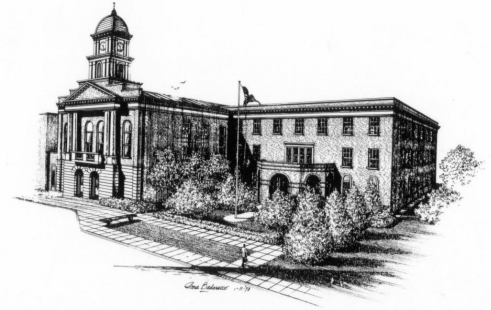


Snyder County Planning Commission

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

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Fax: (570) 837-4345



MEETING AGENDA

--REGULARLY SCHEDULED MEETING--

--Monday, April 21, 2025

7:00 p.m.

Basement Meeting Room
Snyder County Courthouse
Middleburg, PA

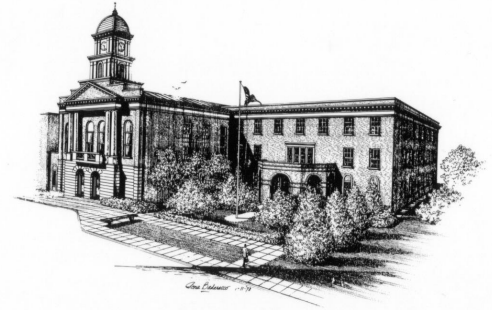
1. CALL TO ORDER
2. PUBLIC COMMENT: Franklin White Church Road Solar – Arm Group LLC – Engineer –
For a determination of Land Development
3. APPROVAL OF THE MARCH 17, 2025 MEETING MINUTES.
4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES
 - A) Monthly Budget Report
 - B) Subdivision Review Report
 - C) Planning Office Report
5. OLD BUSINESS
6. NEW BUSINESS
 - A) 4/9/25 – Received the latest Escrow Account Statement. Balance as of March 31 is \$321,534.40. This matches our records.
7. ADJOURNMENT

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TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: April 17, 2025

SUBJECT: Subdivision Review Meeting

The Subdivision Review Committee Work Session Scheduled for Thursday, April 17, at 9:00 a.m. in the Planning Department, has been canceled.

Thank you.

NEW APPLICATIONS RECEIVED:

File #5798 – Susquehanna Valley Country Club & Linda Scullin Lot Addition – Monroe Twp.

File #5799 – John Wenger Lot Addition – Spring Township

File #5800 – Steven Yakamook Farm Subdivision – Spring Township

File #5801 – Dynamic WW Land Holdings, LLC Subdivision Plan – Washington Township (Waiver Request)

File #5802 – Dynamic WE Land Holdings, LLC Subdivision Plan – Washington Township (Waiver Request)

File #5803 – Marlin & Linda Zimmerman LDP – Jackson Township

File #5804 – Middlecreek Community Fellowship LDP – Franklin Township

File #5805 – Samuel Hahn Subdivision – Adams Township

File #5806 – Ridge Road Solar LDP – Spring Twp.

Google Drive link: [April 2025 Plans](#)

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 #5798 – Susquehanna Valley Country Club & Linda Scullin Lot Addition – Monroe Twp.

File #5799 – John Wenger Lot Addition – Spring Township

File #5800 – Steven Yakamook Farm Subdivision – Spring Township

File #5806 – Ridge Road Solar LDP – Spring Twp.

SECTION B:

OLD PLANS:

1st Meeting

File #5789 – Jonathan Horning Poultry LDP – Center Township

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

NEW PLANS:

File #5801 – Dynamic WW Land Holdings, LLC Subdivision Plan – Washington Township (Waiver Request)

File #5802 – Dynamic WE Land Holdings, LLC Subdivision Plan – Washington Township (Waiver Request)

File #5803 – Marlin & Linda Zimmerman LDP – Jackson Township

File #5804 – Middlecreek Community Fellowship LDP – Franklin Township

File #5805 – Samuel Hahn Subdivision – Adams 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 #5798 **Susquehanna Valley County Club Lot Addition Plan; Monroe Township; Zeigler Surveying, LLC - Surveyor**

This plan is for the consolidation of 2 parcels 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 21, 2025 and is SCPC File #5798.

File #5799 **John Wenger Lot Addition Plan; Spring Township; Sarge Surveying - Surveyor**

This plan is for the add-on of Lot A from Lot 1 to Lot 2 in Spring 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 31, 2025 and is SCPC File #5799.
3. Lot 1 Tax Parcel is listed incorrectly on the plan as 17-12-37 and should be 17-12-037.
4. Lot 2 Tax Parcel is listed incorrectly on the plan as 17-12-49 and should be 17-12-049.

