

Snyder County Planning Commission

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

Phone: (570) 837-4257

Fax: (570) 837-4345

REGULAR SCHEDULED MEETING

-Minutes-

01/17/2024

ATTENDANCE:

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

Guests:

Joe Kantz
Ethan Hoffman – Ethan Hoffman Poultry
Glenn Hoffman – Ethan Hoffman Poultry
Allen Hornberger – Harbor Woodland Ests
Luke Hoffman – Harbor WoodlandEsts
Liz Rivera – Ethan Hoffman Poultry

Staff:

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

1. CALL TO ORDER:

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

2. PUBLIC COMMENT: NONE

3. APPROVAL OF MINUTES:

Bobby moved to approve the minutes from the December 18, 2023 meeting. Second by Dave, motion carried.

4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES:

A.) Financial:

Reports will be filed for auditing in the usual fashion.

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

File #5713 W&L Mazda Preliminary LDP; Shamokin Dam Borough

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.

Dave acknowledged receipt of file #5713. Second by Bobby. Motion Carried.

File #5714 McClure Borough Station Park LDP; McClure Borough

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

Dave acknowledged receipt of file #5714. Second by Bobby. Motion Carried.

Plans & Applications under the SALDO (Section B)

OLD PLANS

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

UNDER REVIEW BY MECK-TECH

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

Plan is under review by Meck-Tech.

Resubmitted today. They would be okay with conditional approval. Conditions of approval are listed on the Meck-Tech letter dated January 15, 2024.

Bobby moved to conditionally approve File #5677. Second by Andy.

File #5704 – High Caliber Cranes LDP; Union Township

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

The Plan is under Review by Meck-Tech.

Submitted for flood plain permit to Union township. Got approval but didn't attach to email to Meck-Tech or Lincoln.

Waivers Requested:

Section 201- to all a final plan without first submitting a preliminary plan
Bobby made a motion to grant this waiver. Second by Andy. Motion Carried.

Section 514.C.13.E – Detention Berm 1 does not have the required 1 foot of freeboard over the 100 year storm.
The site is in the 100 year flood plain.
Andy made a motion to grant this waiver. Second by Bobby. Motion Carried.

Section 514.D.10 – Storm pipes should be a minimum 15" diameter.
Bobby made a motion to grant the waiver to reduce the required 15" pipe to 4" because the berm is only 18 inches high. Also, the length of the pipe can be no longer than 20 ft. Second by Andy.

Bobby moved to conditionally approve file #5704. Second by Andy. Motion Carried.

NEW PLANS

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

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.

Booby moved to final approve File #5712. Second by Andy. Motion Carried.

File #5715 – Harbor Woodland Estates, LLC Subdivision Plan; Washington Twp.

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.

Sewage is a distance away from where the residence is. Surveyor subdivided the property according to what the client had picked out with easement for sewage system. Dan Page (SEO) and DEP do not agree to go for less than the acre. Surveyor and client went back and looking at connecting the sewage system to the main house lot which will bring it to an acre.

Revised plans would be slightly over one acre.

Bobby moved to conditionally approve File #5715. Second by Andy. Motion Carried.

File #5716 – Michael & Lori Hornberger Subdivision Plan; Washington Twp.

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.

Conditional approval with condition being to do draft deeds for the add on and applicant has the ability to make that condition go away.

Bobby moved to conditionally approve File #5716. Second by Andy.

File #5717 – Ethan Hoffman Poultry LDP; West Perry Township

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

There will be roughly 9.7 acres of disturbance and infiltration basin for run off. Want to propose for 12 inch pipe and has calculations to show the capacity is far more than what is required. This will go under proposed access, with heavy machinery and tractor trailers going over. 15” has greater strength and better drainage. Meck-Tech is working with comments and need comments from Tim from conservation District. They plan to survey the property. Meck-Tech recommends tabling the plan until they can review the revised plans for stormwater and boundary survey.

Waiver Requests:

Section 201 – to allow a final plan without first submitting a preliminary plan. Bobby made a motion to grant this waiver. Second by Andy. Motion Carried.

Section 514.D.10 – waiver requested to allow storm pipes to be smaller than 15”

in diameter.

Dave made a motion to deny this waiver. Second by Bobby. Motion Carried.

UNDER REVIEW BY MECK-TECH

Bobby moved to table File #5717. Second by Andy. Motion Carried.

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

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.

The planning commission feels this does not meet the definition of land development and have Lincoln send a letter stating so along with the return of application fee.

File #5719 – K-Ville Baseball Subdivision Plan; Jackson Twp.

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.

Andy moved to conditionally approve File #5718 with an additional condition being it needs draft deeds. Second by Bobby. Motion Carried.

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

NONE

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

E.) Commissioners Report – None

5. OLD BUSINESS – Possible discussion about changing the By Laws for a Commissioner seat.
6. NEW BUSINESS – email from Gary Royer from Middlecreek Fellowship Church looking to add fellowship hall. Building size is 1346 sq ft. He wanted to know process, and Lincoln advised to come in and talk to planning commission for possible exemption.

Chad Shaffer sent email for rundown on plans: Route 35 Storage - could be problem. The client asked to move the location of the stormwater basin. Plans are in the process of being revised and updated plans should be out next week. Conditional approval is null and void at this point. Penns creek storage NPDES has been approved, Developers and Storm Water management agreements have been executed. Chad is waiting on the letter of credit from the client. Easement

documents for the swale across the Penn Authority property have been sent to Bob Slivinski.

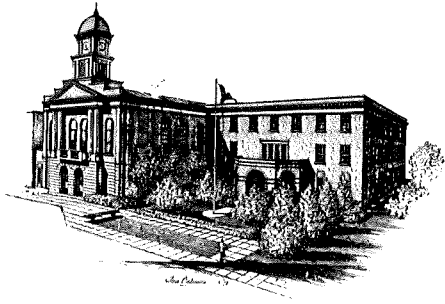
Ferida – tiny home community, conservation burials.

File #5472 – Whitmer Construction – got conditional approval and built. Never did what they had to for final. Son is now in charge now after father's retirement. Realized it wasn't done correctly. There were only 3 comments left on plan. 2022 Conditional approval ran out. The board agreed to grant an extension of time to allow time for final approval and to be able to record the plan.

Greg made a motion to grant an extension to April 30th to final approve file #5472 . Second by Dave. Motion Carried.

Joe was here to discuss having a commissioner on the board going forward. Since Malcolm was on the Planning Commission Joe was uneasy about a commissioner being on the board as the public could look at it as an influence on the board's discussions/decisions. Commissioner was placed on board to better communication between board and commissioners. Going forward one of the three commissioners will be in attendance every other month. Lincoln to draft a letter to be upload on County facebook page to recruit new members and fill alternate positions as well. There are currently two vacant seats on the board. If a member of the board is absent from the meeting an alternate can have voting rights for that meeting only. Change bi-laws to state that a commissioner does not need to sit on the board. Send out bi-laws.

Chairman John Cramer declared the meeting adjourned at 9:20 p.m.



Snyder County Planning Commission

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REGULAR SCHEDULED MEETING

-Minutes-
02/20/2024

ATTENDANCE:

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

Guests:

Nick Jacobson

Staff:

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

1. CALL TO ORDER:

Chairman John Cramer called the meeting to order at 7:03 p.m.

2. PUBLIC COMMENT: NONE

3. APPROVAL OF MINUTES:

Dave moved to approve the minutes from the January 17, 2023 meeting. Second by Bobby.
Motion Carried.

4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES:

A.) Financial: DCNR had the county put 20k to match. Will need to reapply for the grant because it expired. Roughly half way through the Grant.

Reports will be filed for auditing in the usual fashion.

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

File #5724 – Fike Brothers Carpet One LDP; Penn Township

This plan is for the construction of a 4,000 sf Retail Store and a 2,000 sf warehouse along with other site related amenities on tax parcel 13-03-181.

Dave acknowledged receipt of file #5724. Second by Bobby. Motion Carried.

