surveying, LLC- Surveyor

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.

General Comments

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

File #5661 Woodside Capital, LLC – Alderfer Lumber Land Development Plan; Washington Township; Axtman Engineering, LLC - Engineer

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

File #5662 Middlecreek Farms Subdivision Plan; Township; All Points Land Survey, Inc. - Surveyor

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.

General Comments

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

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

None

Snyder County Planning Commission

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Report of the Planning Director

04-14-23 to 05-11-23

I. Meetings

4/17/23 – Planning Commission Meeting

4/19/23 – 5 County Solid Waste Meeting

5/12/23 – Planning Director's Meeting

II. Subdivision Site Inspections

None

III. Final Plan Approval Processing

File 5636 – Zimmerman / Brunson Lot Addition

File 5637 – Brunson / Martin Lot Addition

File 5652 – David Woodling Subdivision

IV. Preliminary Plan Approval Processing

None

V. Sketch Plan Reviews by Staff

None

VI. Financial

A) Expense & Revenue Summary per Monthly Budget Report

	<u>Prior Year to Date</u>	<u>Current Year-to Date</u>
Expenses	\$ 42,462.66	\$ 49,145.50

B) General Fund Receipts (4/14/23 - 5/11/23)

	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
Subdivision Fees	\$ 10,717.58	\$ 2,350.00	\$13,067.58
Misc. Fees	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL	\$ 10,717.58	\$ 2,350.00	\$13,067.58

C) Escrow

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
\$ 172,327.20	\$ 3,000.00	\$ 0.00	\$ 175,327.20

D) Overall Expense vs. Revenue

<u>Expenses for Year</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Overall Expenses</u>
\$ 49,145.50	\$13,067.58	\$ 0.00	\$ 36,077.92

VII. Special Planning Tasks

- We will begin the new Snyder County Greenway and Open Space Plan shortly – Laird Landscape Architects in conjunction with Stahl Sheaffer Engineering has been awarded the consultant contract.
- Begin review and update of the Snyder County Comprehensive Plan.
- Snyder County Point Person for the Susquehanna River Flood Inundation Mapping Interagency Project. Outreach from PaDEP has begun, and we will need to begin public outreach.
- Review possible Grant Funding for our Comprehensive Plan and possible match.
- Review Act 167 Stormwater Planning.
- Administer the WVLRP funds for the ESCRA Project.

VIII. Current Violations

None

Snyder County Planning Commission

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MEETING AGENDA

--REGULARLY SCHEDULED MEETING--

Monday, June 19, 2023

7:00 p.m.

Basement Meeting Room
Snyder County Courthouse
Middleburg, PA

1. CALL TO ORDER
2. PUBLIC COMMENT – Derick Sheehan from Dynamic Energy will attend to talk about Solar Projects for a determination as to whether or not we would consider them to be Land Development.
3. APPROVAL OF THE MAY 15, 2023 MEETING MINUTES.
4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES
 - A) Monthly Budget Report
 - B) Subdivision Review Report
 - C) Planning Office Report
5. OLD BUSINESS
6. NEW BUSINESS
 - A) 06/9/23 – Received notification of the Greenways & Trails Summit which will take place September 17-19 in Scranton.
 - B) 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 Messimer Storage Plans and SWM Agreement. Actual balance is currently \$181,116.70.
7. ADJOURNMENT

Snyder County Planning Commission

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Fax: (570) 837-4345



TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: June 16, 2023

SUBJECT: Subdivision Review Meeting

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

Thank you.

APPLICATIONS RECEIVED AS OF JUNE 16, 2023:

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

File #5665 – Pine Swamp Enterprises, LLC Subdivision Plan– Beaver Twp.

File #5666 – Love Christian Outreach, Inc. Lot Addition Plan – Monroe Twp.

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

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

File \$5669 – JBS Woodshop LDP – Chapman Twp.

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

cc: Snyder County Board of Commissioners

Tony Phillips, Chief Clerk

AxRunkle, Solicitor

Meck-Tech, Inc., PC Engineer

Snyder County Planning Commission

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PLANS ON THE AGENDA FOR THE MAY 2023 MEETING:

SECTION A:

File #5666 – Love Christian Outreach, Inc. Lot Addition Plan – Monroe Twp.

SECTION B:

OLD PLANS:

1st Meeting

None

NEW PLANS:

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

File #5665 – Pine Swamp Enterprises, LLC Subdivision Plan– Beaver Twp.

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

File #5669 – JBS Woodshop LDP – Chapman Twp.

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

SECTION C:

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

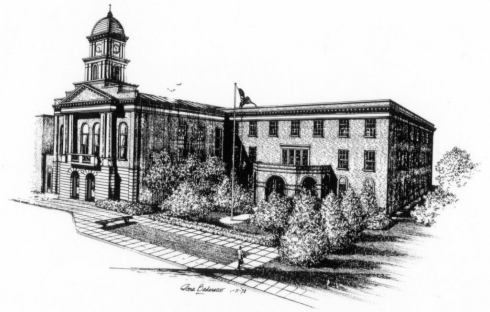
Grayed portions note that action is required at this meeting.

Snyder County Planning Commission

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SNYDER COUNTY PLANNING COMMISSION SUBDIVISION REVIEW COMMITTEE REPORT

6-16-23

A. PLANS AND APPLICATIONS FROM MUNICIPALITIES WITH REGULATIONS:

File #5666 Love Christian Outreach Lot Addition Plan; Monroe Township; Meck-Tech, Inc. - Surveyor

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

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Certificate can be amended to show that the Plan was received on May 30, 2023 and is SCPC File #5666.
3. The Plan is shown as Sheet 2 of 2, is there another sheet with the plan that we did not receive?
4. Plan Note 1 describes details that are not included on the plan.

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

OLD PLANS

None

NEW PLANS

File #5664 Mike & Dan Mitchell Subdivision Plan; Adams Township; All Points Land Survey, Inc. - Surveyor

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.

General Comments

1. All Certificates should be fully executed prior to approval.
2. Consideration should be given to either extending tract 01-03-065 to the property line of 01-03-048 or providing an easement for access across 01-03-048 so the tract will always have a legal means of access in case either property changes hands. It currently appears that it would not have legal access if the Proposed Lot 1 Residual was to change hands.

File #5665 Pine Swamp Enterprises, LLC Subdivision Plan; Beaver Township; All Points Land Survey, Inc. - Surveyor

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.

General Comments

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

Plan Comments

1. Section 514 – Stormwater Management

It appears that there will be greater than 20,000 sf of impervious on the Proposed Lot 2, if this is in fact the case a note should be added stating that no additional impervious is allowable without a Stormwater Management Plan.

File #5668 Stauffer Storage Barn Land Development Plan; Union Townwnship; Axtman Engineering, LLC - Engineer

Review by Meck-Tech

File #5669 JBS Woodshop Land Development Plan; Chapman Townwnship; Axtman Engineering, LLC - Engineer

Review by Meck-Tech

File #5670 Samuel Risser Farm Subdivision Plan; Franklin Township; All Points Land Surveys, Inc. - Surveyor

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.

Waiver Requests:

1. Section 514.A. Note – distance from impervious area to the nearest downslope property line.
2. Section 512.C.3 – Sewage Disposal. I don't think this waiver is necessary. Proposed Lot 3 has been tested, Proposed Lot 2 has also been tested for a replacement area and the residual tract is greater than 5 acres. This waiver can be removed.

General Comments

1. All Certificates should be fully executed prior to approval.
2. There is a boundary callout missing on Proposed Lot 2 the northwestern line which appears to be about 15' in length.

Plan Comments

1. **Section 403.B.14.c – Sewer / Water Location**

It's noted that water will be via a private well but no well location is shown for Proposed Lot 3 and there does not appear to be much area to locate one if any. If a well will be located on the Residual tract or shared with Proposed Lot 2 Easements should be provided to allow for maintenance.

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

File #5667 JBS Woodshop Lot Addition Plan; Chapman Township; Wentz Surveying - Surveyor

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.

General Comments

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

Plan Comments

1. Section 402.B.5 & 6 – Draft Deeds

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

Snyder County Planning Commission

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

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

Fax: (570) 837-4345



Report of the Planning Director

05-11-23 to 06-16-23

I. Meetings

5/12/23 – Planning Directors Meeting
5/15/23 – Planning Commission Meeting
5/17/23 – Solid Waste Plan Meeting
5/19/23 – SEDA-COG MPO Meeting
5/19/23 – SEDA-COG Regional Broadband Meeting
6/6/23 – SEDA-COG Regional Forum
6/9/23 – GSVCC Transportation Meeting
6/15/23 – Large Scale Solar from the Developer Perspective

II. Subdivision Site Inspections

None

III. Final Plan Approval Processing

Waiting for signatures for a number of plans for Final Approval. I believe 9 total which we can take care of either Friday the 16th or Monday after our meeting.

