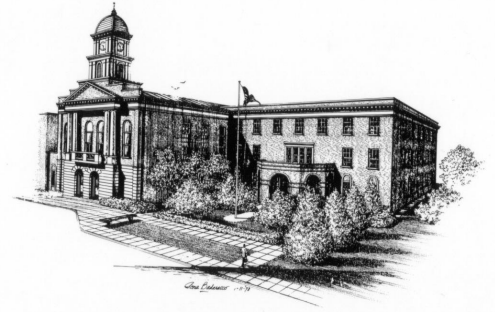


Snyder County Planning Commission

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

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Fax: (570) 837-4345



MEETING AGENDA

--REGULARLY SCHEDULED MEETING--

--Tuesday, January 16, 2024

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, 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) 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

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TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: January 12, 2024

SUBJECT: Subdivision Review Meeting

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

Thank you.

NEW APPLICATIONS RECEIVED AS OF JANUARY 12, 2024:

File #5712 – Abide Group, LLC Subdivision – Franklin Twp.

File #5713 – W&L Subaru Preliminary LDP – Shamokin Dam Borough

File #5714 – McClure Borough Station Park LDP – McClure Borough

File #5715 – Harbor Woodland Estates Subdivision – Washington Twp.

File #5716 – Michael & Lori Hornberger Subdivision / Lot Addition – Washington Twp.

File #5717 – Ethan Hoffman Poultry LDP – West Perry Twp.

File #5718 – Thomas Clark Farm Subdivision – Jackson Twp.

File #5719 – K-Ville Baseball Subdivision – Jackson 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 DECEMBER 2023 MEETING:

SECTION A:

File #5713 – W&L Subaru Preliminary LDP – Shamokin Dam Borough

File #5714 – McClure Borough Station Park LDP – McClure Borough

SECTION B:

OLD PLANS:

1st Meeting

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

July 17, 2023

File #5704 – High Caliber Cranes LDP – Union Township

NEW PLANS:

File #5712 – Abide Group, LLC Subdivision – Franklin Twp.

File #5715 – Harbor Woodland Estates Subdivision – Washington Twp.

File #5716 – Michael & Lori Hornberger Subdivision / Lot Addition – Washington Twp.

File #5717 – Ethan Hoffman Poultry LDP – West Perry Twp.

File #5718 – Thomas Clark Farm Subdivision – Jackson Twp.

File #5719 – K-Ville Baseball Subdivision – 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

12-15-23

A. PLANS AND APPLICATIONS FROM MUNICIPALITIES WITH REGULATIONS:

File #5713 W&L Mazda Preliminary LDP; Livic Civil - Engineer

This plan is for a proposed 25,850 sf car dealership building and car wash along with other site related amenities in Shamokin Dam Borough.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Review Certificate can be amended to show the plan was received on December 22, 2023 and is SCPC File #5713.
3. There is a slight difference in the project description in the narrative vs. the plan.
4. Is General Note #10 correct that the NPDES Boundary is 21.15 acres? Just wanted to be sure that's not a typo.

File #5714 McClure Borough Station Park Land Development Plan; McClure Borough; CES Engineering, LLC - Engineer

This plan is for upgrades in Station Park in McClure Borough.

General Comments

1. No application fee was submitted to the county.
2. Approval and review Certificates should be added to the plan per the McClure Borough requirements.
3. All Certificates should be fully executed prior to approval.
4. The Snyder 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

5714
SCPC File Number

5. Sheet C3 – The filter might not be correct. Some existing features appear dark but should be grayed out such as existing text and stormwater. Items to be demolished should appear bold such as sidewalk to be removed.
6. Sheet C4 – Zeller Street should be added to the plan. The details refer to this street as well.
7. Sheet C4 – Space is misspelled on the western end just north of the existing pavilion.
8. Are the spot grades on the enlargements for construction? If so they should be pulled out so they are legible.
9. Same as above with the Top and Bottom of curb grades.
10. Sheet C5 – are the water and sewer details per the McClure Borough Municipal Authority? If not they should review the details prior to construction and should be on site to inspect connections prior to being covered.
11. Sheet C7 – Detail #7 should be the South West corner instead of South East.
12. Sheet C7 – Detail #11 the spillway elevation in the chart is listed as “F” and on the cross section is listed as “H”. One of them should be changed to match.