File #5725 – Donald Apple Subdivision Plan; Perry Township/Juniata County

This plan is for the subdivision of Tract 10-04-003 located in Monroe Township, Juniata County. Juniata County will be the approving body for the plan; however after approval West Perry Township, Snyder County will have a new tax parcel.

Dave acknowledged receipt of file #5725. Second by Bobby. Motion Carried.

Plans & Applications under the SALDO (Section B)

OLD PLANS

File #5717 – Ethan Hoffman Poultry LDP; West Perry Township

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.

Meck-Tech received email today from consultant. Waiting on the surveyor to finish.

Dave moved to table File #5717. Second by Andy. Motion Carried.

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

This plan is to supercede SCPC File #2424 which had a note that the large farm field (tract 08-02-002) had to be added to tract 08-02-062 and allow the tracts to be separate. Additionally this plan grants an easement from tax parcel 08-02-002 to parcel 08-02-062, with both tracts being owned by Thomas Clark.

Bobby moved to conditionally approve file #5718. Second by Dave. Motion Carried.

NEW PLANS

File #5720 – Hostetler Subdivision Plan; West Beaver Township

This plan is for the subdivision of tract 20-10-014 into 3 tracts along with a Lot Addition to the neighboring property parcel 20-10-060 owned by Dean Scholl. Proposed Lot 1 will be 38.36 acres, Proposed Lot 2 will be 47.55 acres and the Lot Addition to the neighboring property will be 0.42 acres leaving a Residual Lot of 24.58 acres.

Dave moved to conditionally approve File #5720. Second by Bobby. Motion Carried.

File #5721 – Ross Stephens Subdivision Plan; Franklin Township

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.

Dave moved to conditionally approve File #5721. Second by Andy. Motion Carried.

File #5722 – Richfield Evangelical Methodist Church LDP; West Perry Township

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

UNDER REVIEW BY MECK-TECH

Dave moved to table File #5722. Second by Bobby. Motion Carried.

File #5723 – Richfield Evangelical Methodist Church Lot Addition; West Perry Twp.

This plan is for Lot Additions from Parcel 21-05-005 to Parcel 21-05-004 with a total of 0.2325 acres.

Condition would be consolidation of tracts of 1, 2 and 3 into a single parcel. And providing of a tract map.

Dave move to conditionally approve File #5723. Second by Bobby. Motion Carried.

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

File #5726 – Florence Hess Estate Subdivision / Lot Addition Plan; Chapman & Perry Townships / Susquehanna Township, Juniata County

This plan is for the subdivision of Tract 13-01-001 located in Susquehanna Township, Juniata County into 12 tracts of land along with 2 Lot Additions. One lot addition will be located in Juniata County and one will be a lot addition to tract 14-07-028 located in Snyder County. All subdivision and the lot addition for Bible Baptist Church are under the jurisdiction of Juniata County and must be approved by Susquehanna Township, Juniata County. Snyder County will approve the plan as well but only that of Lot Addition 2 to tract 14-07-028 in Perry Township. After subdivision approval, Proposed Lot 10 will become a new tract of land located in Chapman Township, Snyder County.

Bobby acknowledged File #5726. Second by Dave. Motion Carried.

File #5727 – CenPen Properties, LLC Lot Addition Plan; West Beaver Township

This plan is for a 1.46 acre lot addition from the property of John and Sue Beachel to the lands of Cenpen Properties, LLC.

Bobby acknowledged File #5727. Second by Greg. Motion Carried.

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

E.) Commissioners Report – None

5. OLD BUSINESS – Possible discussion about changing the By Laws for a Commissioner seat.

Only thing this does would be one of the nine members would no longer be a county commissioner. They do not want to be a member of the board but every other month would have

one commission in attendance of the meeting. Jon Hummel would be a possible candidate to fill a vacant seat, Lincoln to reach out. Write something up for any interest of a possible candidate for the planning commission to be put on the County Facebook Page.

Dave made a motion to accept the by-laws as presented at this meeting to eliminate the seat held by the County Commissioners. Second by Andy. Motion Carried.

Jeremiah looking into the amount of members for quorum.

6. NEW BUSINESS – Received the latest Escrow Account Statement. Current Balance as of 1/31/24 was \$193,919.45. Current actual balance is \$193,440.20 which accounts for a deposit for the Richfield EMC project and checks #276 thru #280.

Chairman John Cramer declared the meeting adjourned at 8:15 p.m.



Snyder County Planning Commission

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REGULAR SCHEDULED MEETING

-Minutes-

03/18/2024

ATTENDANCE:

John Cramer
Greg Gargus
Bobby Jones
Dave Herbert
Ashley Hassinger
Betsy Lockwood(Virtual)
Andy Wagner (*Absent*)

Guests:

John Landis
Glenn Hoffman
Ethan Hoffman
Cody Hoffman

Staff:

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

1. CALL TO ORDER:

Chairman John Cramer called the meeting to order at 7:02 p.m.

2. PUBLIC COMMENT: John Landis spoke to the Planning Commission about a waiver for the construction of an agricultural (manure storage) structure which will be 5,280 sf which is slightly over the allowable exemption that we have of 5,000 sf. The Planning Commission voted to allow the additional 280 sf on a motion by Bobby and second by Ashley with the motion carrying.

3. APPROVAL OF MINUTES:

Dave moved to approve the minutes from the February 20, 2023 meeting. Second by Bobby. Motion carried.

4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES:

A.) Financial:

B.)

Reports will be filed for auditing in the usual fashion.

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

***File #5733 – Selinsgrove Area School District Maintenance Lot Reconstruction LDP;
Selinsgrove Borough***

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.

Bobby acknowledged receipt of file #5733. Second by Greg, Motion carried.

Plans & Applications under the SALDO (Section B)

OLD PLANS

File #5717 – Ethan Hoffman Poultry LDP; West Perry Township

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.

A Waiver was requested and granted for Section 403.B.7 to allow the proposed access to be wider than 24' at the right-of-way upon motion by Dave, second by Ashley – motion carried.

Dave then moved to Conditionally Approve File #5717. Second by Ashley. Motion carried.

File #5722 – Richfield Evangelical Methodist Church LDP; West Perry Twp.

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

Bobby moved to Table file #5722. Second by Dave. Motion carried.

NEW PLANS

File #5728 – Richard Heisey Subdivision Plan; Chapman Twp.

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.

Greg moved to approve waiver request Section 403.B.5. Second by Dave. Motion carried.

Ashley moved to conditionally approve File #5728. Second by Dave. Motion carried.

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

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.

After discussion it was noted that this plan will also require a Maintenance and Use Agreement for the Access which will need to be reviewed by our solicitor.

Greg moved to conditionally approve File #5729 with the added condition. Second by Bobby, motion carried.

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

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.

It was discussed that this plan will be changing and was then tabled

Greg moved to table File #5730. Second by Dave. Motion carried.

File #5731 – Carl Landis Subdivision Plan; Middlecreek Twp.

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.

Greg moved to conditionally approve File #5731. Second by Ashley. Motion carried.

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

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

Betsy moved to Table File #5732. Second by Greg. Motion carried.

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

NONE

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

E.) Commissioners Report – None

5. OLD BUSINESS –

- 1) NEW BUSINESS – Received the latest Escrow Account Statement. Current Balance as of 2/29/24 was \$193,475.20.

Chairman John Cramer declared the meeting adjourned at 8:00 p.m.



Snyder County Planning Commission

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REGULAR SCHEDULED MEETING

-Minutes-
04/15/2024

ATTENDANCE:

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

Guests:

Emily Eisele
Beth Eisele
Daryl Peachey
Jason Rice & Family
Zach Wenrich

Staff:

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

1. CALL TO ORDER:

Chairman John Cramer called the meeting to order at 7:31 p.m. due to technical difficulties in getting our virtual members into the meeting.

2. PUBLIC COMMENT:

Emily Eisele, Beth Eisele and Daryl Peachey were here to discuss the Ethan Hoffman Poultry Land Development located in West Perry Township, which gained Conditional Approval at the March meeting and was Final Approved on Friday, April 12. The Eisele property is across Middle Road from the proposed development and the Eisele's are not happy about the proposed location of the buildings. The Planning Commission solicitor explained that the Hoffman land development met the Snyder County Subdivision and Land Development Ordinance and that the commission does not have the right to not approve the plan.

