

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, March 18, 2024

7:00 p.m.

Basement Meeting Room
Snyder County Courthouse
Middleburg, PA

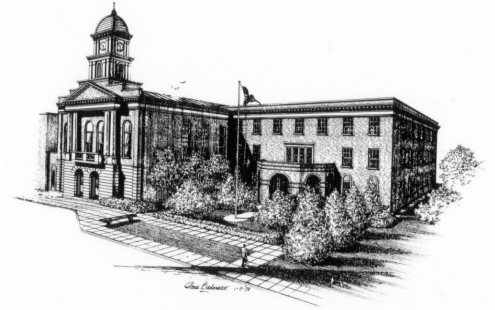
1. CALL TO ORDER
2. PUBLIC COMMENT
3. APPROVAL OF THE FEBRUARY 20, 2024 MEETING MINUTES.
4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES
 - A) Monthly Budget Report
 - B) Subdivision Review Report
 - C) Planning Office Report
5. OLD BUSINESS
6. NEW BUSINESS
 - A) Received the latest Escrow Account Statement. Current Balance as of 2/29/24 was \$193,475.20.
7. ADJOURNMENT

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TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: March 15, 2024

SUBJECT: Subdivision Review Meeting

The Subdivision Review Committee Work Session will be on Friday, March 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:

File #5728 – Richard Heisey Subdivision – Chapman Twp.

File #5729 – Fawn & Darryl Arndt Subdivision Plan – West Perry Twp.

File #5730 – David & Karen Rohrer Subdivision Plan – Washington Twp.

File #5731 – Carl Landis Subdivision – Middlecreek Twp.

File #5732 – William & Karen Zimmerman – Beaver Twp.

File #5733 – SASD Maintenance Lot Reconstruction – Selinsgrove 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 MARCH 2024 MEETING:

SECTION A:

File #5733 – SASD Maintenance Lot Reconstruction – Selinsgrove Borough

SECTION B:

OLD PLANS:

1st Meeting

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

File #5722 – Preliminary / Final LDP for Richfield EMC Addition – West Perry Twp.

NEW PLANS:

File #5728 – Richard Heisey Subdivision – Chapman Twp.

File #5729 – Fawn & Darryl Arndt Subdivision Plan – West Perry Twp.

File #5730 – David & Karen Rohrer Subdivision Plan – Washington Twp.

File #5731 – Carl Landis Subdivision – Middlecreek Twp.

File #5732 – William & Karen Zimmerman – Beaver Twp.

SECTION C:

None

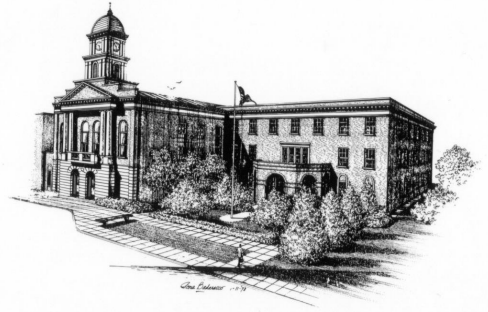
Grayed portions note that action is required at this meeting.

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SNYDER COUNTY PLANNING COMMISSION SUBDIVISION REVIEW COMMITTEE REPORT

A. PLANS AND APPLICATIONS FROM MUNICIPALITIES WITH REGULATIONS:

File #5733 Selinsgrove Area School District Maintenance Lot Reconstruction Land Development Plan; Selinsgrove Borough; Livic Civil - Engineer

This plan is for the repaving of the maintenance area of Selinsgrove Area High School, the addition of a maintenance garage and additional stormwater facilities.

General Comments

1. All Certificates should be fully executed prior to Final approval in both counties.
2. The Snyder County Planning Commission Review Certificate can be amended to show that the plan was received on March 11, 2024, and that it is SCPC File #5733.
3. Should General Note #20 refer to a Surveyor instead of an Engineer?
4. It appears that work will be done off of SASD property within the right-of-way of the Borough on Spruce Street. The Borough should be notified and provide permission for this work to be completed. It should also be noted that all work within the Borough right-of-way must be to Borough Standards.
5. It appears that the profile on Sheet C201 for the Existing Inlet to OS-3 T/G elevation does not match the information located on the Rain Garden Detail located on Sheet C802 or the PCSM Report.

