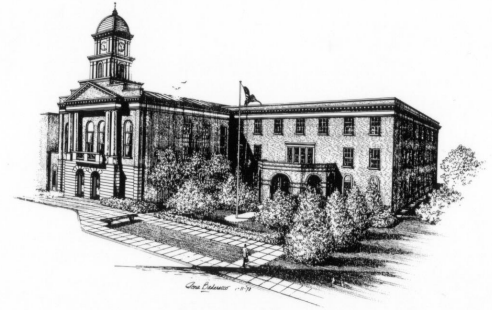


Snyder County Planning Commission

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, February 18, 2025

7:00 p.m.

Basement Meeting Room
Snyder County Courthouse
Middleburg, PA

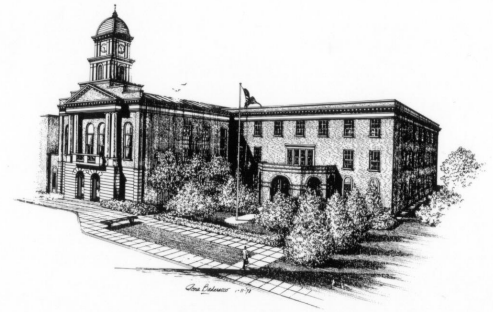
1. CALL TO ORDER
2. PUBLIC COMMENT: Perry Route 104 Solar, West Perry Planing Mill Road Solar, West Perry Penn Hemlock Solar
3. APPROVAL OF THE JANUARY 21, 2025 MEETING MINUTES.
4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES
 - A) Monthly Budget Report
 - B) Subdivision Review Report
 - C) Planning Office Report
5. OLD BUSINESS
6. NEW BUSINESS
 - A) 2/6/25 – Received notification of the Perry Township Municipal Authority’s impending Water Quality Management Part II Permit.
 - B) 2/6/25 – Received the latest Northcentral Pennsylvania Conservancy newsletter.
 - C) 2/13/25 – Received notification of A-1 Towing & Recovery, LLC’s impending submission of a Joint Permit for their property located in Monroe Township.
7. ADJOURNMENT

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TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: February 14, 2025

SUBJECT: Subdivision Review Meeting

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

Thank you.

NEW APPLICATIONS RECEIVED:

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File #5789 – Jonathan Horning Poultry LDP – Center Township

File #5790 – Justin Mast Subdivision – Union Township

File #5791 – Cindy Wagner & Robin Davis Subdivision – Monroe Township

File #5792 – Christine Koons & Marion Fisher Subdivision – Jackson Township

File #5793 – Wal-Mart Expansion – Monroe Township

File #5794 – Bloomin' Bagels LDP – Shamokin Dam Borough

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 #5791 – Cindy Wagner & Robin Davis Subdivision – Monroe Township

File #5793 – Wal-Mart Expansion – Monroe Township

File #5794 – Bloomin’ Bagels LDP – Shamokin Dam Borough

SECTION B:

OLD PLANS:

1st Meeting

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

NEW PLANS:

File #5789 – Jonathan Horning Poultry LDP – Center Township

File #5790 – Justin Mast Subdivision – Union Township

SECTION C:

File #5788 – Bonnie Goff, Kenneth & Leslie Laudenslager Lot Addition - Middlecreek Township

File #5792 – Christine Koons & Marion Fisher Subdivision – Jackson Township

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 #5791 **Wagner – Davis Lot Consolidation Plan; Monroe Township; Meck-Tech Inc. - Surveyor**

This plan is for the consolidation of 6 parcels into 2 new tracts of land in Monroe Township.

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 30, 2025 and is SCPC File #5791.
3. The boundary information for Line #5 is missing from the line table.
4. The Ownership table is very light and difficult to read. It may not be dark enough for recording purposes. Should Parcel #14 owner be Linda Miller?

File #5793 **Wal-Mart Expansion Land Development Plan; Monroe Township; Dewberry Engineers, Inc. - Engineer**

This plan is for the expansion of the Walmart located in Monroe Township.