Zach Wenrich spoke about a potential waiver for putting a garage on a property that he recently bought (tract 05-03-007) and within a few years also adding a new home. The garage would be a little over 3,000 sf and would be the only building on the property until the home is built. This would require land development approval, but the planning commission gave him 2 options. Option 1 would be to be granted a waiver with the caveat that the home would be built within the next 2 years. Option 2 would be to go through the land development approval process and then be able to build the home at any time. After discussion Zach decided that he would rather talk to Jim Grose, who did the plan for him, to check how quickly he would be able to submit a land development plan for approval as he's unsure that the home would be built within the 2 years.

3. APPROVAL OF MINUTES:

Greg moved to approve the minutes from the March 18, 2024 meeting. Second by Dave, motion carried.

4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES:

A.) Financial:

Reports will be filed for auditing in the usual fashion.

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

File #5734 – Isaac & Anna Yoder Subdivision Plan; Monroe Township

This plan is for the conversion of a storage building into a one bedroom residence with an approximate 794 sf addition to include area and covered porch.

File #5739 – Shamokin Dam Borough Subdivision Plan; Shamokin Dam Borough

This plan is for the subdivision of tract 16-03-201 with a 1 acre portion of that tract being combined with tract 16-03-196 which is currently a park and ballfield.

Dave acknowledged receipt of files #5734 & 5739. Second by Greg, motion carried.

Plans & Applications under the SALDO (Section B)

OLD PLANS

File #5722 – Richfield Evangelical Methodist Church LDP; West Perry Township

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

Reviewed by Meck-Tech – February 16, 2024

CES Engineering sent a request to allow an additional 90 days for the planning commission to take action on the plan to allow them time to address comments. The planning commission asked the Planning Director to reach out to CES and request that they change the date to fall on the July 15th meeting which would be 91 days or the plan shall be deemed as denied.

It was discussed that no new plans have been submitted for review, Greg then moved to Table File #5722. Second by Andy, motion carried.

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

This plan was originally 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. The plan was resubmitted to only be for the subdivision of tract 19-03-067 into 2 tracts Proposed Lot 2 and a Residual. The new plan was discussed. The plan was reviewed by the new comment letter has not been sent. The plan still requires the access and stormwater agreements and since it is no longer a lot addition plan will require contours to be added. The letter will be sent on Tuesday April 16th.

After discussion Andy moved to Conditionally Approve file #5730. Second by Dave, motion carried.

File #5732 – William & Karen Zimmerman LDP; Beaver Township

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

After discussion, Greg moved to Table file #5732. Second by Dave, motion carried.

NEW PLANS

File #5738 – Curvin & William Martin LDP; Washington Twp.

This plan is for removing a Non-Building Waiver from tract 19-06-010A SCPC File #3119 (Map File #2868) and the addition of a private residence on the tract.

Greg moved to conditionally approve File #5738. Second by Andy, motion carried

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

File #5735 – Marvin & Eva Brubaker Lot Addition Plan; Chapman Twp.

This plan is for the re-subdivision of 3 tracts of land into 3 new tracts.

Dave moved to Acknowledge receipt of File #5735. Second by Greg, motion carried.

File #5736 – Bethel Mennonite Church Lot Addition Plan; Washington Twp.

This plan is for a 2.719 acre lot addition from the lands of Neal & Ella Mae Hoover (tract 19-04-068) to the lands of the Bethel Mennonite Church (tract 19-04-003A).

Dave moved to Acknowledge receipt of File #5736. Second by Greg, motion carried.

File #5737 – Yoder & Hostetler Lot Addition Plan; Jackson Twp.

This plan is for Lot Additions from Solomon & Anna Yoder to Christ and Leah Hostetler and Enos and Dena Yoder. Proposed Add-on A will be from Solomon and Anna to Crist and Leah Hostetler, and Add-ons B and C will be from Solomon and Anna to Enos and Dena Yoder.

Dave moved to Acknowledge receipt of File #5737. Second by Greg, motion carried.

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

E.) Commissioners Report – None

5. OLD BUSINESS –

- 1) NEW BUSINESS – 4/8/24 - Received the latest Escrow Account Statement. Current Balance as of 3/31/24 was \$197,275.20. This does not account for checks #282 & 283 for Recording in the amount of \$583.50. Actual current balance is \$196,656.70.

The Planning Commission broke off into Executive Session to discuss a potential litigation matter at 8:36 and returned to finish the public meeting at 8:42.

Chairman John Cramer declared the meeting adjourned at 8:43 p.m.



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REGULAR SCHEDULED MEETING

-Minutes-
05/20/2024

ATTENDANCE:

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

Guests:

Jonathan Hummel
Chuck Steininger
Allen Hornberger

Staff:

Lincoln Kaufman, Planning Director
Trevor Hess, Meck-Tech, SCPC Engineer

1. CALL TO ORDER:

Vice Chairman Dave Herbert called the meeting to order at 7:08 p.m.

2. PUBLIC COMMENT: NONE

3. APPROVAL OF MINUTES:

Bobby moved to approve the minutes from the April 15, 2024 meeting. Second by Andy, motion carried.

4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES:

A.) Financial:

Reports will be filed for auditing in the usual fashion.

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

File #5740 – Kim & Betti Freed Lot Consolidation Plan; Spring Township

This plan is for the consolidation of tracts 17-01-195 & 17-01-196 into 1 tract of land along with the construction of a new home. The existing structure will be demolished when the new home is completed.

File #5743 – Airport Road Solar LDP; Monroe Township

This plan is for the consolidation of tracts No. 2 & 3 of Tax Parcel 12-10-156, along with the construction of a 2.4 MW AC ground-mount solar system. The development includes electrical equipment pad, access drive, perimeter security fence, interconnection to the utility, and stormwater management and erosion and sediment controls.

Greg acknowledged receipt of files #5740 & 5743. Second by Bobby, Motion Carried.

Plans & Applications under the SALDO (Section B)

OLD PLANS

File #5722 – Richfield Evangelical Methodist Church LDP; West Perry Township

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

Reviewed by Meck-Tech – February 16, 2024

Meck-Tech has not received any new updates for this plan.

Bobby made a motion to table file #5722. Second by Greg. Motion Carried.

File #5732 – William & Karen Zimmerman LDP; Beaver Township

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

Waiver Requests:

Section 201: to allow a final plan without first submitting a preliminary plan.

Section 403.A to allow the plan to be shown at a scale smaller than 1"=100.

Bobby made a motion to grant both waivers. Second by Andy. Motion Carried.

Bobby made a motion to conditionally approve File #5732. Second by Greg. Motion Carried.

NEW PLANS

File #5741 – Wayne & Ellen Hassinger Subdivision Plan; Franklin Twp.

This plan is for the subdivision of tract 06-03-017 into 2 tracts. Proposed Lot 2 will be 1.11 acres leaving a residue of 18.95 acres.

Greg moved to conditionally approve File #5741. Second by Andy, motion carried.

File #5742 – Zeiset Equipment LDP; West Beaver Township

This plan is for the construction of (2) two 80'x150' storage buildings with stabilized gravel parking and stormwater facilities on tax parcel 20-08-005A located at 22350 Route 522 in West Beaver Township.

This Plan is under Review by Meck-Tech

It appears the building was built in 2015 and since then there has been multiple building additions and additional gravel area equaling up to two acres. They should have come back through the planning commission for improvements. Meck-Tech's recommendation is they should provide stormwater for all the additional they put on from 2015.

There was also discussion for screening/landscaping on the property.

Contact Charlie and the commission would like to see landscaping.

Greg moved to table File #5742. Second by Andy, motion carried.

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

File #5744 – Mast/Leinbach Lot Additions Plan; Perry Township

This plan is for the Lot additions to Jared & Leann Mast, Daniel & Rebecca Mast, and David & Erma Leinbach.

Greg moved to Acknowledge receipt of File #5744. Second by Bobby, motion carried.

