

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 & Caroline Klein from Pivot Energy – Hornberger Solar Project determination – Perry Township. Will most likely join the meeting online.
Colabine Solar Project determination – Adams & Spring Townships – Ben Kirk will most likely join us online to answer any questions.
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 – Election of Officers for 2025.
 - 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

Snyder County Planning Commission

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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.

- 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 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 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.

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

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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:

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

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:

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.

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.

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Report of the Planning Director

1/17/25 – 2/16/25

I. Meetings

- 1/29/25 – Selinsgrove Walkability Study
- 2/4/25 – Farm Board Meeting
- 2/5/25 – Regional Housing Meeting
- 2/6/25 – ASD Brick Plant Modeling Permitting Meeting
- 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>
\$ 324,196.40	\$ 0.00	\$ 6,547.00	\$ 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>
\$ 14,211.44	\$ 2,563.00	\$ 2,891.50	\$ 8,756.94

*- We are waiting on submission fees for Files #5793 & 5794

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

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Basement Meeting Room
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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.
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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

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1st Meeting

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

NEW PLANS:

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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.
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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**

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General Comments:

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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:

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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

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1/17/25 – 2/16/25

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II. Subdivision Site Inspections

None

III. Final Plan Approval Processing

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None

V. Sketch Plan Reviews by Staff

None

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Basement Meeting Room
Snyder County Courthouse
Middleburg, PA

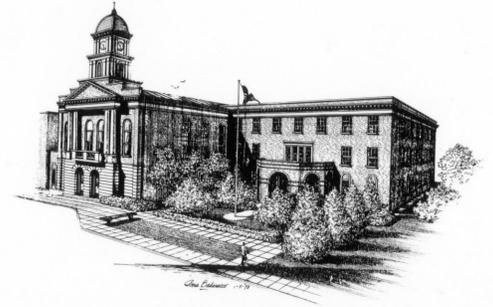
1. CALL TO ORDER
2. PUBLIC COMMENT: ASD Brick Plant PA2 Solar I and II – Beaver Township for a determination of Land Development.
Beaver – Gross Road Solar – For determination of Land Development.
3. APPROVAL OF THE FEBRUARY 18, 2025 MEETING MINUTES.
4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES
 - 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

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



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

Snyder County Planning Commission

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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.

Snyder County Planning Commission

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

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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

Snyder County Planning Commission

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Fax: (570) 837-4345



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

Snyder County Planning Commission

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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

Snyder County Planning Commission

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Fax: (570) 837-4345



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

Snyder County Planning Commission

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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.

Snyder County Planning Commission

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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

Snyder County Planning Commission

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

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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

Snyder County Planning Commission

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Fax: (570) 837-4345



MEETING AGENDA

--REGULARLY SCHEDULED MEETING--

--Monday, May 19, 2025

7:00 p.m.

Basement Meeting Room
Snyder County Courthouse
Middleburg, PA

1. CALL TO ORDER
2. PUBLIC COMMENT:
3. APPROVAL OF THE APRIL 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) 5/8/25 – Received the latest Escrow Account Statement. Balance as of April 30 is \$329,734.40. This matches our records.
7. ADJOURNMENT

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



TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: May 16, 2025

SUBJECT: Subdivision Review Meeting

The Subdivision Review Committee Work Session is Scheduled for Thursday, May 15, at 9:00 a.m. in the Planning Department.

Thank you.

NEW APPLICATIONS RECEIVED:

File #5808 – Lantz Family Farm and Robert & Judy Fowler Lot Addition/Subdivision Plan – Perry Twp.

File #5809 – Beidler - Leitzel Lot Addition – Perry Township

File #5810 – Stroik – Martin Lot Addition Plan – Perry Township

File #5811 – Graybill – Weaver – Brubaker – Flanders Lot Addition Plan – West Perry Twp.