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 #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 #5712 Abide Group, LLC Subdivision Plan; Franklin Township; All Points Land Surveys, Inc. - Surveyor

This plan is for the subdivision of tract 06-12-053, which is located in Franklin Township, into 2 tracts of land. Proposed Lot 2 will be 1.26 acres and Residual Lot 1 will be 1.35 acres.

General Comments:

1. All Certificates should be fully executed prior to approval.
2. The Owners name in the Title Block is misspelled.

File #5715 Harbor Woodland Estates, LLC Subdivision Plan; Washington Township; Hornberger Land Surveying, LLC - Surveyor

This plan is for the subdivision of tract 19-06-027 into 2 tracts of land. Proposed Non-Building Lot is listed as 0.901 acres and Residual Lot will be 46.9 acres.

General Comments:

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

Plan Comments

1. Section 507 – Lot Size

Per this Section of the ordinance the minimum lot size for a tract with on-lot water and sewer is 1 acre. Proposed Non-Building Lot 1 is currently listed as being 0.901 acre after subdivision.

File #5716 Michael & Lori Hornberger Subdivision Plan; Washington Township; Hornberger Land Surveying, LLC - Surveyor

This plan is for the subdivision of tract 19-10-117 into 3 tracts of land. Proposed Lots 1 and 2 and the residual which will become a lot addition to the neighboring property, tract 19-10-105.

General Comments:

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

File #5717 Ethan Hoffman Poultry Land Development Plan; West Perry Township; TeamAg Inc. - Engineer

This plan is for the construction of 3 Poultry barns along with additional site related amenities on tract 21-07-055.

UNDER REVIEW BY MECK-TECH

File #5718 Thomas Clark Farm Subdivision Plan; Jackson Township; All Points Land Surveys, Inc. - Surveyor

This plan is for the addition of an easement from tax parcel 08-02-002 owned by Thomas Clark to tax parcel 08-02-062 also owned by Thomas Clark.

General Comments:

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

File #5719 K-Ville Baseball Subdivision Plan; Jackson Township; Stahl Sheaffer Engineering - Surveyor

This plan is for the subdivision of tracts 08-02-017 and 08-02-018 with a land swap. The plan also shows a proposed 50' Right-of-Way for access to the Kratzerville Little League and Kratzerville Fire Company.

General Comments:

1. All Certificates should be fully executed prior to approval.
2. The year in the SCPC Certificate should be changed to 2024.
3. While not a requirement for approval, the deeds for the tracts should be updated with the land swap.
4. Should both ownership certificates be corporate?
5. If a new access road is to be installed it must be in compliance with Snyder County Subdivision and Land Development Ordinance Sections 504-506.

Plan Comments

1. Section 504.I – Agreements

A Right-of-Way Agreement signed by all owners must be completed and recorded with the plan.

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

12-18-23 to 1-12-24

I. Meetings

1/2/24 – Farm Board Meeting

1/9/24 – County Commissioners Work Session

1/9/24 – Meeting with Architect for new office

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 – 2023 Year End

	<u>Prior Year to Date</u>	<u>Current Year-to Date</u>
Expenses	\$ 118,730.49	\$ 164,476.61

B) General Fund Receipts (Year End Report)

	<u>Prior (2023)</u>	<u>Current (2024)</u>	<u>Year-to-Date</u>
Subdivision Fees	\$30,866.37(*)	\$ 3,486.03	\$ 3,486.03 (**)
Misc. Fees	\$ 5,245.75	\$ 0.00	\$ 0.00
TOTAL	\$36,112.12	\$ 3,486.03	\$ 3,486.03

C) Escrow

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
\$ 200,119.45	\$ 0.00	\$ 0.00	\$ 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>
\$ 164,476.61	\$36,112.12	\$ 4,892.25	\$ 123,472.24

(*) – This does not include the Beavertown Dollar General application fee.

(**) – This does not include the McClure Borough Station Park LDP

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

Greg Mull – Illegal Land Development located on Middle Road.