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

E.) Commissioners Report – None

5. OLD BUSINESS – Lincoln has not heard anything regarding the Greg Mull property. Nick Hackenberg constructed a new Air BnB located on Spruce Hollow Road. A pond was constructed on the property first.
 - 1) NEW BUSINESS –
 - a. 5/8/24 - Received the latest Escrow Account Statement. Current Balance as of 4/30/24 was \$194,691.70. This does not account for checks #282 & 283 for Recording in the amount of \$583.50. Actual current balance is \$196,656.70.
 - b. I was contacted by Katie Sellers from New Life Fellowship Church in Beaver Springs about how to proceed with establishing a cemetery on their property. We've only ever dealt with this once for the New Berlin Mennonite Church in Jackson Township and it was only to deal with a complaint, not for establishment purposes.

Solomon Yoder Plan – Allen presented this plan as lot addition in April. Client has decided to go a different way and wants to create non building lots. Reconfigured and bringing the plan back through, proposing that this non building lot off Stine lane. Driveway is on lot 1. Has a buyer that will buy this property. DEP does not have an issue with the 11 acre lot. No sewage testing. Conditionally approve file #5737 as a subdivision not a lot addition. Bobby made a motion to conditionally approve file #5737. Second by Greg. Motion Carried.

Nick Hackenberg constructed an Air BnB, located on Spruce hollow Road. A pond was constructed on the property first. He did not go through the land development process for the cabin. Discuss with Jeremiah at the next meeting.

Vice Chairman Dave Herbert declared the meeting adjourned at 8:27 p.m.



Snyder County Planning Commission

Courthouse, P.O. Box 217 Middleburg, Pennsylvania 17842-0217
Phone: (570) 837-4257 or (570) 837-4256
Fax: (570) 837-4345

REGULAR SCHEDULED MEETING

-Minutes-
06/17/2024

ATTENDANCE:

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

Guests:

Andrew DeSantis, Aline Crick, LLC
Jared Keller, Keller Engineers
Daniel Kuhns, Adams Twp.
Josephine

Staff:

Lincoln Kaufman, Planning Director
Jeremiah Runkle, SCPC Solicitor
Scott Shambach, Meck-Tech, SCPC Engineer

1. CALL TO ORDER:

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

2. PUBLIC COMMENT: Pine Swamp Road Solar Project:

Developer Blue Wave and Kellers Engineers were in attendance to present a sketch plan of the solar project located on Pine Swamp Road.

Developer Blue Wave, is out of Boston Massachusetts. This is one of first projects in PA. The company will reach out to land owners and lease or buy properties to put solar projects on them. This project will have a Megawatt of 4.2DC 3 AC.

Kellers Engineers, is based in Hollidaysburg. They have locations in State College, Gettysburg and Hatfield, NJ. They have had more solar work in the past 5 years in PA, Maryland, Ohio, New Jersey and New York.

The plan will show stormwater management and currently rough drainage. The site will be fully enclosed with a seven foot high agricultural fence along with current natural, mature screening. They plan to use an existing access road, which will remain gravel and will be widen. A 2000 sq. ft. equipment spot will be right off the access road, a second area to turn around and a building pad. Equipment pad will be concrete, and temporary work space would just be open with possible temporary fencing. A pollinator seed mix will be used under the panels and looking to use a dual use system. Continuing the agriculture as present, as the panels are 14 ft. row gaps and 20 ft. aisles. Still conversing with the land owner on a few items.

Slopes across the site are fairly moderate. Nothing over 20% a few at 15% and will need to grad the access road.

Economics – fixed panels or adjustable? They currently set up north to south. Currently just less than a 31 acre project, with the potential of a possible expansion pending the home owners wishes. This application is submitted to PPL. There will be a full decommissioning plan and a bond for the end of use.

Discussion was had on questions from the engineering firm, they were advised to speak with Meck-Tech for clarification on items.

Josephine was present to speak about a farm that she owns. She also has a rental property across the road and in her name and have an agreement for a rent to own. The current tenant has an elderly father that is a disabled vet. He lives with her. Addition for a handicap ramp was put on the house. SEDA COG agreed, American legion from New Berlin installed the ramp. Then they wanted a roof over the ramp. Contractor had a meeting with SEDA Cog with dimensions and was acceptable. Advised they didn't need a permit. A township supervisor went to home of elderly vet and to her home as well advising the township does have a permit that should have been submitted. She contacted SEDA Cog about building a "car port". Township has a property improvement permit. The roof on the

house has to go to Keystone. Keystone would have notified the township. Permit will need to be filled out by who is putting up the improvements at the home. Planning department to check the Local Government Directory to see if it's listed for the property improvement permit

Inherited farm of 68 acres, which had a two story home on and also has a trailer on the property. Fire companies used the home for training purposes. Filled in area and made an appt, some contractors stated could replace. She is having issues with people coming onto the property to ride horses, let dog run and leave behind trash.

She is undecided what she wants to put back in on the property as a rental property. Some options were putting up a single family dwelling, or a duplex. Water and sewer, dep requires one year hooking up to old system. If the trailer is removed then a single family dwelling erected then it would not be land development. SCPC would want to see a written description on what would happen. Advised to talk to a surveyor.

3. APPROVAL OF MINUTES:

Bobby moved to approve the minutes from the May 20, 2024 meeting. Second by Dave, motion carried.

4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES:

A.) Financial:

Reports will be filed for auditing in the usual fashion.

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

NONE

Plans & Applications under the SALDO (Section B)

OLD PLANS

File #5722 – Richfield Evangelical Methodist Church LDP; West Perry Township

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

Reviewed by Meck-Tech – February 16, 2024

Meck-Tech has not received any new updates for this plan.

Greg made a motion to table file #5722. Second by Ashley.

File #5742 – Zeiset Equipment LDP; West Beaver Township

This plan is for the construction of (2) two 80'x150' storage buildings with stabilized gravel parking and stormwater facilities on tax parcel 20-08-005A located at 22350 Route 522 in West Beaver Township.

This Plan is under Review by Meck-Tech

Meck-Tech has not received any new updates for this plan.

Betsy made a motion to table File #5742. Second by Greg. Motion Carried.

NEW PLANS

File #5746 – Joseph Kantz Subdivision Plan; Washington & Union Twp.

This plan is for the subdivision of tract 18-07-003 into 2 tracts. Proposed Lot 4 which will be 25.016 acres and the Lot R residue of 42.7± acres. Proposed Lot 4 will be completely in Union Township.

Dave moved to final approve File #5746. Second by Ashely, motion carried.

File #5747 – James Muller / Michael Savidge Subdivision Plan; Union Twp.

This plan is for the subdivision of tract 18-01-130A into 2 tracts. Proposed Lot 2 will be 0.71 acres leaving a residue of 3.61 acres.

Betsy moved to final approve File #5747. Second by Ashley, motion carried.

File #5748 – Ryan & Jacqueline Herrold Subdivision Plan; West Beaver Township

This plan is for the subdivision of tract 20-09-047 into 2 tracts. Proposed Lot 2 will be 10.013 acres leaving Residual Lot 1 of 9.063 acres.

Greg moved to conditionally approve File #5748. Second by Dave, motion carried.

File #5749 – Neil Courtney Subdivision Plan; Perry Township

This plan is for the subdivision of tract 14-01-104 into 2 tracts. Proposed Lot 4 will be 1.06 acres leaving Residual Lot 1 of 4.08 acres.

Betsy moved to conditionally approve File #5749. Second by Dave, motion carried.

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

File #5745 – Burns / Yarger Lot Addition Plan; Jackson Township

This plan is for a 0.50 acre Lot addition from tax parcel 08-07-011 owned by the Lorraine Yarger Living Trust to tax parcel 08-07-026 owned by Terrence and Debra Burns.

Greg moved to Acknowledge receipt of File #5745. Second by Ashley, motion carried.

