



Snyder County Planning Commission

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

REGULAR SCHEDULED MEETING

-Minutes-
01/21/2025

ATTENDANCE:

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

Guests:

Jacob Voyzay, Pivot Energy (*phone*)
Amanda Stank, Pivot Energy (*phone*)
Caroline Klein, Pivot Energy (*phone*)
Ben Kirk, Burget & Associates (*phone*)
Elizabeth Helsel, Burget & Associates
Charlie Axtman, Axtman Engineering
Keith Mull
Will Brunson

Staff:

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

1. CALL TO ORDER:

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

2. PUBLIC COMMENT:

Jacob Voyzay, Amanda Stank, and Caroline Klein from Pivot Engery - Hornberger Solar Project determination – Perry Township

Does NOT meet Land Development definition. Motion by Jon, second by Bobby. Motion approved.

Ben Kirk and Elizabeth Helsel from Burget & Associates - Colabine Solar Project – Adams & Spring Townships

Does NOT meet Land Development definition. Will need an email from Spring Township saying they have passed this off to Adams Township. Motion by Greg, second by Bobby. Motion approved.

3. APPROVAL OF MINUTES:

Bobby moved to approve the minutes from the December 16, 2024 meeting. Second by Jon. 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 #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.

Motion to Acknowledge by Bobby, second by Andy. Motion Approved.

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

OLD PLANS:

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

This plan is for the construction of an 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

Charlie is waiting on a Sewage Agreement from Center Township, and has provided the planning commission an extension until the April 2025 SCPC Meeting to render a decision on the project.

*Motion to Grant Waivers 1-4 by Jon, second by Andy. Motion Granted.
Motion to Grant Waiver 5 by Bobby, second by Jon. Motion Granted.
Motion to Grant Waiver 7 by Jon, second by Bobby. Motion Granted.
Motion to Grant Waiver for Extension until the April 2025 SCPC Meeting by Jon, second by Andy. Motion Granted.*

*Table plan until PC can get advice from Jeremiah on Ordinance 517.A
Landscaping and Buffering-- is Residential included/excluded.*

*Motion to Table Plan until April 2025 SCPC Meeting by Bobby, second by Andy.
Motion Granted.*

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.

Motion for Conditional Approval by Bobby, second by Andy. Motion Approved.

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

This plan is for the subdivision of tract 11-06-015 into 3 tracts. Residual Lot 1 would be 10.25 acres, Proposed Lot 2 will be 31.33 acres and Proposed Lot 3 will be 31.01 acres.

General Comments:

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

Motion for Conditional Approval by Jon, second by Bobby. Motion Granted

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

The County was awarded additional monies from the Wyoming Valley Levy Raising Project (WVLRP). However, funds must be used by the end of 2026. Lincoln to meet/talk with Laura Holbrook and Chris Bellman about projects that would be able to be completed in that timeframe. All projects must still be approved by the Snyder County Commissioners and then by the Board of the WVLRP.

H.) New Business

- 1.) Election of Officers for 2025

*Motion to elect John Cramer as Chairman by Jon, second by Bobby.
Motions Closed by Lincoln, second by Andy.
Motions Granted.*

*Motion to elect Dave Herbert as Vice Chairman by Jon, second by Bobby.
Motions Closed by Bobby, second by Jon.
Motions Granted.*

Motion to elect A. Greg Gargus and Ashley Hassinger as Secretary by Jon, second by Bobby.

Motions Closed by Bobby, second by Jon.

Motions Granted.

5.EXECUTIVE SESSION

Executive Session declared at 8:17 p.m.

Executive Session ended at 8:37 p.m.

6.ADJOURNMENT

Chairman John Cramer declared the meeting adjourned at 8:41 p.m.



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REGULAR SCHEDULED MEETING

-Minutes-
02/18/2025

ATTENDANCE:

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

GUESTS:

Corey Dillinger, MPL Law Firm
Jason Funk, Dynamic Energy
Nichole Coulter, Dynamic Energy

STAFF:

Lincoln Kaufman, Planning Director
Kelly Boyer, Administrative Assistant
Jeremiah Runkle, Ax-Runkle
Trevor Hess, Meck-Tech

1. CALL TO ORDER:

Chairman John Cramer called the meeting to order at 7:11 p.m.