IV. Preliminary Plan Approval Processing

None

V. Sketch Plan Reviews by Staff

None

VI. Financial

A) Expense & Revenue Summary per Monthly Budget Report

	<u>Prior Year to Date</u>	<u>Current Year-to Date</u>
Expenses	\$ 51,436.92	\$ 61,485.49

B) General Fund Receipts (5/11/23 - 6/16/23)

	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
Subdivision Fees	\$13,067.58	\$ 2,475.00	\$15,542.58
Misc. Fees	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL	\$13,067.58	\$ 2,475.00	\$15,542.58

C) Escrow

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
\$ 175,327.20	\$ 6,000.00	\$ 210.50	\$ 181,116.70

D) Overall Expense vs. Revenue

<u>Expenses for Year</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Overall Expenses</u>
\$ 61,485.49	\$15,542.58	\$ 0.00	\$ 45,942.91

VII. Special Planning Tasks

- We will begin the new Snyder County Greenway and Open Space Plan shortly – Laird Landscape Architects in conjunction with Stahl Sheaffer Engineering has been awarded the consultant contract.
- Begin review and update of the Snyder County Comprehensive Plan.
- Snyder County Point Person for the Susquehanna River Flood Inundation Mapping Interagency Project. Outreach from PaDEP has begun, and we will need to begin public outreach.
- Review possible Grant Funding for our Comprehensive Plan and possible match.
- Review Act 167 Stormwater Planning.
- Administer the WVLRP funds for the ESCRA Project.

VIII. Current Violations

Jonathan Horning – Built a storage barn without submission for Land Development Approval. This structure may qualify for an exemption. I will send a letter out asap.

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MEETING AGENDA

--REGULARLY SCHEDULED MEETING--

Monday, July 17, 2023

7:00 p.m.

Basement Meeting Room
Snyder County Courthouse
Middleburg, PA

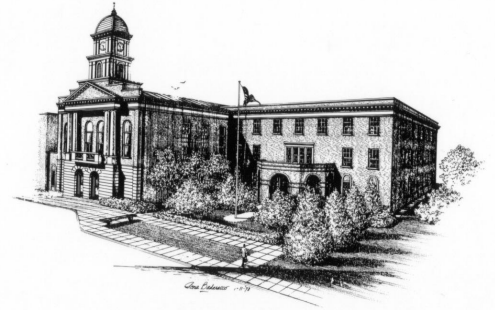
1. CALL TO ORDER
2. PUBLIC COMMENT
3. APPROVAL OF THE JUNE 19, 2023 MEETING MINUTES.
4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES
 - A) Monthly Budget Report
 - B) Subdivision Review Report
 - C) Planning Office Report
5. OLD BUSINESS
6. NEW BUSINESS
 - A) 7/11/23 – Received the latest Escrow 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.
7. ADJOURNMENT

Snyder County Planning Commission

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TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: July 14, 2023

SUBJECT: Subdivision Review Meeting

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

Thank you.

APPLICATIONS RECEIVED AS OF JULY 14, 2023:

- File #5671 – David Waltz Subdivision Plan – Middlecreek Twp.
- File #5672 – Albert & Mary Heimbach, LDP – Jackson Twp.
- File #5673 – Brininger / Gardner Subdivision Plan – Spring Twp.
- File #5674 – Lawrence A. Gingrich Estate Subdivision Plan – Washington Twp.
- File #5675 – Enos Yoder Subdivision – Jackson Twp.
- File #5676 – Daniel & Dennis Habegger Subdivision – Penn Twp.
- File #5677 – Womer Farms LLC, LDP – Perry Twp.
- File #5678 – Schrey Lot Addition Plan – Penn Twp.
- File #5679 – Richfield Life Ministries LDP – West Perry Twp.

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

Snyder County Planning Commission

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PLANS ON THE AGENDA FOR THE JULY 2023 MEETING:

SECTION A:

File #5673 – Brininger / Gardner Subdivision Plan – Spring Twp.

File #5676 – Daniel & Dennis Habegger Subdivision – Penn Twp.

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

SECTION B:

OLD PLANS:

1st Meeting

File #5661 – Woodside Capital, LLC LDP – Washington Twp. May 13, 2023

File #5668 – Stauffer Storage Barn LDP – Union Twp. June 19, 2023

File #5669 – JBS Woodshop LDP – Chapman Twp. June 19, 2023

NEW PLANS:

File #5671 – David Waltz Subdivision Plan – Middlecreek Twp.

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

File #5674 – Lawrence A. Gingrich Estate Subdivision Plan – Washington Twp.

File #5675 – Enos Yoder Subdivision – Jackson Twp.

File #5677 – Womer Farms LLC, LDP – Perry Twp.

File #5679 – Richfield Life Ministries LDP – West Perry Twp.

SECTION C:

None

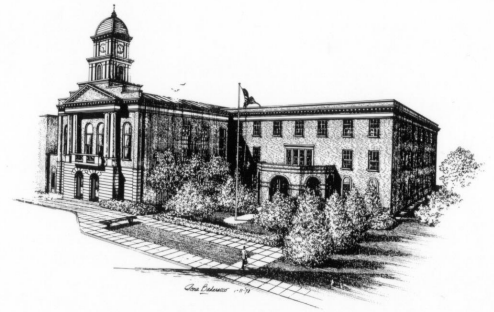
Grayed portions note that action is required at this meeting.

Snyder County Planning Commission

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Fax: (570) 837-4345



SNYDER COUNTY PLANNING COMMISSION SUBDIVISION REVIEW COMMITTEE REPORT

7-14-23

A. PLANS AND APPLICATIONS FROM MUNICIPALITIES WITH REGULATIONS:

File #5673 Brininger / Gardner Lot Addition Plan; Spring Township; Hornberger Land Surveying, LLC - Surveyor

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.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Certificate can be amended to show that the Plan was received on June 30, 2023 and is SCPC File #5673.

File #5676 Daniel & Dennis Habegger Subdivision Plan; Penn Township; Hornberger Land Surveying, LLC - Surveyor

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.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Certificate can be amended to show that the Plan was received on July 3, 2023 and is SCPC File #5676.
3. Note 18 should be amended to refer to Penn Township Ordinances instead of Snyder County Ordinances.

File #5678 Schrey Lot Addition Plan; Penn Township; All Points Land Surveys, Inc. - Surveyor

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.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Certificate can be amended to show that the Plan was received on July 13, 2023 and is SCPC File #5678.

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

OLD PLANS

None

NEW PLANS

File #5671 David & Janet Waltz Subdivision Plan; Middlecreek Township; All Points Land Surveys Inc. - Surveyor

This plan is for a 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.

General Comments

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

Plan Comments

1. **Section 512.C.3 – Sewage Disposal**

Proposed Lot 2 should be tested for sewage per this section. A waiver has been requested since the lot is silvicultural and will remain that way.

File #5672 Albert & Mary Hembach Land Development Plan; Jackson Township; Stahl Sheaffer Engineering, LLC - Surveyor

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.

General Comments

1. All Certificates should be fully executed prior to approval. Is the Certification for a Corporation the correct one, or should this be the Individual Certification?

Plan Comments

1. **Section 403.B.11 – Lot Area**

Lot area should be shown per this section.

2. **Section 514 – Stormwater Management**

It appears that there will be greater than 20,000 sf of impervious on the entirety of the tract. A calculation of impervious should be shown for the whole tract to verify. As a waiver has been requested it should also be noted that if granted no additional impervious is allowable without a Stormwater Management Plan. Additionally Stormwater Exemption Criteria Note 5 should be changed to the total impervious on the entire tract is the waiver is granted.

File #5674 Lawrence Gingrich Estate Subdivision Plan; Chapman Township; Kreamer Survey Associates - Surveyor

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.

General Comments

1. All Certificates should be fully executed prior to approval.
2. Is there a known HOP for the driveway? If so please list the number on the plan, if not please add the HOP note to the general notes section of the plan.

Plan Comments

1. **Section 403.B.14.c – Sewage**

While I know that it's only approximate, the drainfield should be located per this section along with compliance with Section 512.C.3.

2. **Section 403.B.19 – Easements**

The Proposed 50' Access Easement does not appear to be tied into the overall boundary for location in the field.

File #5675 Enos & Dena Yoder Subdivision Plan Subdivision Plan; Jackson Township; Kreamer Survey Associates - Surveyor

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.