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

E.) Commissioners Report – None

5. OLD BUSINESS –

6. NEW BUSINESS –

- a. We received a Sketch Plan for the Perry Township Pine Swamp Road Solar Project from Keller Engineers. The tract number is 14-09-001. The project is for a 4.2 MW Solar project with a gravel access road, turn around and stormwater facilities.
- b. 6/11/24 - Received the latest Escrow Account Statement. Current Balance as of 5/31/24 was \$600,030.25.
- c. Discussion about PMB Realty and the impervious area they added and use of an unapproved access to this area.
- d. On May 21, 2024 the County Commissioners appointed Jonathan Hummel to the Snyder County Planning Commission his term is effective immediately and will expire on December 31, 2027

Nick Hackenberg Air BnB created a pond, now he built on this. At what point does that become land development? Jeremiah has a conflict of interest.

Dentist office – PMB Realty – everything is completely gravel and there is a public parking space that they have driven through and over the sidewalk to access parking area. Boro is unhappy. Does not meet our distance. Planning commission agreed that the boro is in best position to take enforcement action.

Greg Mull discussion – Center township resident. Does what he wants. Building within 5 feet of slope. Doesn't have permits. Have a conversation with commissioners. Approach DEP as well. Do some research on the project site and what the potential violations there are.

Chairman John Cramer declared the meeting adjourned at 9:08 p.m.



Snyder County Planning Commission

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

Phone: (570) 837-4257

(Fax: 570-837-4345)

REGULAR SCHEDULED MEETING

-Minutes-

07/15/2024

ATTENDANCE:

John Cramer, Chairman

Bobby Jones

Betsy Lockwood

Greg Gargus

Ashley Hassinger

Dave Herbert (Absent)

Andy Wagner (Absent)

Guests:

Holly Hoy - AYSO

Josh Weller - AYSO

Staff:

Lincoln Kaufman, Planning Director

Trevor Hess, Meck-Tech

1. CALL TO ORDER:

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

2. PUBLIC COMMENT: Midd-West AYSO – American youth soccer organization. Any child who starts to play soccer will start with AYSO and guaranteed to play 50% of the games. About 120 players currently enrolled in AYSO for both spring and fall seasons. They are currently looking to expand parking at the fields located at Route 104 and New Berlin high way. There are currently two parking areas – upper lot and lower lot. Lower lot is not owned by the land owner and owned by the commonwealth. The bridge from lower parking lot to field is old and may not be structurally sound in the near future. Ken Smith has extended the land donation. Downhill neighbor is on board for upper lot parking expansion. There is a current shared driveway between the field and side neighbor, who will call law enforcement if the drive is blocked. AYSO has spoken with Tim Hornberger about soil and he okayed. The organization has done a lot of fundraisers to afford the upgrade. Chris Shaffer with Larson Design, donated time to put together a small design to present. Fall season starts the middle of September and the last week in August will start practices.

Recommendation from Meck-Tech is that this meets the definition of Land Development. There is a significance in impervious area. And this would require stormwater management to mitigate that. Entire parcel is 9.65 acres with a rough area disturbance of ½ acre. Would not require NPDES as long as it is less than one acre of disturbance.

3. APPROVAL OF MINUTES:

Betsy moved to approve the minutes from the June 17, 2024 meeting. Second by Bobby. Motion Carried. Correct reference for Seda-Cog should have been Central Keystone Cog. She kept referencing Seda-Cog. It was not them.

4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES:

A.) Financial:

Reports will be filed for auditing in the usual fashion.

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

File #5750 – Stauffer – Smith – Sassaman Lot Addition Plan – Penn Twp.

This plan is for a lot addition from Terry & Chelsea Stauffer to Constance Wilson-Smith and James & Lori Sassaman.

Bobby Acknowledged receipt of file #5750. Second by Greg. Motion Carried.

File #5752 – Wagner – Rigel Lot Addition Plan – Spring Twp.

This plan is for a .02 acre (739.73 sf) Lot Addition from Joe and Debra Wagner to Daniel Rigel Jr.

Bobby Acknowledged receipt of file #5752. Second by Greg. Motion Carried.

File #5753 – Oakwood Grove Subdivision LDP – Monroe Twp.

This plan is for the addition of an emergency access road along with stormwater facilities.

Bobby Acknowledged receipt of file #5753. Second by Greg. Motion Carried.

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

OLD PLANS

File #5722 – Richfield Evangelical Methodist Church LDP; West Perry

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

Reviewed by Meck-Tech – February 16, 2024.

Greg moved to grant an extension for the September 23rd meeting. Second by Betsy. Motion Carried.

Betsy moved to table file #5722. Second by Bobby. Motion Carried.

File #5742 – Zeiset Equipment LDP; West Beaver Twp.

This plan is for the construction of (2) two 80'x150' storage buildings with stabilized gravel parking and stormwater facilities on tax parcel 20-08-005A located at 22350 Route 522 in West Beaver Township.

This plan is under Review by Meck-Tech

Greg made a motion to grant an extension until October 21st meeting. Second by Betsy. Motion Carried.

Greg moved to table file #5742. Second by Bobby. Motion Carried.

NEW PLANS

File #5751 – Fritz / Market LDP; Center Twp.

This plan is for the addition of a second home on the property of the Ruth Fritz and Betty Markel Irrevocable Farm Trust, tract 04-03-020 located in Center Township.

Bobby moved to final approve File #5751. Second by Greg. Motion Carried.

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

E.) Commissioners Report – None

F.) Old Business – None

G.) New Business

- 1) 7/5/24 – Received the latest Escrow Account Statement. Current Balance as of 6/30/2024 was \$600,030.25. This includes the fee of \$35 that was never removed.
- 2) Discuss the Greg Mull Property and timeline. Pictures from recent rainfall as well.

Mull property – Lincoln went and took some pictures. Greg did submit an NPDES permit. This is currently an illegal land development, as he just went and built the building rather than come through the Planning Commission with a Land Development Plan. DEP was fine on their end so he took it that he could build. Conservation district has been out monitoring, sent a letter that he was in illegal LDP. Decision needs to be made if action will be taken against him. Building is currently in use.

Betsy made a motion to go into Executive session at 7:39. Second by Greg. Motion Carried. Betsy made a motion to exit executive session at 7:56. Second by Bobby. Motion Carried. Greg made a motion to seek recommendation from our solicitor and technique to be used from discussion from our executive session. Second by Bobby. Motion Carried.

Chairman John Cramer declared the meeting adjourned at 7:57 p.m.



Snyder County Planning Commission

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

Phone: (570) 837-4257

(Fax: 570-837-4345)

REGULAR SCHEDULED MEETING

-Minutes-

08/19/2024

ATTENDANCE:

John Cramer, Chairman
Bobby Jones
Betsy Lockwood
Greg Gargus
Ashley Hassinger
Dave Herbert
Andy Wagner
Jonathan Hummel

Guests:

Holly Hoy, AYSO
Josh Weller, AYSO
Charles Axman, Zeiset
Adam Keller, Team Ag., Inc.
Mike Messimer, Kline Hollow Properties
Robert Fowler, Fowler Diesel Service
Earl Rieff

Staff:

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

1. CALL TO ORDER:

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

2. PUBLIC COMMENT: Holly Hoy and Josh Weller – AYSO. They are looking to extend the parking lot, best solution. Lower parking lot is owned by the state. Ken Smith donated more land to use, which would extend into a current field. The organization has out grown the fields. This year had sign ups equaling 175 kids and 17 teams. First week of practice is currently underway. Weekends are the biggest issues, 8 games can be happening at one time. This makes for unhappy neighbors as driveways are getting blocked. Last meeting they were advised to come back with a stormwater plan. They presented two options: a berm or stone trench and advised to work with contractor to see what would be best. Donald Romig, adjacent downhill neighbors submitted a letter of support for the expansion of parking. If considered Land Development they are asking for the fees to be waived as this is a community project for the children.

Meck-Tech reviewed the proposed options and showing the pre run off rate and post run off rate. Volume rates of pre-condition and proposed condition based off the 100 year volume.

Beau is not sure that his triggers the definition of land development as there will be no buildings on the property that are permanent. There is a small Yoder Barn on the property. There is a lot of uncertainty of Land Development requirement.

From going from field to stone there will be an increase off the site. Stone trench or earth and berm to hold that difference. The entire expansion will be entirely on Ken Smith fields?