PUBLIC COMMENT: Perry Route - 104 Solar, West Perry - Planing Mill Road Solar, West Perry - Penn Hemlock Solar – *all 3 were considered to NOT meet the definition of Land Development. But do however, meet the Snyder County Subdivision and Land Development Ordinance Sections 505 for Driveways and Section 509 for Setback Regulations. Lincoln will write up a letter for each location separately, as MPL Law Firm and Arm Group, LLC is handling each plan.*

2. APPROVAL OF MINUTES:

Greg moved to approve the minutes from the January 21, 2025 meeting, with an amendment. Under the Greg Mull Plan, #5778, in the first paragraph, remove the word commercial. Mr. Mull and his engineer both stated this was not commercial. 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 #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?

Motion to Acknowledge by Betsy, second by Greg. Motion Carried.

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.

Motion to Acknowledge by Betsy, second by Greg. Motion Carried.

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 #5794.

Motion to Acknowledge by Betsy, second by Greg. Motion Carried.

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

OLD PLANS:

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

This plan is for the construction of an 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 BY THE APRIL MEETING

Section 517 Buffering – Jeremiah discussed – only for commercial, industrial, or agricultural. If not one of those 3, then does not apply to plan.

Motion to Table by Greg, second by Betsy. Motion Carried. (This includes placing a note on the plan in regards to Section 517 - Buffering. It does not apply since the plan is residential, however should it become one of those 3 discussed then Section 517 would apply)

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

Motion to Table by Betsy, second by Greg. Motion Carried. Motion to accept waivers for items 1 and 4 on Comment Letter by Betsy, second Greg. Motion Carried. Will need a written request for waiver for item 9. Impervious for the existing barn will need accounted for in the storm water calculations.

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. The chord bearing for the curve on the western boundary of Proposed Lot 1 should be north west instead of south east.

Motion for Conditional Approval by Betsy, Second by Dave. Motion Carried.

D.) LOT ADDITIONS – (Section C)

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:

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

Motion to Acknowledge by Betsy, second by Andy. Motion Carried.

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.

Driveway must be 33' wide. Lincoln to add Comments. Motion by Betsy, Second by Greg. Motion Carried. We will also need to see right-of-way agreement.

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

F.) Commissioners Report – None

G.) Old Business

H.) New Business

- 1.) 2/6/25 – Received notification of the Perry Township Municipal Authority’s impending Water Quality Management Part II Permit.
- 2.) 2/6/25 – Received the latest Northcentral Pennsylvania Conservancy newsletter.
- 3.) 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.

5.ADJOURNMENT

Chairman John Cramer declared the meeting adjourned at 8:26 p.m.



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REGULAR SCHEDULED MEETING

-Minutes-
03/17/2025

ATTENDANCE:

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

GUESTS:

Allen Hornberger
Derreck Fisher
Lynford Hoover
Amos Brubacker
Isaac Muftic, SWCA
Amber Hall, PureSky Development, Inc.
Allison Storlosa, SWCA
Jason Funk, Dynamic Energy
Nichole Coulter, Dynamic Energy
Matthew McDevitt

STAFF:

Lincoln Kaufman, Planning Director
Kelly Boyer, Administrative Assistant (*absent*)
Jeremiah Runkle, Ax-Runkle (*virtual*)
Meck-Tech (*absent*)

1. CALL TO ORDER:

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

PUBLIC COMMENT: ASD Brick Plant PA2 Solar I and II – Beaver Township for determination of Land Development.

Project was found to NOT meet the definition of Land Development. Motion by Betsy, second by Dave. Motion carried. Lincoln to send a letter to PureSky and SWCA.

Beaver – Gross Road Solar – For determination of Land Development

Project was determined to NOT meet the definition of Land Development. Motion by Bobby, second by Jon. Motion carried. Lincoln to send a letter to project engineering company.

2. APPROVAL OF MINUTES:

Bobby moved to approve the minutes from the February 18, 2025 meeting with the minutes being amended to reflect that Bobby was not in attendance. 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 #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.

Motion to Acknowledge receipt of the plan by Bobby, second by Jon. Motion Carried.

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

OLD PLANS:

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

This plan is for the construction of an 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.

This plan will be reviewed to determine if it should be conditionally approved or if we're waiting on something from the engineer.

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.

This plan was tabled at the February meeting due to the waiver request to reduce the Right-of-Way from 33' per Section 508 to 20'.

After discussion the waiver was granted, due to the hardship of a greater right-of-way than the requested 20' would infringe upon the parking for the home on the front lot, upon motion by Dave second by John C. motion carried. The plan was then Conditionally Approved upon motion by Betsy with a second by Ashley motion carried.