General Comments

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

File #5677 Womer Farms LLC Land Development Plan; Perry Township; Red Barn Ag. - Engineer

UNDER REVIEW BY MECK-TECH

File #5679 Richfield Life Ministries Land Development Plan; West Perry Township; Meck-Tech Inc. - Engineer

UNDER REVIEW BY STAHL SHEAFFER ENGINEERING

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

None

Snyder County Planning Commission

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

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Fax: (570) 837-4345



Report of the Planning Director

06-16-23 to 07-14-23

I. Meetings

6/19/23 – Planning Commission Meeting
6/21/23 – Solid Waste Plan Meeting
7/4/23 – Farm Board Meeting
7/7/23 – Richfield Life Ministries Pre-Application Meeting
7/11/23 – Commissioners Meeting
7/11/23 – Faylor Lake Grant Meeting
7/13/23 – Solid Waste Individual County Meeting

II. Subdivision Site Inspections

None

III. Final Plan Approval Processing

None

IV. Preliminary Plan Approval Processing

None

V. Sketch Plan Reviews by Staff

None

VI. Financial

A) Expense & Revenue Summary per Monthly Budget Report

	<u>Prior Year to Date</u>	<u>Current Year-to Date</u>
Expenses	\$ 59,466.18	\$ 76,675.37

B) General Fund Receipts (6/116/23 - 7/14/23)

	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
Subdivision Fees	\$15,542.58	\$ 2,679.20	\$18,221.78
Misc. Fees	\$ 0.00	\$ 5,245.75	\$ 5,245.75
TOTAL	\$15,542.58	\$ 2,679.20	\$23,467.53

C) Escrow

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
\$ 181,116.70	\$ 4,000.00	\$ 1,875.25	\$ 183,259.45

D) Overall Expense vs. Revenue

<u>Expenses for Year</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Overall Expenses</u>
\$ 76,675.37	\$23,467.53	\$ 1,857.25	\$ 541,332.59

VII. Special Planning Tasks

- We will begin the new Snyder County Greenway and Open Space Plan shortly – Laird Landscape Architects in conjunction with Stahl Sheaffer Engineering has been awarded the consultant contract.
- Begin review and update of the Snyder County Comprehensive Plan.
- Snyder County Point Person for the Susquehanna River Flood Inundation Mapping Interagency Project. Outreach from PaDEP has begun, and we will need to begin public outreach.
- Review possible Grant Funding for our Comprehensive Plan and possible match.
- Review Act 167 Stormwater Planning.
- Administer the WVLRP funds for the ESCRA Project.

VIII. Current Violations

Jonathan Horning – Built a storage barn without submission for Land Development Approval. This structure may qualify for an exemption. I will send a letter out asap.

Snyder County Planning Commission

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MEETING AGENDA

--REGULARLY SCHEDULED MEETING--

Monday, August 21, 2023

7:00 p.m.

Basement Meeting Room
Snyder County Courthouse
Middleburg, PA

1. CALL TO ORDER
2. PUBLIC COMMENT
3. APPROVAL OF THE JULY 17, 2023 MEETING MINUTES.
4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES
 - A) Monthly Budget Report
 - B) Subdivision Review Report
 - C) Planning Office Report
5. OLD BUSINESS
6. NEW BUSINESS
 - A) 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.
7. ADJOURNMENT

Snyder County Planning Commission

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

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Fax: (570) 837-4345



TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: August 17, 2023

SUBJECT: Subdivision Review Meeting

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

Thank you.

APPLICATIONS RECEIVED AS OF AUGUST 17, 2023:

File #5680 – Tracey Moyle Subdivision Plan – Franklin Twp.

File #5681 – Roz Camp Lot Addition Plan – Jackson Twp.

File #5682 – Manasses Yoder Lot Addition Plan – Spring Twp.

File #5683 – Ronald & Ryan Herman Lot Addition Plan – Penn Twp.

File #5684 – Grace Hassinger Family Trust Subdivision – Middleburg Borough

File #5685 – Rustin Kerstetter Final Land Development Plan – Chapman Twp.

File #5686 – Remmey – The Pallet Company LDP – Spring Twp.

cc: Snyder County Board of Commissioners

Tony Phillips, Chief Clerk

AxRunkle, Solicitor

Meck-Tech, Inc., PC Engineer

Snyder County Planning Commission

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PLANS ON THE AGENDA FOR THE AUGUST 2023 MEETING:

SECTION A:

File #5682 – Manasses Yoder Lot Addition Plan – Spring Twp.

File #5683 – Ronald & Ryan Herman Lot Addition Plan – Penn Twp.

File #5686 – Remmey – The Pallet Company LDP – Spring Twp.

SECTION B:

OLD PLANS:

1st Meeting

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

May 13, 2023

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

June 19, 2023

File #5669 – JBS Woodshop LDP – Chapman Twp.

June 19, 2023

File #5677 – Womer Farms LLC, LDP – Perry Twp.

July 17, 2023

File #5679 – Richfield Life Ministries LDP – West Perry Twp.

July 17, 2023

NEW PLANS:

File #5680 – Tracey Moyle Subdivision Plan – Franklin Twp.

File #5684 – Grace Hassinger Family Trust Subdivision – Middleburg Borough

File #5685 – Rustin Kerstetter Final Land Development Plan – Chapman Twp.

SECTION C:

File #5681 – Roz Camp Lot Addition Plan – Jackson Twp.

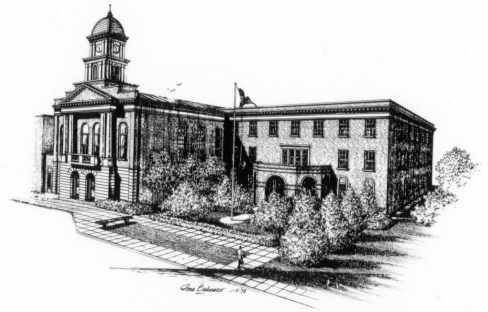
Grayed portions note that action is required at this meeting.

Snyder County Planning Commission

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SNYDER COUNTY PLANNING COMMISSION SUBDIVISION REVIEW COMMITTEE REPORT

8-17-23

A. PLANS AND APPLICATIONS FROM MUNICIPALITIES WITH REGULATIONS:

File #5682 Manasses Yoder Lot Addition Plan; Spring Township; All Points Land Surveys Inc. - Surveyor

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.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Certificate can be amended to show that the Plan was received on July 28, 2023 and is SCPC File #5682.

File #5683 Ronald & Ryan Herman Lot Addition Plan; Penn Township; Kreamer Survey Assoc. Inc. - Surveyor

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 ± 77.8 acres.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Certificate can be amended to show that the Plan was received on August 4, 2023 and is SCPC File #5683.

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.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Certificate can be amended to show that the Plan was received on August 11, 2023 and is SCPC File #5686.
3. In the General Notes – the tract labeled as 17-08-085 should be 17-03-085. Screening, Perimeter and Middleburg are misspelled.

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

OLD PLANS

File #5661 Woodside Capital, LLC – Alderfer Lumber Land Development Plan; Washington Township; Axtman Engineering, LLC - Engineer

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

File #5668 Stauffer Storage Barn Land Development Plan; Union Township; Axtman Engineering, LLC - Engineer

Review by Meck-Tech

File #5669 JBS Woodshop Land Development Plan; Chapman Township; Axtman Engineering, LLC - Engineer

Review by Meck-Tech

File #5677 Womer Farms LLC Land Development Plan; Perry Township; Red Barn Ag. - Engineer

UNDER REVIEW BY MECK-TECH

File #5679 Richfield Life Ministries Land Development Plan; West Perry Township; Meck-Tech Inc. - Engineer

UNDER REVIEW BY STAHL SHEAFFER ENGINEERING

NEW PLANS

File #5680 Tracey Moyle Subdivision Plan; Franklin Township; The Crossroads Group, LLC – Engineer / Surveyor

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.

General Comments

1. All Certificates should be fully executed prior to approval.
2. I would suggest removing Prelim from the Title on the cover sheet and also removing the preliminary certificate of approval and asking for a waiver of Section 201 per Section 403.B.23.

Plan Comments

1. Section 403.B.9 – Boundary

The eastern boundary appears to have radii with no bearings so the boundary can't be plotted and verified.

2. Section 403.B.19 – Easements

The sewage easement should be described with bearings and distances per this section. The easement will also need to be tied into a boundary monument so it can be relocated in the field. An agreement should be provided for review that can be signed by both landowners whose property the easement will cross.

3. Section 505.B.10 – Driveways

It does not appear that the proposed driveway meets this criteria, if it does not, a waiver should be requested per Section 403.B.23.

File #5684 Grace Hassinger Family Protection Trust Subdivision Plan; Middleburg Borough; Kreamer Survey Assoc. Inc. - Surveyor

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.

