

Snyder County Planning Commission

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

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

Fax: (570) 837-4345



MEETING AGENDA

--REGULARLY SCHEDULED MEETING--

--Tuesday, January 21, 2025

7:00 p.m.

Basement Meeting Room
Snyder County Courthouse
Middleburg, PA

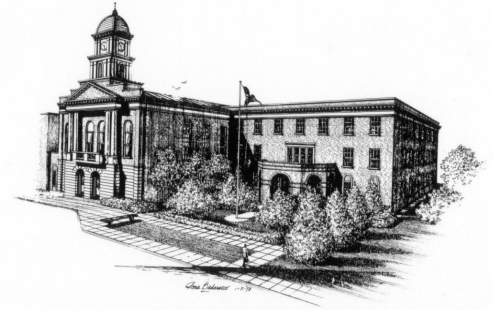
1. CALL TO ORDER
2. PUBLIC COMMENT – Jacob Voyzay & Amanda Stank from Pivot Energy – Hornberger Solar Project determination – Perry Township. Will most likely join the meeting online.
Colabine Solar Project – Adams & Spring Townships
3. APPROVAL OF THE DECEMBER 16, 2024 MEETING MINUTES.
4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES
 - A) Monthly Budget Report
 - B) Subdivision Review Report
 - C) Planning Office Report
5. OLD BUSINESS
6. NEW BUSINESS
 - A) 1/10/25 - Received the latest Escrow Account Statement. Current Balance as of 12/31/24 is \$325,068.90, which matches our records.
7. ADJOURNMENT

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TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: January 17, 2025

SUBJECT: Subdivision Review Meeting

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

Thank you.

NEW APPLICATIONS RECEIVED:

File #5785 – Benjamin & Patricia Hoffman Subdivision - Perry Twp.

File #5786 – Patrick & Beverley Owens Lot Consolidation Plan – Selinsgrove Borough

File #5787 – BJ&E Realty Co. LP Subdivision – Middlecreek Township

cc: Snyder County Board of Commissioners

Tony Phillips, Chief Clerk

AxRunkle, Solicitor

Meck-Tech, Inc., PC Engineer

Stahl Sheaffer Engineering, Reviewing Engineer

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PLANS ON THE AGENDA FOR THIS MEETING:

SECTION A:

File #5786 – Patrick & Beverley Owens Lot Consolidation Plan – Selinsgrove Borough

SECTION B:

OLD PLANS:

1st Meeting

File #5778 – Gregory Mull LDP – Center Twp. (**Action Required**)

NEW PLANS:

File #5785 – Benjamin & Patricia Hoffman Subdivision - Perry Twp.

File #5787 – BJ&E Realty Co. LP Subdivision – Middlecreek Township

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 #5786 **Patrick & Beverley Owens Lot Consolidation Plan; Selinsgrove Borough; All Points Land Surtveys, Inc. - Surveyor**

This plan is for the consolidation of tax parcels 015-06-045, 15-06-045A & 15-06-044 into a single tract of land located in Selinsgrove Borough.

General Comments:

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Review Certificate should be amended to indicate the plan was received on January 5, 2025 and is SCPC File #5786.

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

OLD 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. This plan was tabled at the November meeting to allow the design engineer to respond to comments provided and to find a resolution for the homeowner across the road and the light that shines into their home.

Currently under Review by Meck-Tech

ACTION ON THIS PLAN IS NECESSARY AT THIS MEETING

NEW PLANS

File #5785 Benjamin & Patricia Hoffman Subdivision Plan; Perry Township; All Points Land Surveys, Inc. - Surveyor

This plan is for the subdivision of tract 14-09-001 into 2 tracts. Proposed Lot 2 will be 81.32 acres.

General Comments:

1. All Certificates should be fully executed prior to approval.
2. The total acreage per deeds does not match with the proposed acreages.
3. Tract Map Parcel information for Ferril Good should be 05 instead of 08.

File #5787 BJ&E Realty Co., LP Subdivision Plan; Middlecreek Township; Kreamer Survey Associates, Inc. - Surveyor

This plan is for the subdivision of tract 14-09-001 into 2 tracts. Proposed Lot 2 will be 81.32 acres.

General Comments:

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

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

None

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Report of the Planning Director

12/16/24 – 1/17/25

I. Meetings

12/18/24 – Solid Waste Plan Update Meeting

1/7/25 – Farm Board Meeting

1/15/25 – Solid Waste Plan Update Meeting

II. Subdivision Site Inspections

None

III. Final Plan Approval Processing

IV. Preliminary Plan Approval Processing

None

V. Sketch Plan Reviews by Staff

None

VI. Financial

A) Expense & Revenue Summary per Monthly Budget Report

	<u>Prior Year to Date</u>	<u>Current Year-to Date</u>
Expenses	\$ 162,828.82	\$ 130,487.62

B) General Fund Receipts

	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
Subdivision Fees	\$ 0.00	\$ 575.00	\$ 575.00
Misc. Fees	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL	\$ 0.00	\$ 575.00	\$ 575.00

C) Escrow

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
\$ 327,717.15	\$ 0.00	\$ 3,520.75	\$ 324,196.40

D) Overall Expense vs. Revenue

<u>Expenses for Year</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Overall Expenses</u>
\$ 13,174.07	\$575.00	\$ 0.00	\$ 12,599.07

VII. Special Planning Tasks

- 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.
- Discuss possible project in Penn Township with the Commissioners

VIII. Current Violations

None