Tim Hornberger was contacted and said they would be fine with him as less than an acre. Trench stone filled and earth and berm with storage behind it. The association worked with Mr. Romig prior on water runoff issues.

A berm seems to be cheapest however a stone trench that it will not be seen as it is underground and easier to get the water to. Functionality either will work.

Betsy made a motion to grant a waiver to not have to go through formal Land Development Plan, proposal that satisfies the engineer. Second by Ashley. Motion Carried. Letter to confirm and formalize this with, help from Beau. Easements would help protect.

Robert Fowler with Fowler diesel on route 35 had a few questions for the commission. They are looking at other options to purchases property one is on Potato Valley Road. A 5400 sq ft bank barn sits on that property. What is process to remove barn and rebuild barn and add on for commercial purposes? There is no local zoning. Land development in front of this board if expanding. It will be bigger than what is there and add parking area. N & H Garage if acquire, septic, would be able to add on that behind.

3. APPROVAL OF MINUTES:

Bobby moved to approve the minutes from the July 15, 2024 meeting. Second by Betsy. Motion Carried.

4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES:

A.) Financial:

Reports will be filed for auditing in the usual fashion.

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

File #5755 – Carl & LaDawn Leitzel Subdivision; Penn Township

This plan is for subdivision of a 4.354 acre parcel from tract 13-02-104 owned by Carl and Ladawn Leitzel.

Dave Acknowledged receipt of file #5755. Second by Betsy. Motion Carried.

File #5759 – Dusty & Tracy Adams Subdivision Plan; McClure Boro

This is for the Subdivision of tract 09-07-014

Dave Acknowledged receipt of file #5759. Second by Betsy. Motion Carried.

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

OLD PLANS

File #5722 – Richfield Evangelical Methodist Church LDP; West Perry

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

This plan is under review by Meck-Tech

Dave moved to table file #5722. Second by Greg. Motion Carried.

File #5742 – Zeiset Equipment LDP; West Beaver Twp.

This plan is for the construction of (2) two 80'x150' storage buildings with stabilized gravel parking and storwater facilities on tax parcel 20-08-005A located at 22350 Route 522 in West Beaver Township.

This plan is under Review by Meck-Tech

Existing was almost new, now have two stormwater basins. Basic screening for

landscaping, along 522. Requiring screening along the western portion, visually block activity from the road. A natural fence, prefer to see vegetation. Certain numbers of trees and shrubs per acre. Will need to consult client.

Jon made a motion to grant a waiver for the need to landscape/screening. Second by Andy. Motion Carried.

Speak to client about the heavy discussion on this topic.

Waiver Requests:

Section 201: request to allow a final plan without first submitting a preliminary plan.

Section 505.B.7: request to allow the proposed driveways to be wider than 24' at the right-of-way line.

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

Dave moved to conditionally approve file #5742. Second by Andy. Motion Carried.

NEW PLANS

File #5754 – Kline Hollow Storage Building Addition LDP; Perry Twp.

This plan is for a 50' x 49' addition to the existing storage building. Comment Letter dated July 30th, 2024

UNDER REVIEW BY STAHL SHEAFFER ENGINEERING

Waivers:

Preliminary plans

Driveway widths

Setback

Landscaping

Dave made a motion to approve the 4 above waivers. Second by Ashley. Motion Carried.

Dave moved to conditionally approve File #5754. Second by Ashley.

File #5757 – Jeffrey & Robin Yerger Subdivision Plan; Chapman/ Perry Twp.

This plan is for the subdivision of tract 05-03-003 into 6 tracts.

Waiver Requests:

Section 403.B.5 – The distance from the property to the nearest public road intersection and the distance.

Dave made a motion to table File #5757. Second by Jon. Motion Carried.

File #5758 – Melvin & Joyce Weaver Subdivision Plan; Adams Twp.

This plan is for the subdivision of tract 01-06-015 & 01-06-068 into 3 tracts of land. Residual lot 1 will become a lot addition to tract 01-04-007 also owned by the Weavers. Lots 2 and 3 will become standalone residential lots.

Ashley moved to conditionally approve File #5758. Second by Dave. Motion Carried.

File #5760 – Earl & Lisa Reiff Poultry Barns LDP; Center Twp.

This plan is for the addition of two (2) Poultry Barns, a manure stacking building, gravel access drive and stormwater facilities on tract 04-03-011, located in Center Township. Comment Letter dated August 9th, 2024.

UNDER REVIEW BY MECK-TECH INC.

#6 – propose dedicated drive to poultry barns, create simple drive for bio security reasons. Get permit from township doesn't seem as that big of a deal.

Waiver Requests:

Section 201: request has been requested to allow a final plan without first submitting a preliminary plan.

Section 505.B.7 : request to allow the proposed driveway to be wider than 24' at the right-of-way.

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

Ashley moved to conditionally approve File #5760. Second by Dave. Motion Carried.

LOT ADDITION

File #5756 – Knepp – Snook Lot Addition Plan; Center Twp.

This plan is for two lot additions. One 0.23 acre lot addition from Corey Knepp to Kolby Snook, and the other a 0.23 acre lot addition from Robert and Patty Snook to Corey Knepp.

Dave moved to acknowledge File #5756. Second by Andy. Motion Carried.

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

E.) Commissioners Report – None

F.) Old Business – None

G.) New Business

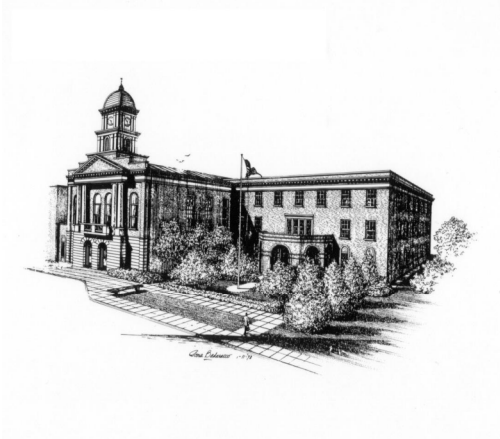
- 1) 8/9/24 - Received the latest Escrow Account Statement. Current Balance as of 6/30/24 was \$305,396.90. This includes the fee of \$35 that was never removed.
- 2) Discuss the Greg Mull Property and timeline.

Told got grant for the 1st floor of the office. With better platform for video conference.

Dave made a motion of appreciation

Comprehensive plan : another application for green way and open space plan. Due December 31st. Comp plan ever 10 years last in 2001.

Chairman John Cramer declared the meeting adjourned at 8:27 p.m.



Snyder County Planning Commission

Courthouse, P.O. Box 217 Middleburg, Pennsylvania 17842-0217
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(Fax: 570-837-4345)

REGULAR SCHEDULED MEETING

-Minutes-
09/17/2024

ATTENDANCE:

John Cramer, Chairman
Bobby Jones
Betsy Lockwood
Greg Gargus
Jonathan Hummel
Dave Herbert
Andy Wagner
Ashley Hassinger (absent)

Guests:

None

Staff:

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

1. CALL TO ORDER:

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

2. PUBLIC COMMENT: None

3. APPROVAL OF MINUTES:

Bobby moved to approve the minutes from the August 19, 2024 meeting. Second by Dave. Motion Carried.

4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES:

A.) Financial:

Reports will be filed for auditing in the usual fashion.

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

File #5762 – McCardle – Stringer Lot Addition; Beavertown Borough

This plan is for a Lot Addition from the property of Wayne McCardle, tax parcel 03-01-285, to the property of Jeffrey Stringer, tax parcel 03-01-286. It's also to claim the abandoned Pennsylvania Railroad Right-of-Way for both properties.

Bobby Acknowledged receipt of file #5762. Second by Greg. Motion Carried.

File #5765 – Douglas & Patricia Brill Subdivision Plan; Spring Township

This is for the Subdivision of tract 17-07-052 in to 2 tracts of land. Proposed Lot 2 which will be 2.12 acres, and a Residual tract which will be 9.94 acres

Bobby Acknowledged receipt of file #5765. Second by Greg. Motion Carried.

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

OLD PLANS

File #5722 – Richfield Evangelical Methodist Church LDP; West Perry

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

This plan is under review by Meck-Tech

Dave moved to Grant the waivers and modifications listed below. Second by Betsy. Motion Carried.