General Comments

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

Plan Comments

1. Section 512.A & 512.C.1 – Sanitary Sewer

While it's written in Note #3, per this Section there should be a statement on the plan noting that there is capacity and a willingness to serve the lots signed by an officer of the Municipal Authority.

File #5685 Rustin Kerstetter Final Land Development Plan; Chapman Township; Hornberger Land Surveying, LLC - Surveyor

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.

Waiver Request:

1. 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).

General Comments

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

Plan Comments

1. **Section 403.B.11 – Lot Area**

Lot area should be shown per this section of the ordinance.

2. **Section 514 – Stormwater**

A waiver has been requested for this section to allow an additional 1,485 sf of impervious for the proposed home. The site is already non-compliant with the Stormwater Exemption Criteria as it currently has 21,070 sf of impervious with no known issues.

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

File #5681 Roz Camp Lot Addition Plan ; Jackson Township; All Points Land Surveys, Inc. - Surveyor

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.

General Comments

1. All Certificates should be fully executed prior to approval.
2. Acreage for Addon-2 should be 3.78 instead of 4.78.

Plan Comments

1. All Certificates should be fully executed prior to approval.
2. **Section 402.B.5&6 – Draft Deeds**

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

Snyder County Planning Commission

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Fax: (570) 837-4345



Report of the Planning Director

07-14-23 to 08-17-23

I. Meetings

7/27/23 – SEDA-COG Regional Broadband Meeting

II. Subdivision Site Inspections

8/11/23 – Mt. Pleasant Mills Dollar General Final Inspection

8/16/23 – Gary Fry Final Inspection

III. Final Plan Approval Processing

File #5522 – Schrey Subdivision

File #5653 – Nicholas & Erin Gingrich Subdivision

File #5672 – Albert & Mary Heimbach LDP

File #5681 – Roz Camp Lot Addition

IV. Preliminary Plan Approval Processing

None

V. Sketch Plan Reviews by Staff

None

VI. Financial

A) Expense & Revenue Summary per Monthly Budget Report

	<u>Prior Year to Date</u>	<u>Current Year-to Date</u>
Expenses	\$ 69,537.00	\$ 88,644.44

B) General Fund Receipts (6/116/23 - 7/14/23)

	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
Subdivision Fees	\$18,221.78	\$ 1,845.00	\$20,066.78
Misc. Fees	\$ 5,245.75	\$ 0.00	\$ 5,245.75
TOTAL	\$23,467.53	\$ 1,845.00	\$25,312.53

C) Escrow

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
\$ 183,259.45	\$ 0.00	\$ 4,932.25	\$ 178,327.20

D) Overall Expense vs. Revenue

<u>Expenses for Year</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Overall Expenses</u>
\$ 88,644.44	\$25,312.53	\$ 4,892.25	\$ 58,439.66

VII. Special Planning Tasks

- We will begin the new Snyder County Greenway and Open Space Plan shortly – Laird Landscape Architects in conjunction with Stahl Sheaffer Engineering has been awarded the consultant contract.
- Begin review and update of the Snyder County Comprehensive Plan.
- Snyder County Point Person for the Susquehanna River Flood Inundation Mapping Interagency Project. Outreach from PaDEP has begun, and we will need to begin public outreach.
- Review possible Grant Funding for our Comprehensive Plan and possible match.
- Review Act 167 Stormwater Planning.
- Administer the WVLRP funds for the ESCRA Project.

VIII. Current Violations

Jonathan Horning – Built a storage barn without submission for Land Development Approval. This structure may qualify for an exemption. I will send a letter out asap.

Snyder County Planning Commission

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

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

Fax: (570) 837-4345



MEETING AGENDA

--REGULARLY SCHEDULED MEETING--

Monday, September 18, 2023

7:00 p.m.

Basement Meeting Room
Snyder County Courthouse
Middleburg, PA

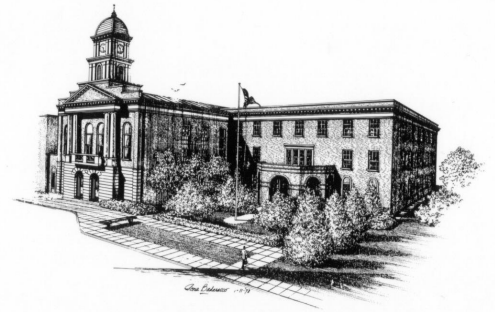
1. CALL TO ORDER
2. PUBLIC COMMENT
3. APPROVAL OF THE AUGUST 21, 2023 MEETING MINUTES.
4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES
 - A) Monthly Budget Report
 - B) Subdivision Review Report
 - C) Planning Office Report
5. OLD BUSINESS
6. NEW BUSINESS
 - A) 9/11/23 – Received the latest Escrow 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.
7. ADJOURNMENT

Snyder County Planning Commission

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

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

Fax: (570) 837-4345



TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: September 14, 2023

SUBJECT: Subdivision Review Meeting

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

Thank you.

APPLICATIONS RECEIVED AS OF SEPTEMBER 14, 2023:

File #5687 – Bowersox Farm Subdivision Plan – Center Twp.

File #5688 – Waylon Swarey Lot Addition Plan – Jackson Twp.

File #5689 – David & Lisa Wagner Subdivision Plan – Adams Twp.

File #5690 – John & Julie Mitchell Subdivision Plan – Penn Twp.

File #5691 – Jeffrey & Amy Wray Subdivision – Beaver Twp.

File #5692 – Richfield Life Ministries Final Ph. 1 – West Perry Twp.

File #5693 – Route 35 Storage LDP – Washington Twp.

cc: Snyder County Board of Commissioners

Tony Phillips, Chief Clerk

AxRunkle, Solicitor

Meck-Tech, Inc., PC Engineer

Snyder County Planning Commission

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PLANS ON THE AGENDA FOR THE AUGUST 2023 MEETING:

SECTION A:

File #5690 –John & Julie Mitchell Subdivision Plan – Penn Twp.

SECTION B:

OLD PLANS:

1st Meeting

File #5677 – Womer Farms LLC, LDP – Perry Twp.

July 17, 2023

NEW PLANS:

File #5687 – Bowersox Farm Subdivision Plan – Center Twp.

File #5689 – David & Lisa Wagner Subdivision Plan – Adams Twp.

File #5691 – Wray Subdivision – Beaver Twp.

File #5692 – Richfield Life Ministries Final Ph. 1 – West Perry Twp.

File #5693 – Route 35 Storage LDP – Washington Twp.

SECTION C:

File #5688 – Waylon Swarey Lot Addition Plan – Jackson Twp.

Grayed portions note that action is required at this meeting.

Snyder County Planning Commission

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

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Fax: (570) 837-4345



SNYDER COUNTY PLANNING COMMISSION SUBDIVISION REVIEW COMMITTEE REPORT

8-17-23

A. PLANS AND APPLICATIONS FROM MUNICIPALITIES WITH REGULATIONS:

File #5690 John & Julie Mitchell Subdivision Plan; Penn Township; Kreamer Survey Assoc. Inc. - Surveyor

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

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Certificate can be amended to show that the Plan was received on August 28, 2023 and is SCPC File #5690.
3. The Owners Address is listed different in the Site Data on sheets 1 and 2.

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

OLD PLANS

File #5677 Womer Farms LLC Land Development Plan; Perry Township; Red Barn Ag. - Engineer

UNDER REVIEW BY MECK-TECH

NEW PLANS

File #5687 Bowersox Farm Subdivision Plan; Center Township; All Points Land Surveys, Inc. - Surveyor

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.

General Comments

1. All Certificates should be fully executed prior to approval.
2. Should General Note 17 refer to a Township Driveway Permit instead of a Highway Occupancy Permit?

File #5689 David & Lisa Wagner Subdivision Plan; Adams Township; Wright Land Surveying - Surveyor

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.

General Comments

1. All Certificates should be fully executed prior to approval.
2. On the Lot Plan the information for Jeff Pepperman should be moved to the appropriate location.

Plan Comments

1. Section 403.B.13 – Topographic Features

It appears that there is a wooded area on the property that should be shown per this Section.

2. Section 504.I – Easement / Right-of-Way Agreement

Per this section an Easement or Right-of-Way agreement should be completed and recorded with the plan.

File #5691 Jeffrey & Amy Wray Subdivision; Beaver Township; Wright Land Surveying - Surveyor

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.

General Comments

1. All Certificates should be fully executed prior to approval.
2. On the Property Plan Irrevocable is misspelled on the Hunt tracts

3. The GIS department should be contacted for an address for the proposed home. They can be reached at 570-374-5290.

Plan Comments

1. **Section 403.B.4 – Location**

The distance to the nearest intersection or town should be shown per this Section.