File #5800 **Steven Yakamook Farm Subdivision Plan; Spring Township; All Points Land Surveys, Inc. - Surveyor**

This plan is for the subdivision of tax parcel 17-08-021 into 2 new tracts of land in Spring 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 April 2, 2025 and is SCPC File #5800.

File #5806 Ridge Road Solar Land Development Plan; Spring Township; BL Companies - Engineer

This plan is for the addition of a Solar Facility on tract 17-09-006.

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 April 11, 2025 and is SCPC File #5806.
3. The Snyder County Planning Commission Approval Certificate should be removed from the plan.

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

OLD 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 #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.

NEW PLANS

File #5801 Dynamic WW Land Holdings, LLC Subdivision Plan; Washington Township; PennCore Consulting, LLC - Surveyor

This plan is for the subdivision of tract 19-05-011, into 2 tracts of land. Proposed Lot 1 would be for Residential use, while Residual Lot 1 would remain for Agricultural use. This plan is to supersede SCPC File #5578, Map File #5343. Existing Lot 2 will be extinguished by this plan.

Waiver Request:

Section 403.A – Plan scale to allow a scale of 150 feet to the inch to minimize the number of sheets. Required scale is no more than 100 feet to the inch per the Ordinance.

General Comments:

1. All Certificates should be fully executed prior to approval.
2. Please change Zoning Data to Site Data as there is no Zoning in Washington Twp.
3. It appears as if, on the Soil Legend, some of the descriptions are incorrect.
4. It also appears that ArA is not included on the Soil Legend.

Plan Comments:

1. Section 403.B.5.C – Tract Map

Per this Section please add Existing Lot 2 to the tract map as existing and darken Proposed Lot 1 to show that it’s being added. Could you also please add something to the note on sheet 2 that Existing Lot 2 will be extinguished by this plan. Also please show the existing lot lighter on sheet 2, it appears to be proposed, or that the residual will remain.

2. Section 403.B.14.C – Sewage

The septic area should be located on Proposed Lot 1 per this section of the ordinance.

File #5802 Dynamic WE Land Holdings, LLC Subdivision Plan; Washington Township; PennCore Consulting, LLC - Surveyor

This plan is for the subdivision of tracts 19-05-032, 19-05-033, 19-09-042, 19-09-051, and 19-09-052 into 8 different tracts of land.

Waiver Request:

Section 403.A – Plan scale to allow a scale of 150 feet to the inch to minimize the number of sheets. Required scale is no more than 100 feet to the inch per the Ordinance.

General Comments:

1. All Certificates should be fully executed prior to approval.
2. I believe that Note #13 should refer to 19-05-051 instead of 052.
3. It appears as if, in the Soil Legend, some of the descriptions are incorrect.
4. Please change Zoning Data to Site Data as there is no Zoning in Washington Twp.

Plan Comments:

1. Section 403.B.17; 403.B.14.C & 512 - Sewage

Are any of the proposed lots to be served by public sewer? If not any lot not containing a system should be tested per these Sections of the ordinance. If there is an existing system it should be shown per these sections.

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

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

File #5803 **Marlin & Linda Zimmerman Land Development Plan; Jackson Township; Axtman Engineering, LLC – Engineer**

This plan is for the addition of a Poultry Layer Barn to tract 08-03-153.

This plan is under review by Meck-Tech

File #5804 **Middlecreek Fellowship Church Land Development Plan; Franklin Township; Axtman Engineering, LLC – Engineer**

This plan is for a 1,564 sf addition to the existing church.

This plan is under review by Meck-Tech

File #5805 **Samuel Hahn Subdivision Plan; Adams Township; Wagner’s Surveying, LLC – Surveyor**

This plan is for the subdivision of Tax Parcel 01-01-032 into 2 tracts of land.

General Comments

1. All Certificates should be fully executed prior to Final approval.
2. The Owner’s Certificate should be changed to County of Snyder.
3. The Tax Parcel number in the Title Block is incorrect, it should be 01-01-032.

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

3/14/25 – 4/17/25

I. Meetings

3/28/25 – MPO Meeting

II. Subdivision Site Inspections

Womer Farms

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	\$ 23,626.57	\$ 35,436.17

B) General Fund Receipts

	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
Subdivision Fees	\$ 3,488.00	\$2,550.00	\$ 6,038.00
Misc. Fees	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL	\$ 3,488.00	\$2,550.00	\$ 6,038.00

C) Escrow

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
\$ 321,499.40	\$ 8,900.00	\$ 700.00	\$ 329,699.40

D) Overall Expense vs. Revenue

<u>Expenses for Year</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Overall Expenses</u>
\$ 35,436.17	\$ 6,038.00	\$ 3,591.50*	\$ 25,806.67

(*) – Includes \$300 Application fee for #5801 & \$400 fee for #5802.

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