Waivers / Modifications granted:

Section 201 to allow a Final Plan

Section 505.B.7 – To allow a driveway of greater than 24’ at the right-of-way line.

Section 509.A – To allow the new building in the front setback at the same location as the existing structure.

Section 514.C.13.b – Modification to allow 2:1 slopes in the raingarden as this is a shallow area

Section 514.C.13.e – Modification of the 1’ of freeboard in the raingarden as this is intended to be a shallow area not a full stormwater basin.

514.D.10 – Modification to allow 12” piping instead of the required 15”. This is due to the limiting factor of the tie in point in a PennDOT inlet which cannot be altered or removed. Also a 15” pipe would not allow adequate cover over the outlet pipe.

Section 517 – To allow a reduction of the required landscaping.

After discussion Bobby moved to Conditionally Approve #5722. Second by Greg. Motion Carried.

File #5757 – Jeffrey & Robin Yerger Subdivision Plan; Chapman/ Perry Twp.

This plan is for the subdivision of tract 05-03-003 into 6 tracts.

It was discussed that all of the comments for the plans have been corrected. The Maintenance and Use Agreements for the shared driveways are not adequate and will need to be amended to the planning commission solicitor’s satisfaction.

Bobby made a motion to Conditionally Approve File #5757 with the Agreements being redone to the solicitor’s satisfaction the condition of approval. Second by Dave. Motion Carried.

NEW PLANS:

File #5761 – Douglas A. Reich Subdivision Plan; Adams Twp.

This plan is for the subdivision of tax parcel 01-06-033 into 2 tracts of land. Proposed Lot 2 which will be 2.648 acres and the residual tract which will be ±31.35 acres.

Greg moved to conditionally approve File #5761. Second by Andy. Motion carried.

D.) LOT ADDITIONS – (Section C)

File #5763 – Rodney Yarger Living Trust & Lorraine Yarger Living Trust Lot Addition Plan; Center Twp.

This plan is for a 1.50 acre lot addition from the lands of the Lorraine Yarger

Living Trust to the lands of the Rodney Yarger Living Trust.

Greg moved to acknowledge File #5763. Second by Betsy. Motion Carried.

File #5764 – Sheaffer - McCardle Lot Addition Plan; Center Twp.

This plan is for a 1.71 acre lot addition from the property of Jeremy Sheaffer to the property of Rachael McCardle.

Greg moved to acknowledge File #5764. Second by Betsy. Motion Carried.

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

F.) Commissioners Report – None

G.) Old Business – Chairman John Cramer declared an Executive Session at 8:01 and the session ended at 8:22.

H.) New Business

Betsy made a motion to have the Planning Commissioners solicitor send a violation letter to Greg Mull with a deadline of a plan submission by the Snyder County Planning Commission Meeting on January 21, 2025 or legal action will be taken, second by Dave motion carried.

The Mid-West Fitness Court was discussed at length. The planning commission decided to grant an exemption for the need to submit for land development approval with a few conditions. The first condition is that there must be a declaration that the stormwater from the project will be de minimus and must be signed by a licensed professional who deals with stormwater and on the company's letterhead stating such. Second when any future project in the same area is proposed the impervious from the Fitness Court project must be add into the stormwater calculations of that project as well for any stormwater facilities that will be necessary.

- 1) 8/20/24 – Received the Principal Solar Zoning Amendment from Penn Township.
- 2) 9/12/24 - Received the latest Escrow Account Statement. Current Balance as of 6/30/24 was \$305,396.90. This includes the fee of \$35 that was never removed.
- 3) Discuss the Greg Mull Property.
- 4) Discussed that members need to decide what they want to do for the Christmas Meeting.

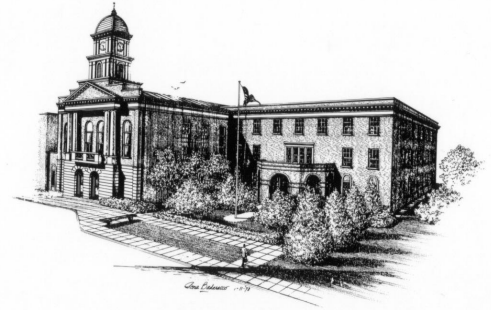
Chairman John Cramer declared the meeting adjourned at 8:36 p.m.

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



REGULAR SCHEDULED MEETING

-Minutes-
10/21/2024

ATTENDANCE:

John Cramer, Chairman
Bobby Jones (absent)
Betsy Lockwood
Greg Gargus
Jonathan Hummel(absent)
Dave Herbert
Andy Wagner
Ashley Hassinger

GUESTS:

Charlie Allen, Paradise Energy Solutions
Al DeGaetano, D&C Solar
Greg Mull
Will Brunson

STAFF:

Lincoln Kaufman, Planning Director
Kelly Boyer – Administrative Assistant
Beau Hoffman, AxRunkle
Trevor Hess, Meck-Tech

1. CALL TO ORDER

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

2. PUBLIC COMMENT – Charlie Allen – Paradise Energy Solutions – Solar Project – Middlecreek Township.

Comments: Conditional Approval as Not Land Development as long as we have something from Conservation District (exempt email or permit). Motion by Betsy, second by Dave. Motion carried.

- Al DeGaetano – D&C Solar – Family Practice Center Solar Project at 7 Dock Hill Road, Middleburg.

Comments: Conditional approval-Engineer to discuss with Tim Hornberger and Conservation District. Weed block with about 1 inch of 2B stones covering vs

grass. DEP regs for panel spacing questions. Engineer and Tim in agreement, then Engineer is to let Planning Director know, who will let Mr. DeGaetano know they can proceed. Motion by Greg, second by Betsy. Motion carried.

- Greg Mull and Will Brunson - Mr. Mull is listed under New Business for discussion as well. Mr. Brunson is his excavator. Mr. Mull attended tonight's meeting to discuss the letter he received from AxRunkle in regards to the structure he constructed on his property located in Center Township, without approval from the Snyder County Planning Commission. He stated he contacted his local municipality and was given a building permit, and that he also contacted Central Keystone COG and was given a building permit from them as well. Neither one told him to contact SCPC for prior approval. He stated he has contacted his engineer, Axtman Engineering, multiple times to file the plans with SCPC. He showed text messages between himself and Axtman Engineering. It was explained that Central Keystone COG should not have given him the building permit without prior approval from SCPC, or a letter stating that he did not need land development approval for construction. At this point, Mr. Mull just needs to have his engineer file the plans with SCPC for approval. He was made aware that is all that needs to be done.

3. THE SEPTEMBER 16, 2024 MEETING MINUTES.

Betsy moved to approve the minutes from September 16, 2024 meeting with corrections to add the second for approval to send the letter to Mr. Mull. Second by Ashley. Motion carried.

4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES

A) Financial – Reports will be filed for auditing in the usual fashion.

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

File #5769 Shamokin Dam Borough Subdivision Plan; Shamokin Dam Borough; Stahl Sheaffer Engineering - Surveyor

This plan is for the re-subdivision of tax parcels 16-03-201 and 16-03-196.

File #5773 Nicole & Brett Ressler Subdivision Plan; Penn Township; Kreamer Survey Associates, Inc. - Surveyor

This is for the Subdivision of tract 13-02-005 in to 2 tracts of land. Proposed Lot 2 which will be 2.49 acres, and a Residual tract, Lot 1, which will be 7.18 acres

File #5774 Enos & Dena Yoder, Samuel Hostetler Land Development Plan; Penn Township; Kreamer Survey Associates, Inc. - Surveyor

This is for the Subdivision of tract 13-02-005 in to 2 tracts of land. Proposed Lot 2 which will be 2.49 acres, and a Residual tract, Lot 1, which will be 7.18 acres

File #5775 Klingler Bros. Dairy Farms & Larry Klingler & Ruth Klingler Primary Residence Protector Trust Lot Addition Plan; Penn Township; Kreamer Survey Associates, Inc. - Surveyor

This is for the addition of tract 13-02-029 to tract 13-02-029A.