2. **Section 403.B.12 – Contours**

Contours should be shown per this Section.

3. **Section 504.I – Lot Access**

Per this section a Right-of-Way Agreement should be created and recorded with the plan.

File #5692 Richfield Life Ministries Land Development Plan Phase 1 Final; West Perry Township; Meck-Tech Inc. - Engineer

UNDER REVIEW BY STAHL SHEAFFER ENGINEERING

File #5693 Route 35 Storage Land Development Plan; Washington Township; Stahl Sheaffer Engineering

UNDER REVIEW BY MECK-TECH

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

File #5688 Waylon Swarey Lot Addition Plan ; Jackson Township; Wright Land Surveying - Surveyor

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.

General Comments

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

Plan Comments

1. **Section 402.B.1 – Plan Title**

Per this Section “Add-On” should be added to the Title Block

2. Section 402.B.2 – Plan Title - Owners

Per this Section Mr. Swarey should be added to the Title Block in the Owner portion.

3. Section 402.B.5&6 – Draft Deeds

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

4. Section 403.B.5.b & 403.B.6 – Land Owner Info.

Per these sections Land Owner and tract information should be provided for the Ephraim King tract 08-06-001 just south of Broadway Road.

Snyder County Planning Commission

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Report of the Planning Director

08-17-23 to 09-14-23

I. Meetings

8/22/23 – EMA / Planning Office Design Meeting with Architect

8/28/23 – A+ Office Supply meeting

9/5/23 – Farm Board Meeting

9/15/23 – MPO Meeting

II. Subdivision Site Inspections

9/6/23 – Shady Meadows Parochial School Final Inspection

III. Final Plan Approval Processing

IV. Preliminary Plan Approval Processing

None

V. Sketch Plan Reviews by Staff

None

VI. Financial

A) Expense & Revenue Summary per Monthly Budget Report

	<u>Prior Year to Date</u>	<u>Current Year-to Date</u>
Expenses	\$ 76,285.00	\$ 104,740.29

B) General Fund Receipts (6/116/23 - 7/14/23)

	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
Subdivision Fees	\$20,066.78	\$ 2,840.00	\$22,906.78
Misc. Fees	\$ 5,245.75	\$ 0.00	\$ 5,245.75
TOTAL	\$25,312.53	\$ 2,840.00	\$28,152.53

C) Escrow

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
\$ 182,084.45	\$ 7,000.00	\$ 0.00	\$ 189,084.45

D) Overall Expense vs. Revenue

<u>Expenses for Year</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Overall Expenses</u>
\$ 104,740.29	\$28,152.53	\$ 4,892.25	\$ 71,695.51

VII. Special Planning Tasks

- The first meeting for the new Snyder County Greenway and Open Space Plan has been set for Thursday, September 14th at 6 pm in the basement meeting room.
- Begin review and update of the Snyder County Comprehensive Plan.
- Snyder County Point Person for the Susquehanna River Flood Inundation Mapping Interagency Project. Outreach from PaDEP has begun, and we will need to begin public outreach.
- Review possible Grant Funding for our Comprehensive Plan and possible match.
- Review Act 167 Stormwater Planning.
- Administer the WVLRP funds for the ESCRA Project.

VIII. Current Violations

Jonathan Horning – Built a storage barn without submission for Land Development Approval. This structure may qualify for an exemption. I will send a letter out asap.

Snyder County Planning Commission

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Fax: (570) 837-4345



MEETING AGENDA

--REGULARLY SCHEDULED MEETING--

Monday, October 16, 2023

7:00 p.m.

Basement Meeting Room
Snyder County Courthouse
Middleburg, PA

1. CALL TO ORDER
2. PUBLIC COMMENT
3. APPROVAL OF THE SEPTEMBER 18, 2023 MEETING MINUTES.
4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES
 - A) Monthly Budget Report
 - B) Subdivision Review Report
 - C) Planning Office Report
5. OLD BUSINESS
6. NEW BUSINESS
 - A) 10/12/23 – 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.
7. ADJOURNMENT

Snyder County Planning Commission

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

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

Fax: (570) 837-4345



TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: October 13, 2023

SUBJECT: Subdivision Review Meeting

The Subdivision Review Committee Work Session will be on Friday, October 13, at 9:00 a.m. in the Planning Commission office, for those who wish to attend. The public is welcome to attend as well.

Thank you.

APPLICATIONS RECEIVED AS OF OCTOBER 13, 2023:

File #5694 – Douglas Klingler Poultry LDP – Washington Twp.

File #5695 – Brad Ewing & Vicki Miller Lot Addition Plan – McClure Borough

File #5696 – Arlyn Martin Ag Operation LDP – McClure Borough

File #5697 – Martin – Goodling Lot Addition – Washington Twp.

File #5698 – Zimmerman – Wilt Lot Addition – Chapman Twp.

File #5699 – Northway Industries Lot Addition / Consolidation – Franklin Twp.

File #5700 – McClure Solar LDP – McClure Borough

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

cc: Snyder County Board of Commissioners

Tony Phillips, Chief Clerk

AxRunkle, Solicitor

Meck-Tech, Inc., PC Engineer

Snyder County Planning Commission

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PLANS ON THE AGENDA FOR THE OCTOBER 2023 MEETING:

SECTION A:

File #5695 –Brad Ewing & Vicki Miller Lot Addition Plan – McClure Borough

File #5696 – Arlyn Martin Ag Operation LDP – McClure Borough

File #5700 – McClure Solar LDP – McClure Borough

SECTION B:

OLD PLANS:

1st Meeting

File #5677 – Womer Farms LLC, LDP – Perry Twp.

July 17, 2023

File #5693 – Route 35 Storage LDP – Washington Twp.

NEW PLANS:

File #5694 – Douglas Klingler Poultry LDP – Washington Twp.

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

SECTION C:

File #5697 – Martin – Goodling Lot Addition – Washington Twp.

File #5698 – Zimmerman – Wilt Lot Addition – Chapman Twp.

File #5699 – Northway Industries Lot Addition / Consolidation – Franklin Twp.

Grayed portions note that action is required at this meeting.

Snyder County Planning Commission

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SNYDER COUNTY PLANNING COMMISSION SUBDIVISION REVIEW COMMITTEE REPORT

10-13-23

A. PLANS AND APPLICATIONS FROM MUNICIPALITIES WITH REGULATIONS:

File #5695 Brad Ewing & Vicki Miller Lot Addition Plan; McClure Borough; All Points Land Surveys, Inc. - Surveyor

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.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Certificate should be amended to be for Plans to be approved by the Municipality and show that the Plan was received on September 20, 2023 and is SCPC File #5695.

File #5696 Arlyn Martin Ag Operation Land Development Plan; McClure Borough; Nye Consulting Services, Inc. - Engineer

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.

General & Plan Comments

1. The Borough along with its Solicitor and Engineer will need to discuss how it will handle review costs along with surety for the proposed construction. A cost estimate will need to be submitted for approval for this as well. A Developer's Agreement and a Stormwater Maintenance and Use Agreement should also be required.
2. All Certificates should be fully executed prior to approval.

3. The Snyder County Planning Review Certificate should be amended to the following:

The Snyder County Planning Commission, as required by the Pennsylvania Municipalities Planning Code, has received a copy of this plan for review and comment on September 27, 2023. This does not indicate approval or disapproval of the plan by the Snyder County Planning Commission and the Planning Commission does not represent nor guarantee that this plan complies with the various ordinances, rules, regulations, or laws of the municipality, the Commonwealth, or the Federal Government

5696
SCPC File Number

4. Sheet #7 is missing from both sets of plans received by the county.
5. General Notes #4, 5, 10, 11 should refer to the Borough instead of Township. Notes 9 and 15 should refer to McClure Borough. Note 13 should refer to the Snyder County Conservation District. Note #14 refers to Zoning and a Comprehensive Plan, there is no Zoning in McClure Borough and they do not have an approved Comprehensive Plan.
6. Easement note #6 should refer to the Snyder County Recorder of Deeds.
7. The notes for the Schedule of Inspections should refer to the Borough and the Borough Engineer.
8. Sheet 4 notes the TOB of Basin 1 to be 709.00, the detail on Sheet 5 calls TOB as 709.25.

SWM Report Comments

1. The Storm Sewer Summary on page 220, the upper invert of pipe 1 and lower invert of pipe 2 do not match the invert noted on Sheet 4.
2. Page 214 & 216 information listed for Swale #2 and Swale #4 do not appear to match the information listed in the chart on sheet #6.

