

# 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--

--Monday, March 17, 2025

7:00 p.m.

Basement Meeting Room  
Snyder County Courthouse  
Middleburg, PA

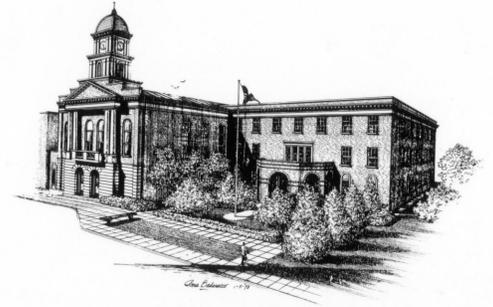
1. CALL TO ORDER
2. PUBLIC COMMENT: ASD Brick Plant PA2 Solar I and II – Beaver Township for a determination of Land Development.  
Beaver – Gross Road Solar – For determination of Land Development.
3. APPROVAL OF THE FEBRUARY 18, 2025 MEETING MINUTES.
4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES
  - A) Monthly Budget Report
  - B) Subdivision Review Report
  - C) Planning Office Report
5. OLD BUSINESS
6. NEW BUSINESS
  - A) 2/6/25 – Received the latest Escrow Account Statement. Balance as of January 31 is \$321,750.15. This matches our records.
  - B) 3/10/25 - Received the latest Escrow Account Statement. Balance as of February 28, 2025 is \$321,534.40. This matches our records.
7. ADJOURNMENT

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TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: March 14, 2025

SUBJECT: Subdivision Review Meeting

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

File #5795 – Glenda & Roger Lauver – Whispering Pines Lot Addition – Perry & Washington Townships

File #5796 – Sandra & Roy Sprenkle & Amos & Elva Brubacker Lot Addition – Center Township

File #5797 – Pyle – Romagnoli Subdivision Plan – Monroe Township

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 THIS MEETING:

### SECTION A:

File #5797 – Pyle – Romagnoli Subdivision Plan – Monroe Township

### SECTION B:

#### OLD PLANS:

1st Meeting

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

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

#### NEW PLANS:

File #5795 – Glenda & Roger Lauver – Whispering Pines Lot Addition – Perry & Washington Townships. (Waiver Request)

File #5796 – Sandra & Roy Sprenkle & Amos & Elva Brubacker Lot Addition – Center 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 #5797**     **Pyle – Romagnoli Subdivision Plan; Monroe Township; Meck-Tech Inc. - Surveyor**

This plan is for the consolidation of 3 parcels, 12-09-035, 12-09-036 and 12-09-279 into 1 new tract 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 March 11, 2025 and is SCPC File #5797.

### 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**

**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:**

**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.

**2. Section 403.B.29 – Proposed Home Location**

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

**3. Section 508 – Lot Layout**

Per this section of the ordinance a proposed Right-of-Way must be 33' minimum. The proposed right-of-way is currently 20'.

**NEW PLANS**

**File #5795     Glenda & Roger Lauver – Whispering Pines Lot Addition Plan; Perry & Washington Townships; Hornberger Surveying, LLC - Surveyor**

This plan is for the subdivision of tracts 19-04-001, 14-10-041 and 14-10-042 with additions changing between the two sets of owners. There will also be an addition to tract 14-10-103. There will be changes to 4 tracts in total. Tracts 14-10-041, 14-10-042, 14-10-103 and 19-04-001.

**Waiver Request:**

Section 508 – Layout / Right-of-Way Requirement to allow for a 25' Right-of-Way. Minimum required is 33' by ordinance.

**General Comments:**

1. All Certificates should be fully executed prior to approval.
2. General notes numbering should be corrected.

**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.

**2. Section 508 – Right-of-Way**

Per ordinance minimum right-of-way width is 33'. A waiver has been requested as noted above.

**File #5796 Sandra & Roy Sprenkle & Amos & Elva Brubacker Lot Addition Plan; Center Township; Hornberger Surveying, LLC - Surveyor**

This plan is for a lot addition from the lands of Sandra & Roy Sprenkle, Tract 04-02-033, to the lands of Amos & Elva Brubacker. Proposed Lot Addition A is 23.111 acres which will leave a residue of approximately 103 acres.

**Waiver Request:**

Section 508 – Layout / Right-of-Way Requirement to allow for a 20' Right-of-Way. Minimum required is 33' by ordinance.

**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.

**2. Sections 403.B.19 & 508 – Right-of-Way & Lot Layout**

Access is noted in General Note #13 to be from a Proposed Right-of-Way for the residual tract of Sandra and Roy Sprenkle; however there is currently no access provided for Tract 2 which will become landlocked by this Lot Addition. A right-of-way or access easement must be provided to allow access to Tract 2 for approval. The minimum required right-of-way by ordinance is 33', a waiver to allow a 20' right-of-way had been requested.

**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

2/16/25 – 3/14/25

### I. Meetings

2/19/25 – Solid Waste Plan Meeting Meeting

2/27/25 – Hazard Mitigation Plan Update Meeting with MCM

### II. Subdivision Site Inspections

Whispering Pines plan.

### 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	\$ 16,490.15	\$ 23,626.57

B) General Fund Receipts

	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
Subdivision Fees	\$ 2,863.00	\$ 625.00	\$ 3,488.00
Misc. Fees	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL	\$ 2,863.00	\$ 625.00	\$ 3,488.00

C) Escrow

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
\$ 321,499.40	\$ 0.00	\$ 0.00	\$ 321,499.40

D) Overall Expense vs. Revenue

<u>Expenses for Year</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Overall Expenses</u>
\$ 23,626.57	\$ 3,488.00	\$ 2,891.50	\$ 17,247.07

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