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.

The waiver request for Section 508 was discussed. It was noted by the planning director that the Pennsylvania Municipalities Planning Code notes that there're supposed to be a hardship to grant waivers, and that a financial burden is not supposed to be considered a hardship, It was discussed that the trees which are

currently in the area that would be part of the right-of-way would be allowed to stay within the right-of-way and that the only things that should not be placed within a right-of-way would be permanent structures. After discussion and upon motion by Jon H. and second by Ashley the waiver was approved to allow the reduced right-of-way width of 25' with John C. voting not to grant the waiver. After granting of the waiver upon motion by Betsy and second by Dave the plan was Conditionally Approved with the motion carrying.

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.

A similar discussion on this plan was had as was discussed on File #5795. There was additional discussion on whether or not Sandra Sprenkle knows and understands the possible implications that the reduced right-of-way could have on her property in the future. After discussion there was a motion by Betsy to table the plan to allow for time to discuss with Mrs. Sprenkle; however there was no second. There was more discussion to the effect that the ordinance calls for a 33' right-of-way and there are no apparent hardships with having the full width right-of-way it was also discussed to have the planning director add a comment that a right-of-way agreement should be submitted for review by the planning commission prior to approval. A motion was then made by Bobby to deny the waiver with no second to the motion. The matter was then further discussed and another motion was made by Betsy to table the plan to allow the owners to discuss the right-of-way and how they would like to proceed prior to the planning commission taking action on the waiver request. The motion was seconded by Dave and the 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 - None

H.) New Business

- 1.) 2/6/25 – Received the latest Escrow Account Statement. Balance as of January 31 is \$321,750.15. This matches our records.
- 2.) 3/10/25 - Received the latest Escrow Account Statement. Balance as of February 28, 2025 is \$321,534.40. This matches our records.

5. ADJOURNMENT

Chairman John Cramer declared the meeting adjourned at 8:21 p.m.



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REGULAR SCHEDULED MEETING

-Minutes-
04/21/2025

ATTENDANCE:

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

GUESTS:

Charlie Axtman, Axtman Engineering
Marlin Zimmerman
Allen Hornberger, Hornberger Surveying
Amos Brubacker
Zach Wenrich
Amos Horning
Jonathan Horning
Daniel Stoltz

STAFF:

Lincoln Kaufman, Planning Director
Kelly Boyer, Administrative Assistant
Ax-Runkle (*absent*)
Scott Shambach, Meck-Tech

1. CALL TO ORDER:

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

PUBLIC COMMENT: Franklin White Church Road Solar – Arm Group, LLC – Engineer – for determination of Land Development.

Project does NOT meet the definition of Land Development. Motion by Betsy, second by Greg. Motion carried. Lincoln to send letter.

Zach Wenrich - Royer's Ridge Rd. – to build a garage before building a single family dwelling. Had been discussed in the past, solution they came up with was he could do so but had to build the house within 5 years.

After tonight's discussion, the commission reached a similar conclusion. Mr. Wenrich could build the garage first. Then build the house within the 5 year timeframe. However, should something arise that would prevent him from doing so, he would have 2 options at that point. 1. He could come back to the commission and ask for an extension, or 2. He could submit an LD plan. Lincoln to prepare a letter to Mr. Wenrich stating as much for him to sign and return.

2. APPROVAL OF MINUTES:

Bobby moved to approve the minutes from the March 17, 2025 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 #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.

Motion to Acknowledge the plan by Greg, second by Bobby. Motion carried.

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.

Motion to Acknowledge by Greg, second by Bobby. Motion Carried.

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.

Motion to Acknowledge the plan by Greg, second by Bobby. Motion carried.

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.

Motion to Acknowledge the plan by Greg, second by Bobby. Motion carried.

File #5807 7 Brew Coffee Land Development Plan; Shamokin Dam Borough; Toth & Associates – Engineer

This plan is for construction of a drive-thru coffee shop on Tax Parcel 16-04-059.

General Comments:

1. The Title Block does not appear to contain all the information required per the borough ordinance.
2. The Tax Parcel is not listed on the plan.
3. The Borough Certificate should be changed to Shamokin Dam Borough, it currently reads Selinsgrove Borough.
4. All Certificates should be fully executed prior to approval.
5. The Snyder County Planning Commission Approval Certificate should indicate the plan was received on April 21, 2025 and is SCPC File #58707.