File #5700 McClure Solar Land Development Plan; McClure Borough; Colliers Engineering and Design - Engineer

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

General & Plan Comments

1. All Certificates should be fully executed prior to approval.
2. There should be 3 different Certificates on the Cover Sheet of the Plan:

- a. A Certificate for the recommendation for approval for the McClure Borough Planning Commission should be added to the plan with signature required by at minimum the Chairman of the Planning Commission.
- b. A Certificate should be added for Final Approval by the McClure Borough Council with signatures being required by the Borough Council President and Secretary at minimum.
- c. A Certificate noting the receipt and review from The Snyder County Planning Commission please use the cert. as shown below:

The Snyder County Planning Commission, as required by the Pennsylvania Municipalities Planning Code, has received a copy of this plan for review and comment on October 4, 2023. This does not indicate approval or disapproval of the plan by the Snyder County Planning Commission and the Planning Commission does not represent nor guarantee that this plan complies with the various ordinances, rules, regulations, or laws of the municipality, the Commonwealth, or the Federal Government

5700
SCPC File Number

3. Infiltration testing should be provided on page 3 of the PCSM Report along with amended plans and calculations if any changes are necessary due to infiltration results.
4. Utility Note #1 should refer to McClure Borough.
5. PennDOT District 3.0 must be contacted as the entrance to the facility will require an HOP. Their contact information is noted below:

715 Jordan Ave.
Montoursville, Pa. 17754-0218
Phone: 877-723-6830 or 570-368-8686
Fax: 570-368-4321

6. I do not see any Right-of-Way lines on the Land Development Plan. These should be added and it should be noted that no permanent structures shall be placed within the PennDOT Right-of-Way. This includes any concrete pads, Stormwater facilities, or equipment. The McClure Borough setbacks should also be added to the plan.
7. A note should be added stating that all work within the PennDOT Right-of-Way shall be in compliance with PennDOT rules, regulations, and specifications.
8. A note should also be added stating that any damage done to the roadway shall be repaired to PennDOT specifications.

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

OLD PLANS

File #5677 Womer Farms LLC Land Development Plan; Perry Township; Red Barn Ag. - Engineer

UNDER REVIEW BY MECK-TECH

File #5693 Route 35 Storage Land Development Plan; Washington Township; Stahl Sheaffer Engineering

UNDER REVIEW BY MECK-TECH

NEW PLANS

File #5694 Douglas Klingler Poultry Land Development Plan; Washington Township; Team Ag - Engineer

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

File #5701 Loren Horning Ag Operation Land Development Plan; Adams & Spring Twps.; NCS Inc. - Engineer

This plan is for the addition of a 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.

The Plan is under Review by Meck-Tech

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

File #5697 Martin / Goodling Lot Additions Plan; Washington Township; All Points Land Surveys, Inc. - Surveyor

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

General Comments

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

Plan Comments

1. Section 402.B.5&6 – Draft Deeds

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

File #5698 Wilt Lot Additions Plan; Chapman Township; All Points Land Surveys, Inc. - Surveyor

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

General Comments

1. All Certificates should be fully executed prior to approval.
2. In the Title Block Franklin Township should be changed to Chapman.

Plan Comments

1. Section 402.B.5&6 – Draft Deeds

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

File #5699 Northway Industries Lot Consolidation Plan; Franklin Township; Hornberger Land Surveying LLC - Surveyor

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.

General Comments

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

Plan Comments

1. Section 402.B.5&6 – Draft Deeds

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

2. Section 403.B.18 – Roadway information

Right-of-Way width and width of pavement for Paxtonville Road should be added to the plan per this section.

Snyder County Planning Commission

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Fax: (570) 837-4345



Report of the Planning Director

09-14-23 to 10-13-23

I. Meetings

9/20/23 – Solid Waste Plan meeting

9/25/23 – Commercial Developer's meeting for projects located in Beavertown Borough and Spring Twp.

9/28/23 – SEDA-COG Regional Broadband Meeting

10/3/23 – Farm Board Meeting

II. Subdivision Site Inspections

10/9/23 – Scott Walter Poultry Inspection

III. Final Plan Approval Processing

IV. Preliminary Plan Approval Processing

None

V. Sketch Plan Reviews by Staff

None

VI. Financial

A) Expense & Revenue Summary per Monthly Budget Report

	<u>Prior Year to Date</u>	<u>Current Year-to Date</u>
Expenses	\$ 88,998.29	\$ 119,909.13

B) General Fund Receipts (6/116/23 - 7/14/23)

	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
Subdivision Fees	\$22,906.78	\$ 4,262.27*	\$27,169.05
Misc. Fees	\$ 5,245.75	\$ 0.00	\$ 5,245.75
TOTAL	\$28,152.53	\$ 4,262.27*	\$32,414.80

C) Escrow

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
\$ 193,119.45	\$ 8,000.00	\$ 0.00	\$ 197,119.45

D) Overall Expense vs. Revenue

<u>Expenses for Year</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Overall Expenses</u>
\$ 119,909.13	\$32,414.80	\$ 4,892.25	\$ 82,602.08

(*) – This amount reflects this month along with a previous application fee that was received late.

VII. Special Planning Tasks

- The next meeting for the Snyder County Greenway and Open Space Plan for review of existing inventory will be in the next week or two.
- Begin review and update of the Snyder County Comprehensive Plan.
- Snyder County Point Person for the Susquehanna River Flood Inundation Mapping Interagency Project. Outreach from PaDEP has begun, and we will need to begin public outreach.
- Review possible Grant Funding for our Comprehensive Plan and possible match.
- Review Act 167 Stormwater Planning.
- Administer the WVLRP funds for the ESCRA Project.

VIII. Current Violations

Jonathan Horning – Built a storage barn without submission for Land Development Approval. This structure may qualify for an exemption. I will send a letter out asap.

Snyder County Planning Commission

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MEETING AGENDA

--REGULARLY SCHEDULED MEETING--

Monday, November 20, 2023

7:00 p.m.

Basement Meeting Room
Snyder County Courthouse
Middleburg, PA

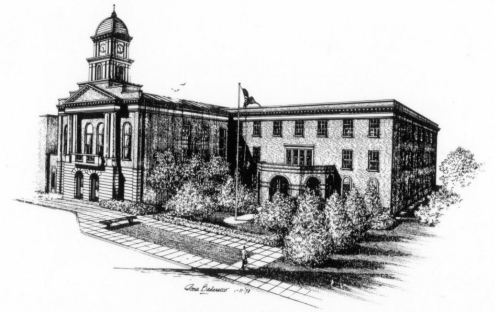
1. CALL TO ORDER
2. PUBLIC COMMENT
3. APPROVAL OF THE OCTOBER 16, 2023 MEETING MINUTES.
4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES
 - A) Monthly Budget Report
 - B) Subdivision Review Report
 - C) Planning Office Report
5. OLD BUSINESS
6. NEW BUSINESS
 - A) 10/31/23 – Received notification 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.
 - B) 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.
 - C) 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.
7. ADJOURNMENT

Snyder County Planning Commission

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Fax: (570) 837-4345



TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: November 16, 2023

SUBJECT: Subdivision Review Meeting

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

Thank you.

APPLICATIONS RECEIVED AS OF NOVEMBER 16, 2023:

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

File #5703 – Gregory & Paula Renn LDP – Center Township

File #5704 – High Caliber Cranes LDP – Union Township

File #5705 – Beaver Springs Dollar General – Spring Township

File #5706 – Houseworth / Bowser Lot Addition – Center Township

cc: Snyder County Board of Commissioners

Tony Phillips, Chief Clerk

AxRunkle, Solicitor

Meck-Tech, Inc., PC Engineer

Snyder County Planning Commission

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

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

Fax: (570) 837-4345



PLANS ON THE AGENDA FOR THE OCTOBER 2023 MEETING:

SECTION A:

File #5705 – Beaver Springs Dollar General – Spring Township

SECTION B:

OLD PLANS:

1st Meeting

File #5677 – Womer Farms LLC, LDP – Perry Twp.

July 17, 2023

File #5694 – Douglas Klingler Poultry LDP – Washington Twp.

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

NEW PLANS:

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

File #5703 – Gregory & Paula Renn LDP – Center Township

File #5704 – High Caliber Cranes LDP – Union Township

SECTION C:

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

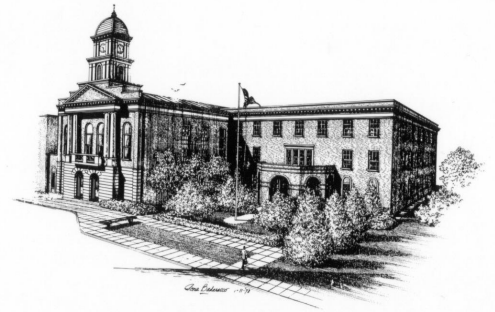
Grayed portions note that action is required at this meeting.