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 February 10, 2025 and is SCPC File #5793.

File #5794 **Bloomin' Bagels Land Development Plan; Shamokin Dam Borough; Meck-Tech Inc. - Engineer**

This plan is for the construction of a new bagel shop located in Shamokin Dam 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 February 13, 2025 and is SCPC File #5793.

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.

- Waiver Requests were submitted and require action
- A time extension has also been granted by the applicant with action required.

Currently under Review by Meck-Tech

ACTION ON THIS PLAN IS NECESSARY BY THE APRIL MEETING

NEW PLANS

File #5789 Jonathan Horning Poultry Land Development Plan; Center Township; Nye Consulting Inc. - Engineer

This plan is for the construction of 2 poultry buildings on the property of Jonathan Horning, tract 04-06-027.

Currently under Review by Meck-Tech

File #5790 Justin Mast Subdivision Plan; Union Township; Stahl Sheaffer Engineering - Surveyor

This plan is for the subdivision of tract 18-08-084 into two tracts. Proposed Lot 1 will be 10.9 acres and the remainder which will be 65.07 acres

General Comments:

1. All Certificates should be fully executed prior to approval.
2. It appears that the chord bearing for the curve on the western boundary of Proposed Lot 1 should be a north west callout instead of south east.

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

File #5788 Bonnie Goff, Kenneth & Leslie Laudenslager Lot Addition Plan; Middlecreek Township; - Surveyor

This plan is for a .118 acre lot addition from the lands of Bonnie Goff to the lands of Kenneth and Leslie Laudenslager.

General Comments:

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2. The BJ&E property directly to the east of the Laudenslager property appears to have the wrong parcel number. Per the Snyder County GIS it should be 19-10-034 instead of 11-02-034.

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.

File #5792 Koons / Fisher Subdivision Plan; Jackson Township; Hornberger Surveying LLC - Surveyor

This plan is for the subdivision of tract 05-02-012 with an addition from tract 08-02-011 to create Proposed Lot 1. Proposed Lot 1 will be 1.505 acres.

General Comments:

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

Plan Comments:

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Per this section of the ordinance a proposed home location should be shown on the plan.

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Report of the Planning Director

1/17/25 – 2/16/25

I. Meetings

- 1/29/25 – Selinsgrove Walkability Study
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- 2/7/25 – CPDAP Virtual Meeting – Updates
- 2/12/25 – MSATC Committee Meeting
- 2/14/25 – GSVCC Transportation Committee 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	\$ 5,981.78	\$ 14,211.44

B) General Fund Receipts

	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
Subdivision Fees	\$ 575.00	\$ 1,988.00	\$ 2,563.00
Misc. Fees	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL	\$ 575.00	\$ 1,988.00*	\$ 2,563.00

C) Escrow

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
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*- We are waiting on submission fees for Files #5793 & 5794

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- Discuss possible project in Penn Township with the Commissioners

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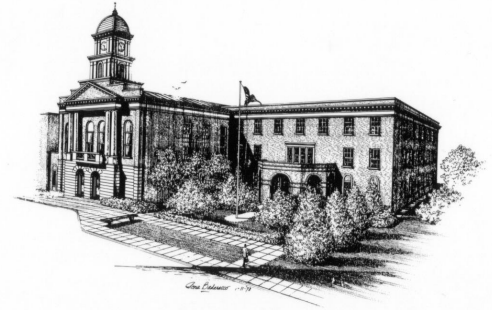
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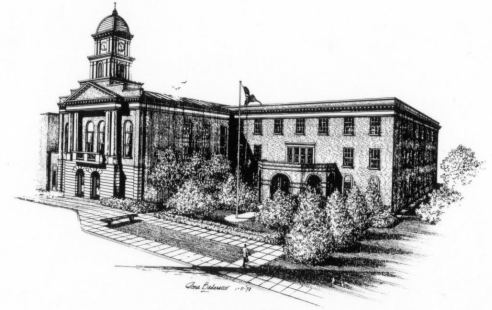
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