Motion to Acknowledge the plan by Greg, second by Bobby. Motion carried.

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

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

Waiver 505.B.7 – motion to allow by Betsy, second by Bobby. Motion carried. (Allowance for use by tractor trailers)

Conditional Approval by Bobby, second by Betsy. Motion carried.

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.

Waiver section 508 – would improve the current situation. There will now be an actual legal document. Motion to allow by Betsy, second by Greg. Motion carried with John Cramer voting not to grant the Waiver.

Conditional Approval with Draft Deeds, Agreements, and signed Certificates. Motion by Betsy, second by Bobby. Motion carried.

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:
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.

Waiver for Section 403.4 – Motion to allow by Betsy, second by Bobby. Motion

carried. (Would require fewer sheets)

Conditionally Approved by Bobby, second by Greg. Motion carried.

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.

Waiver for Section 403.A – Motion to allow by Betsy, second by Bobby. Motion carried. (Would require fewer sheets)

Motion to Conditionally Approve by Betsy, second by Bobby. Motion carried.

File #5803 Marlin Zimmerman Layer Barn Land Development Plan; Jackson Township; Axtman Engineering - Engineer

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

Currently under Review by Meck-Tech

Conditionally Approved with the understanding that the Waiver for Section 517 is Dismissed. Motion by Greg, second by Bobby. Motion carried.

File #5804 Middlecreek Fellowship Church Land Development Plan; Franklin Township; Axtman Engineering - Engineer

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

Currently under Review by Meck-Tech

Motion to Table by Greg, second by Betsy. Motion carried.

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.

Motion for Conditional Approval by Bobby , second by Betsy . 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.) 2/6/25 – Received the latest Escrow Account Statement. Balance as of January 31 is \$321,750.15. This matches our records.

- 2.) 3/10/25 - Received the latest Escrow Account Statement. Balance as of February 28, 2025 is \$321,534.40. This matches our records.

5.ADJOURNMENT

Chairman John Cramer declared the meeting adjourned at 9:24 p.m.



Snyder County Planning Commission

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

REGULAR SCHEDULED MEETING

-Minutes-
05/19/2025

ATTENDANCE:

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

GUESTS:

STAFF:

Lincoln Kaufman, Planning Director
Kelly Boyer, Administrative Assistant
Jeremiah Runkle, Ax-Runkle
Trevor Hess, Meck-Tech

1. CALL TO ORDER:

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

PUBLIC COMMENT:

None.

2. APPROVAL OF MINUTES:

Bobby moved to approve the minutes from the April 21, 2025 meeting with amendment to File 5796 Sprenkle/Brubacker Lot Addition. The Waiver Request for Section 508, John voted against . 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 #5812 Degenstein Campus Center at SU Land Development Plan; Selinsgrove Borough; Kurowski & Wilson, LLC - Engineer

This plan is for the renovations and additions to the Degenstein Campus Center at Susquehanna University, located in Selinsgrove Borough, Snyder County. Tax Parcel 15-07-052.

General Comments:

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Review Certificate is blank. The following Certificate should be used:

The Snyder County Planning Commission, as required by the Pennsylvania Municipalities Planning Code, has received a copy of this plan for review and comment on May 2, 2025. This does not indicate approval or disapproval of the plan by the Snyder County Planning Commission and the Planning Commission does not represent nor guarantee that this plan complies with the various ordinances, rules, regulations, or laws of the municipality, the Commonwealth, or the Federal Government. SCPC File #5812.

3. The Title Block does not appear to contain all the information required per the borough ordinance.
4. Names and Tax Parcel Numbers for all surrounding properties.

Motion to Acknowledge the plan by Betsy, second by Dave. Motion carried.

File #5813 Klingler and Burlew Subdivision/Lot Addition Development Plan; Penn Township; Meck-Tech - Surveyor

This plan is for the subdivision of a plot of land on Tax Parcel 12-02-099 to be add to Tax Parcel 13-02-078 in Penn 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 May 12, 2025 and is SCPC File #5813.

Motion to Acknowledge by Betsy, second by Dave. Motion Carried.

File #5815 TK Farms LLC Subdivision Plan; Spring Township; Wright Land Surveying - Surveyor

This plan is for the subdivision of parcel of land into 2 new tracts of land in Spring Township on Tax Parcel 17-12-117.

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 May 13, 2025 and is SCPC File #5815.
3. Should the boundary of the residual be shown as well?

Motion to Acknowledge the plan by Betsy, second by Dave. Motion carried.