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

OLD PLANS

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 #5722 Richfield Evangelical Methodist Church Land Development Plan; West Perry Township; CES Engineering, LLC - Engineer

This plan is for the construction of a building addition to the church.

Reviewed by Meck-Tech – February 16, 2024

NEW PLANS

File #5728 Richard Heisey Subdivision Plan; Chapman Township; Stahl Sheaffer Engineering, LLC - Surveyor

This plan is for the creation of a new residential lot along with a residual.

Waiver Requests

1. Section 403.B.5 – Tract Map – to not have to provide a tract map as all the pertinent information is on the plan.

General Comments

1. All Certificates should be fully executed prior to approval.
2. The Waiver Request should be changed from Section 403.B.6 to 403.B.5.
3. There are bearings and distances missing to describe the overall tract and the Proposed Lot 1 after subdivision.

File #5729 Fawn & Darryl Arndt Subdivision Plan; West Perry Township; Hornberger Land Surveying, LLC- Surveyor

This plan is for the subdivision of tract 21-03-045 into 2. Proposed Lot 1 will be 1.234 acres, with the residual being 1.437 acres.

General Comments:

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

Plan Comments:

1. **Section 508 – Lot Layout**

Per this section the Right-of-Way must be a minimum of 33'. The current Right-of-Way is shown at 30'.

**File #5730 David & Karen Rohrer Subdivision Plan; Washington Township;
Hornberger Land Surveying, LLC- Surveyor**

This plan is for the subdivision of tract 19-03-067 into 4 tracts of land. Proposed Lot 1A will be 3.397 acres, Proposed Lot 1B will be 3.004 Acres, Proposed Add-on Lot 1C will be 3.451 acres, Proposed Lot 2 will be 10.041 acres and the Residual Lot will be 4.067 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 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. Please note that this is ONLY for Add-on Lot 1C and Proposed Lot 2.

2. Section 403.B.9; 403.B.19 & 510 - Easements

A maintenance agreement for the Proposed Access Easement should be written and recorded with the plan. There should also be a Stormwater Maintenance and Use Agreement with easements provided, in accordance with these sections, for the Stormwater pipes and Stormwater Basin to maintain the facilities in case the owner of the residual tract is not properly maintaining them.

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

Per these sections the lots must be tested for potential sewage.

4. Section 509 - Setbacks

The Site Data information and Note 15 are correct but the note for setbacks located on Proposed Lot 1A for the front setback is not correct.

**File #5731 Carl Landis Subdivision Plan; Middlecreek Township; Hornberger Land
Surveying, LLC- Surveyor**

This plan is for the subdivision of tract 11-04-001 into 2 tracts of land. Proposed Lot 1 will be 3.829 acres leaving a residual of ±83.4 acres.

General Comments:

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

Plan Comments

1. Section 403.B.12 - Contours

Per this section, contours should be shown. If the contours get congested please use 5', 10' or 20' to allow the plan to be legible.

2. Section 403.B.9; 403.B.19 & 510 - Easements

A copy of the Proposed Access Easement should be recorded with the plan.

**File #5732 William & Karen Zimmerman Land Development Plan; Beaver Township;
Nye Consulting Services - Engineer**

This plan is for the construction of 2 Proposed Poultry Barns, a gravel driveway, gravel pads and associated Stormwater controls.

This Plan is under Review by Meck-Tech

**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

2/16/24 – 3/15/24

I. Meetings

2/21/24 – Solid Waste Plan Meeting

2/21/24 – Middle Susquehanna Active Transportation Committee Meeting

2/27/24 – Meeting with Solar Company

3/5/24 – Two Hazard Mitigation Meetings

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	\$ 21,015.59	\$ 16,490.15

B) General Fund Receipts

	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
Subdivision Fees	\$ 5,886.03	\$ 2,603.60	\$ 8,489.63
Misc. Fees	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL	\$ 5,886.03	\$ 2,603.60	\$ 8,489.63

C) Escrow

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
\$ 193,440.20	\$ 0.00	\$ 0.00	\$ 193,440.20

D) Overall Expense vs. Revenue

<u>Expenses for Year</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Overall Expenses</u>
\$ 16,490.15	\$ 8,489.63	\$ 0.00	\$ 8,000.52

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.