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SNYDER COUNTY PLANNING COMMISSION SUBDIVISION REVIEW COMMITTEE REPORT

11-16-23

A. PLANS AND APPLICATIONS FROM MUNICIPALITIES WITH REGULATIONS:

**File #5705 Beaver Springs Dollar General Land Development Plan; Spring Township;
Triad Engineering, Inc - Engineer**

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

General Comments

1. Certificates should be added to the plan for approval by the responsible Spring Township boards along with a review certificate for the Snyder County Planning Commission (See below). There should also be Ownership Certificates added for signatures from the Owner(s) or Equitable Owner(s).
2. All Certificates should be fully executed prior to approval.
3. The Township along with its Solicitor and Engineer will need to discuss how it will handle review costs along with surety for the proposed construction. A Developer's Agreement and a Stormwater Maintenance and Use Agreement should also be required.
4. The Snyder County Planning Review Certificate shown below should be added to the plan:

The Snyder County Planning Commission, as required by the Pennsylvania Municipalities Planning Code, has received a copy of this plan for review and comment on November 8, 2023. This does not indicate approval or disapproval of the plan by the Snyder County Planning Commission and the Planning Commission does not represent nor guarantee that this plan complies with the various ordinances, rules, regulations, or laws of the municipality, the Commonwealth, or the Federal Government

5705_____

SCPC File Number

5. It should be noted somewhere that all work within the PennDOT Right-of-Way shall be per PennDOT standards including any damage done to existing infrastructure.

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

OLD PLANS

File #5677 Womer Farms LLC Land Development Plan; Perry Township; Red Barn Ag. - Engineer

UNDER REVIEW BY MECK-TECH

File #5694 Douglas Klingler Poultry Land Development Plan; Washington Township; Team Ag - Engineer

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

File #5701 Loren Horning Ag Operation Land Development Plan; Adams & Spring Twps.; NCS Inc. - Engineer

This plan is for the addition of a 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.

A decision will need to be made on the Approval of this plan. See email from Bob Slivinski's office for information.

NEW PLANS

File #5702 Penns Creek Storage Land Development Plan; Center Township; Stahl Sheaffer Engineering - Engineer

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

File #5703 Gregory & Paula Renn Land Development Plan; Center Township; Hornberger Land Surveying, LLC - Surveyor

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

General Comments:

1. All Certificates should be fully executed prior to approval.
2. Existing is misspelled in most of the notations.
3. A waiver is being requested for overall Stormwater to allow 1,149 sf over the allowable 20,000 sf per Section 514.A. If a waiver is not granted then some form of stormwater will need to be done to make the plan compliant.

File #5704 High Caliber Cranes Land Development Plan; Union Township; Stahl Sheaffer Engineering - Engineer

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

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

File #5706 Houseworth / Bowser Lot Addition Plan; Center Township; All Points Land Surveys, Inc. - Surveyor

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

General Comments

1. All Certificates should be fully executed prior to approval.
2. Should the Planning Waiver & Non-Building Declaration refer to Addon-3 / Addon-4 instead of Addon-2 / Addon-3?

Plan Comments

1. Section 402.B.5&6 – Draft Deeds

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

Snyder County Planning Commission

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Report of the Planning Director

10-13-23 to 11-16-23

I. Meetings

10/18/23 – Solid Waste Plan meeting

10/26/23 – CPR Class

10/27/23 – SEDA-COG Transportation Review Meeting

11/2/23 – SEDA-COG MPO Strategic Plan Workshop

11/15/23 – Solid Waste Plan meeting

II. Subdivision Site Inspections

None

III. Final Plan Approval Processing

IV. Preliminary Plan Approval Processing

None

V. Sketch Plan Reviews by Staff

None

VI. Financial

A) Expense & Revenue Summary per Monthly Budget Report

	<u>Prior Year to Date</u>	<u>Current Year-to Date</u>
Expenses	\$ 103,300.47	\$ 132,973.45

B) General Fund Receipts (6/116/23 - 7/14/23)

	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
Subdivision Fees	\$28,241.37	\$ 1,800.00	\$30,041.37
Misc. Fees	\$ 5,245.75	\$ 0.00	\$ 5,245.75
TOTAL	\$33,487.12	\$ 1,800.00	\$35,287.12

C) Escrow

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
\$ 197,119.45	\$ 3,000.00	\$ 0.00	\$ 200,119.45

D) Overall Expense vs. Revenue

<u>Expenses for Year</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Overall Expenses</u>
\$ 119,909.13	\$32,414.80	\$ 4,892.25	\$ 82,602.08

VII. Special Planning Tasks

- The next meeting for the Snyder County Greenway and Open Space Plan for review of existing inventory will be in the next couple of weeks.
- Begin review and update of the Snyder County Comprehensive Plan.
- Snyder County Point Person for the Susquehanna River Flood Inundation Mapping Interagency Project. Outreach from PaDEP has begun, and we will need to begin public outreach.
- Review possible Grant Funding for our Comprehensive Plan and possible match.
- Review Act 167 Stormwater Planning.
- Administer the WVLRP funds for the ESCRA Project.

VIII. Current Violations

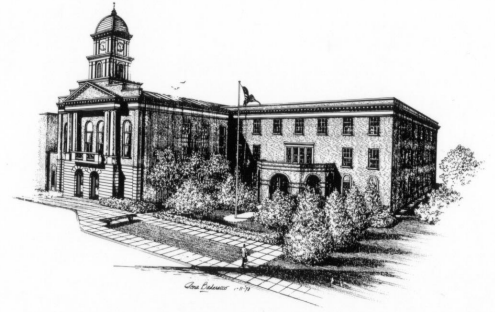
Jonathan Horning – Built a storage barn without submission for Land Development Approval. This structure may qualify for an exemption. I will send a letter out asap.

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MEETING AGENDA

--REGULARLY SCHEDULED MEETING--

--Monday, December 18, 2023

7:00 p.m.

Snyder County East Building Conference Room
713 Bridge St.
Selinsgrove, PA

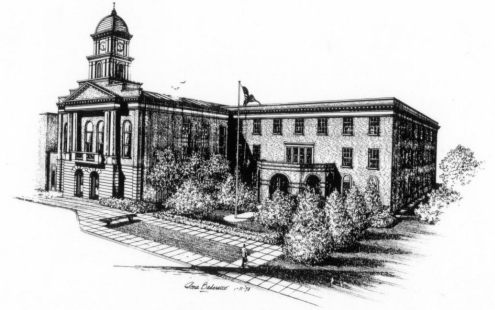
1. CALL TO ORDER
2. PUBLIC COMMENT – Dynamic Energy – Solar Project in Richfield area.
3. APPROVAL OF THE NOVEMBER 16, 2023 MEETING MINUTES.
4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES
 - A) Monthly Budget Report
 - B) Subdivision Review Report
 - C) Planning Office Report
5. OLD BUSINESS – Possible discussion about changing the By Laws for a Commissioner seat.
6. NEW BUSINESS
 - A) 12/11/23 – Received the latest Escrow Statement in the amount of \$200,119.45 which does not account for Escrow releases of \$10,200 which is for the Breezy Meadows Improvements of \$6,200 and the release of \$4,000 for the Loren Horning project. Actual balance is currently \$189,119.45.
 - B) 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.
7. ADJOURNMENT

Snyder County Planning Commission

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Fax: (570) 837-4345



TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: December 15, 2023

SUBJECT: Subdivision Review Meeting

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

Thank you.

NEW APPLICATIONS RECEIVED AS OF DECEMBER 15, 2023:

File #5701 – Loren Horning AG Operation – Spring & Adams Twp.

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

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

File #5709 – Heimbach – Weader Subdivision – Spring Township

File #5710 – Darren & Erica Rhoads Subdivision – Perry Township

File #5711 – Beavertown Dollar General LDP – Beavertown Borough

cc: Snyder County Board of Commissioners

Tony Phillips, Chief Clerk

AxRunkle, Solicitor

Meck-Tech, Inc., PC Engineer

Snyder County Planning Commission

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PLANS ON THE AGENDA FOR THE DECEMBER 2023 MEETING:

SECTION A:

File #5701 – Loren Horning AG Operation – Spring & Adams Twp.

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

File #5709 – Heimbach – Weader Subdivision – Spring Township

File #5711 – Beavertown Dollar General LDP – Beavertown Borough

SECTION B:

OLD PLANS:

1st Meeting

File #5677 – Womer Farms LLC, LDP – Perry Twp.