File #5776 Stone Construction Subdivision Plan; Beavertown Borough; Stahl Sheaffer Engineering, LLC - Surveyor

This is for the addition of tract tract 03-01-008 to tract 03-01-007 and the subdivision of tract 03-01-007 into 2 tracts of land. Proposed Lot 1 will be 1.315 acres. And Proposed Lot 2 will be 7.326 acres.

File #5777 Harold & Barbara Bowers Subdivision Plan; Shamokin Dam Borough; Stahl Sheaffer Engineering, LLC - Surveyor

This is for the re-subdivision of tract 16-06-058 / 16-06-134 back into 2 separate tracts of land.

Betsy moved to Acknowledge receipt of the files in Section A. Second by Greg. Motion carried.

C) Plans and Applications under the SALDO (Section B):

OLD PLANS

None

NEW PLANS

File #5766 Beverly Heeter Subdivision Plan; Adams Township; Wright Land Surveying - Surveyor

This plan is for the subdivision of tax parcel 01-04-006 into 2 tracts of land. Proposed Lot 6 which will be 24.573 acres and the residual tract which will be ±21.584 acres.

Greg moved to Approve File #5766. Second by Ashley. Motion carried.

File #5768 Liverpool Holdings Land Development Plan; Washington Township; All Points Land Surveys, Inc. - Surveyor

This plan is to remove the Non-Building waiver that was put on the property with the previously approved plan, SCPC File #1419, Map File #1039, to allow a home to be built on the property.

Greg moved for Conditional Approval File #5768. Second by Ashley. Motion carried.

File #5770 Martin – Seibel Subdivision – Lot Addition Plan; Washington Township; Hornberger Land Surveying, LLC - Surveyor

This plan is for the subdivision of tract 19-04-032 into 2 tracts of land. Proposed Lot 1 will be 5.261 acres. There will also be a lot addition from tract 19-04-032 to tract 19-04-019 owned by Leonard and Norma Seibel. The lot addition will be 0.344 acres.

Betsy moved for Conditional Approval File #5770. Second by Dave. Motion carried.

File #5772 Richard & Cecilia Curtis Subdivision Plan; Union Township; Kreamer Survey Associates, Inc. - Surveyor

This plan is for the subdivision of tract 18-04-097 into 3 tracts of land. Proposed Lot 4 will be 19.50 acres, Proposed Lot 5 will be 5.18 acres and the Residual tract will be 112.66 acres

Motion for Conditional Approval for File #5772 by Dave. Second by Ashley. Motion carried.

D. Lot Additions- (Section C):

File #5767 Nancy Lundin Lot Addition Plan; Center / Franklin Township; All Points Land Surveys, Inc. - Surveyor

This plan is for a 0.27 acre lot addition from tract 04-07-151 owned by Nancy Lundin to tract 04-07-097 also owned by Nancy Lundin.

Motion to Acknowledge File #5767 by Dave. Second by Betsy. Motion carried.

File #5771 Herrold - Aucker Lot Addition Plan; Chapman Township; Hornberger Land Surveying, LLC - Surveyor

This plan is for a 13.161 acre lot addition from the lands of Linda Herrold (formerly Brophy), tract 05-02-001, to the lands of Earl and Neil Aucker tract 05-02-048.

Motion to Acknowledge File #5771 by Dave. Second by Andy. Motion carried.

E. Report of the Planning Director – Discussed Old and New Business

F. Commissioners Report – None

G. Old Business – Christmas meeting dinner thoughts, see below

H. New Business -

- 1.) 10/11/24 - Received the latest Escrow Account Statement. Current Balance as of 9/30/24 was \$311,396.90. This includes the fee of \$35 that was never removed.
- 2.) Discuss the Greg Mull Property.

See under Public Comments.

- 3.) Discuss the Christmas Meeting and dinner, and what everyone's thoughts are.

Marzoni's is the preferred choice for the Christmas party this year. With the condition that we get the back room and do not get bumped from it at the last minute.

Chairman John Cramer declared the meeting adjourned at 8:51 p.m.



Snyder County Planning Commission

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(Fax: 570-837-4345)

REGULAR SCHEDULED MEETING

-Minutes-
11/18/2024

ATTENDANCE:

John Cramer, Chairman
Bobby Jones
Betsy Lockwood
Greg Gargus
Jonathan Hummel (*absent*)
Dave Herbert (*absent*)
Andy Wagner (*absent*)
Ashley Hassinger

Guests:

Al DeGaetano, D&C Solar
Tyler Shields Bingaman & Son Lumber
Scott Shambach Meck-Tech

Staff:

Lincoln Kaufman, Planning Director
Kelly Boyer, Administrative Assistant
AxRunkle (*absent*)
Trevor Hess, Meck-Tech

1. CALL TO ORDER:

Chairman John Cramer called the meeting to order at 7:02 p.m.

2. PUBLIC COMMENT: Discussion about the D&C (Family Practice) Solar Project.

Proposed 100' stone trench for storm water run-off and an exemption from land development. Greg moved to grant land development exemption with the addition of the stone trench for stormwater. Second by Betsy. Motion carried.

3. APPROVAL OF MINUTES:

Bobby moved to approve the minutes from the October 21, 2024 meeting. Second by Greg. Motion Carried.

4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES:

A.) Financial:

Reports will be filed for auditing in the usual fashion.

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

None

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

OLD PLANS:

None

NEW PLANS:

File #5778 Gregory Mull Land Development Plan; Center Township; Axtman Engineering - Engineer

This plan is for the construction of a commercial establishment located on parcel 04-06-055 located in Center Township.

Currently under Review by Meck-Tech

Betsy moved to grant 2 of the 3 (201 and 505.B.7) requested waivers and the waivers (505.B.2, 505.B.8, and 505.B.10) determined necessary by the review up receiving written request. Second by Greg. Motion carried. Betsy moved to Table the Plan in response to request for Waiver for 517 Landscaping. An email

was received from a homeowner directly across the road from the new building concerning light pollution. Lincoln to contact Charlie Axtman and share the email and await their response to a possible solution. Also, Trevor waiting on response to 514.D.10, 8" pipe is too small, smallest they like to see is 12" in emergency situation, normally they would like to see 15" pipe as a minimum.

File #5779 Bingaman & Son Lumber, Inc Land Development Plan; Middlecreek Township; Meck-Tech, Inc. - Engineer

This plan is for the construction of a building on the property of Bingaman & Son Lumber in Kreamer.

Currently under Review by Stahl Sheaffer Engineering.

2 waivers-Preliminary Plan and 12" pipe vs 15" pipe. Betsy moved to grant the waivers. Second by Greg. Motion carried. Bobby moved for Conditional Approval of the Plan. Second by Betsy. Motion carried.

File #5780 Myles Parker Subdivision Plan; Union Township; Randall Eby Jr. - Surveyor

This plan is to reconfigure 5 tracts into 2 tracts of land.

General Comments:

1. All Certificates should be fully executed prior to approval.
2. It appears that the southernmost boundary is backward and should be NW instead of SE.

Plan Comments:

1. Section 402.B.5 & 6 – Draft Deeds (Proposed Lot 1)

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.

3. Section 403.B.4 – Location

Per this section of the ordinance the distance to the nearest public road intersection or other major reference should be shown.

4. Section 403.B.19 – Road Information

The road Right-of-Way should be shown per this section of the ordinance.

5. Section 403.B.29 – Home Location

Per this section of the ordinance a proposed home and drive locations should be shown.

Betsy moved for Conditional Approval of the Plan. Second by Greg. Motion carried.

D.) LOT ADDITIONS – (Section C)

None

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

F.) Commissioners Report – None

G.) Old Business –

H.) New Business

- 1) *Christmas Dinner - Marzoni's is unavailable. Dinner will be at Isabella's and meeting to follow at the East Building. Spouses are welcome, but will be responsible for the cost of their meal. Trish and the Commissioners are being invited.*
- 2) *Greg inquired about the SCPC members being covered by County insurance. He questioned if anyone would be opposed to him checking with the Commissioners about this matter.*

Chairman John Cramer declared the meeting adjourned at 8:20 p.m.