File #5816 John & Barbara Hostetter and Sam & Barbara Hostetter Subdivision Plan; Spring Township; Wright Land Surveying - Surveyor

This plan is for the subdivision of 1 parcel into 2 new tracts of land in Spring Township, Tax Parcel 17-08-012.

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 May 13, 2025 and is SCPC File #5816.

Motion to Acknowledge the plan by Betsy, second by Dave. Motion carried.

File #5817 Selinsgrove Ford Collision Center Land Development Plan; Penn Township; Larson Design Group- Engineer

This plan is to replace the current Collision Center Repair and Body Shop with a new larger building, parking, and other amenities on Tax Parcels 13-08-135 and 13-08-136.

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 May 14, 2025 and is SCPC File #5817.
3. The title block does not appear to contain all the information required per the township ordinance.
4. On page C1, the numbering under General Land Development Notes is not in sequential order.

Motion to Acknowledge the plan by Betsy, second by Dave. Motion carried.

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

OLD PLANS:

None

NEW PLANS:

File #5814 Timothy & Cindy Moyer Subdivision Plan; Franklin Township; All Points Land Surveys, Inc. - Surveyor

This plan is to subdivide the property on Tax Parcel 06-07-196 and 06-07-196A into 2 tracts of land in Franklin Township.

General Comments:

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

Plan Comments:

1. **Section 403.B.29 – Driveway Location**

Per this section of the ordinance a proposed driveway location should be shown.

2. **Section 403.C.1 & Section 512 – Sewage Disposal**

Per these sections. A letter from the Middleburg Municipal Authority stating that they have capacity will be required. All connections must be per their rules and regulations.

Motion for Conditional Approval by Bobby, second by Betsy. Motion carried.

D.) LOT ADDITIONS – (Section C)

File #5808 Lantz Family Farms and Robert & Judy Fowler Lot Addition Plan; Perry Township; D. Allen Hornberger Surveying - Surveyor

This plan is to remove a tract of land from Tax Parcel 14-10-133 and add it to Tax Parcel 14-10-001.

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.

Motion to Acknowledge by Betsy, second by Dave. Motion carried.

File #5809 Beidler – Leitzel Lot Addition Plan; Perry Township; Hornberger Land Surveying, LLC - Surveyor

This plan is for a 5.944 acre lot addition from the lands of Joseph L, Joseph R, and Dennis Beidler to the lands of Gary & Kay Leitzel.

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.

Motion to Acknowledge by Betsy, second by Dave. Motion carried.

File #5810 Stroik - Martin Lot Addition Plan; Perry Township; Hornberger Land Surveying, LLC - Surveyor

This plan is for a 0.164 acre lot addition from the lands of Caleb Stroik to the lands of Larry & Irene Martin.

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.

Motion to Acknowledge by Betsy, second by Dave. Motion carried.

File #5811 Graybill, Weaver, Brubaker and Flanders Lot Additions Plan; West Perry Township; D. Allen Hornberger - Surveyor

This plan is for the removal of plots of land from several different Tax Parcels to be added onto several different Tax Parcels, all located in West Perry Township, Snyder County. Tax Parcels included: 21-05-057, 21-05-025D, 21-05-025C, 21-05-026, 21-05-109, 21-05-096 and 21-05084.

General Comments:

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

2. It appears as if the Deed Book and Page number may be incorrect for Tax Parcel 21-05-025C (Weaver 2). It is listed on the Plan as DB 491 and Page 518, but on GIS it is listed as DB 630 and Page 263. The information should be verified.

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 504.H – Maintenance and Use Agreement**

A Maintenance and Use Agreement should be submitted for the Proposed Right-of-Way for review by the Planning Commissions Solicitor.

Motion to Acknowledge by Betsy, second by Dave. Motion carried.

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

F.) Commissioners Report – None

G.) Old Business

H.) New Business

- 1.) Lincoln would like to schedule a training session with Neil Fogle on a Saturday.
- 2.) Hazard Mitigation Plan is ready to adopt and will then go to the municipalities for adoption.
- 3.) 5 County Solid Waste Plan is also just about finished.
- 4.) Jeremiah will be resigning as the Planning Commission Solicitor because of the rise in conflicts of interests. He will give us a few months, and help with the transition, and has recommended Jim Bathgate as a potential replacement. Lincoln to discuss with the Commissioners.

5.ADJOURNMENT

Chairman John Cramer declared the meeting adjourned at 7:47 p.m.