July 17, 2023

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

File #5704 – High Caliber Cranes LDP – Union Township

NEW PLANS:

File #5710 – Darren & Erica Rhoads Subdivision – Perry Township

SECTION C:

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

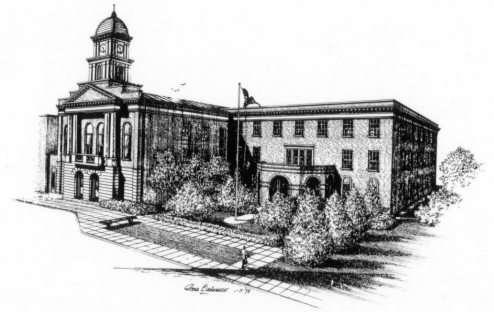
Grayed portions note that action is required at this meeting.

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SNYDER COUNTY PLANNING COMMISSION SUBDIVISION REVIEW COMMITTEE REPORT

12-15-23

A. PLANS AND APPLICATIONS FROM MUNICIPALITIES WITH REGULATIONS:

File #5701 Loren Horning AG Operation LDP; NCS, Inc - Engineer

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.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Approval Certificate should be removed and the County Planning Review Certificate shown below should be added:

The Snyder County Planning Commission, as required by the Pennsylvania Municipalities Planning Code, has received a copy of this plan for review and comment on October 12, 2023. This does not indicate approval or disapproval of the plan by the Snyder County Planning Commission and the Planning Commission does not represent nor guarantee that this plan complies with the various ordinances, rules, regulations, or laws of the municipality, the Commonwealth, or the Federal Government

5701
SCPC File Number

3. General Note #8 and Inspection Note #2 should refer to the Township instead of the county.
4. The quad referenced for the Location Map on Sheet 2 is not correct.
5. It appears that the labels for pipes 1 thru 3 are mislabeled on either the cross sections or on the plan view.

File #5708 Goss – Oldt Lot Addition Plan for the Beaver Springs Dollar General; Spring Township; Triad Engineering, Inc - Engineer

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

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Approval Certificate should be removed and the County Planning Review Certificate shown below should be added:

The Snyder County Planning Commission, as required by the Pennsylvania Municipalities Planning Code, has received a copy of this plan for review and comment on November 20, 2023. This does not indicate approval or disapproval of the plan by the Snyder County Planning Commission and the Planning Commission does not represent nor guarantee that this plan complies with the various ordinances, rules, regulations, or laws of the municipality, the Commonwealth, or the Federal Government

5708
SCPC File Number

File #5709 Heimbach – Weader Subdivision Plan; Spring Township; All Points Land Surveys, Inc. - Surveyor

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.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Approval Certificate should be removed and the County Planning Review Certificate shown below should be added:

The Snyder County Planning Commission, as required by the Pennsylvania Municipalities Planning Code, has received a copy of this plan for review and comment on November 21, 2023. This does not indicate approval or disapproval of the plan by the Snyder County Planning Commission and the Planning Commission does not represent nor guarantee that this plan complies with the various ordinances, rules, regulations, or laws of the municipality, the Commonwealth, or the Federal Government

5709
SCPC File Number

**File #5711 Beavertown Dollar General Land Development Plan; Beavertown Borough;
Triad Engineering, Inc. - Engineer**

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

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Review Certificate can be updated to show the plan is SCPC File #5711.
3. A note stating that water and sewer hookups should be per the standards and specifications of the Beavertown Municipal Authority should be added in the Project Notes.
4. The HOP Note in Section 403.B.30 should be added to the plan.
5. Does Beavertown Borough have Certificates for Approval that should be added to the plan?
6. On Sheets C-05 and C-06 the existing features to be demolished should be turned off to avoid confusion.
7. I did not review the Stormwater portion of the project which should be reviewed by a professional engineer.

Plan Comments

1. Section 403.B.1 – Title Block

Information noted in this Section should be added to the Titleblock including Owners Name and tract number.

2. Section 403.B.5 & 6 – Tract Map

A tract map should be added to the plan per this Section showing information of Adjoiners. If a waiver of this section is requested it should be noted per Section 403.B.23. Adjoiner information should be on the Plan View as well.

3. Section 403.B.9 – Lot Information

Per this Section bearings and distances for the existing tracts should be shown on the plan. Additionally information for SR 522 and Kern St. should be shown as noted.

4. Section 403.B.10 & 509 - Setbacks

Is this plan also a consolidation Plan? If it is the setbacks should be amended and the boundary common to both tracts should be noted as being extinguished. If it is not a waiver will be required as the proposed building will not meet the setback requirements. If a waiver is requested it should be noted per Section 403.B.23.

5. Section 505.B.7 - Driveways

Per this Section the width of the driveway may not exceed 24' at the Right-of-Way. A waiver will be required for the proposed width of 36'.

6. Section 512 – Water & Sewer

A letter of Intent to serve should be provided by the Municipal Authority per this section.

7. Section 516.A.4 - Parking

Per this section parking stall size should be 10' x 20'. A waiver will be required for the proposed 9' x 20'. If a waiver is requested it should be noted per Section 403.B.23.

8. Section 516.A.5 - Parking

A calculation should be provided for a determination of compliance with the required parking per this section.

9. Section 517 - Landscaping

Is the Borough going to require any landscaping? I don't believe any is proposed.

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

OLD PLANS

File #5677 Womer Farms LLC Land Development Plan; Perry Township; Red Barn Ag. - Engineer

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.

File #5702 Penns Creek Storage Land Development Plan; Center Township; Stahl Sheaffer Engineering - Engineer

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

File #5704 High Caliber Cranes Land Development Plan; Union Township; Stahl Sheaffer Engineering - Engineer

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

NEW PLANS

File #5710 Darren & Erica Rhoades Land Development Plan; Perry Township; Stahl Sheaffer Engineering - Surveyor

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.

General Comments:

1. All Certificates should be fully executed prior to approval.
2. Is the line on the Eastern edge of Proposed Lot 1 part of the Sewer Easement? If so the linetype scale is not correct. Also, I think the line toward the center or west that appears to be the same linetype is a soils boundary, is that correct? If so it should be grayed out so as not to appear to be something proposed.

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

File #5707 Zimmerman-Hommel Lot Addition Plan; Center Township; Hornberger Land Surveying, LLC - Surveyor

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.

General Comments

1. All Certificates should be fully executed prior to approval.
2. In the General Notes, the Front Setback should note that it's from any road Right-of-Way.

Plan Comments

1. Section 402.B.5&6 – Draft Deeds

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

2. Section 403.B.4 - Location

Per this Section the distance to the nearest public road intersection or major references should be added to the plan.

Snyder County Planning Commission

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Report of the Planning Director

10-13-23 to 11-16-23

I. Meetings

11/15/23 – Solid Waste Plan meeting

11/20/23 – Hazard Mitigation Plan Update Meeting

11/28/23 – Meeting with Jim Laird, Chad Sheaffer, and Jason Winey for the GW&OSP.

11/30/23 – SEDA-COG Regional Broadband meeting

12/5/23 – Solid Waste Plan Public Meeting

11/5/23 – Farm Board Meeting

II. Subdivision Site Inspections

None

III. Final Plan Approval Processing

IV. Preliminary Plan Approval Processing

None

V. Sketch Plan Reviews by Staff

None

VI. Financial

A) Expense & Revenue Summary per Monthly Budget Report

	<u>Prior Year to Date</u>	<u>Current Year-to Date</u>
Expenses	\$ 113,955.82	\$ 150,766.77

B) General Fund Receipts (11/17/23 - 12/15/23)

	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
Subdivision Fees	\$30,041.37	\$ 825.00	\$30,866.37
Misc. Fees	\$ 5,245.75	\$ 0.00	\$ 5,245.75
TOTAL	\$35,287.12	\$ 825.00	\$36,112.12

C) Escrow

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
\$ 200,119.45	\$ 0.00	\$10,200.00	\$ 189,919.45

D) Overall Expense vs. Revenue

<u>Expenses for Year</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Overall Expenses</u>
\$ 150,766.77	\$36,112.12	\$ 4,892.25	\$ 109,762.40

VII. Special Planning Tasks

- The next meeting for the Snyder County Greenway and Open Space Plan for review of existing inventory will be in the next couple of weeks.
- Begin review and update of the Snyder County Comprehensive Plan.
- Snyder County Point Person for the Susquehanna River Flood Inundation Mapping Interagency Project. Outreach from PaDEP has begun, and we will need to begin public outreach.
- Review possible Grant Funding for our Comprehensive Plan and possible match.
- Review Act 167 Stormwater Planning.
- Administer the WVLRP funds for the ESCRA Project.

VIII. Current Violations

Jonathan Horning – Built a storage barn without submission for Land Development Approval. This structure may qualify for an exemption. I will send a letter out asap.