File #5812 – Dagenstein Campus Center at SU LDP – Selinsgrove Borough

File #5813 – Klinger – Burlew Lot Addition Plan – Penn Township

File #5814 – Timothy & Cindy Moyer Subdivision – Franklin Twp.

File #5815 – TK Farms LLC Subdivision – Spring Twp.

File #5816 – John & Barbara – Sam & Barbara Hostetter Subdivision – Spring Twp.

File #5817 – Selinsgrove Ford Collision Center LDP – Penn Twp.

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

cc: Snyder County Board of Commissioners

Tony Phillips, Chief Clerk

AxRunkle, Solicitor

Meck-Tech, Inc., PC Engineer

Snyder County Planning Commission

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PLANS ON THE AGENDA FOR THIS MEETING:

SECTION A:

File #5812 – Dagenstein Campus Center at SU LDP – Selinsgrove Borough

File #5813 – Klinger – Burlew Lot Addition Plan – Penn Township

File #5815 – TK Farms LLC Subdivision – Spring Twp.

File #5816 – John & Barbara – Sam & Barbara Hostetter Subdivision – Spring Twp.

File #5817 – Selinsgrove Ford Collision Center LDP – Penn Twp.

SECTION B:

OLD PLANS:

None

1st Meeting

NEW PLANS:

File #5814 – Timothy & Cindy Moyer Subdivision – Franklin Twp.

SECTION C:

File #5808 – Lantz Family Farm & Robert & Judy Fowler Lot Addition Plan – Perry Twp.

File #5809 – Beidler - Leitzel Lot Addition – Perry Township

File #5810 – Stroik – Martin Lot Addition Plan – Perry Township

File #5811 – Graybill – Weaver – Brubaker – Flanders Lot Addition Plan – West Perry Twp.

Grayed portions note that action is required at this meeting.

Snyder County Planning Commission

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SNYDER COUNTY PLANNING COMMISSION SUBDIVISION REVIEW COMMITTEE REPORT

A. PLANS AND APPLICATIONS FROM MUNICIPALITIES WITH REGULATIONS:

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.

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.

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?

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.

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.

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

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.

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

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.

File #5809 Beidler and Leitzel Subdivision/Lot Addition Plan; Perry Township, Snyder County; D. Allen Hornberger, Surveyor

This plan is for the removal of a tract of land from Tax Parcel 14-09-016 and for that tract of land to be added to Tax Parcel 14-09-047 located in Perry Township, Snyder County.

General Comments

1. All Certificates should be fully executed prior to Final Approval.
2. There appears to be a 50' bust in the Leitzel property.

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 requested for plan approval.

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.

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 some of the soil definitions may be incorrect on the Soil Legend.
3. 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.
4. The Proposed Right-of-Way for tract 21-05-157 does not appear to be tied into and boundary corner.

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.

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



Report of the Planning Director

4/22/25 – 5/15/25

I. Meetings

4/23/25 – 5 County Solid Waste Plan Update Meeting

5/6/25 – Commissioners Meeting – GW&OSP & 5 County Solid Waste Plan discussion

5/7/25 – Union – Snyder Housing Group Meeting

5/9/25 – MPO Meeting

5/13/25 – MSATC Meeting

5/16 – CPDAP Meeting

II. Subdivision Site Inspections

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	\$ 36,307.89	\$ 44,713.71

B) General Fund Receipts

	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
Subdivision Fees	\$ 6,038.00	\$2,3750.00	\$ 8,413.00
Misc. Fees	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL	\$ 6,038.00	\$2,3750.00	\$ 8,413.00

C) Escrow

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
\$ 329,699.40	\$ 0.00	\$ 0.00	\$ 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>
\$ 44,713.71	\$ 8,413.00	\$ 3,591.50*	\$ 32,709.21

(*) – 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

Snyder County Planning Commission

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MEETING AGENDA

--REGULARLY SCHEDULED MEETING--

--Monday, June 16, 2025

7:00 p.m.

Basement Meeting Room
Snyder County Courthouse
Middleburg, PA

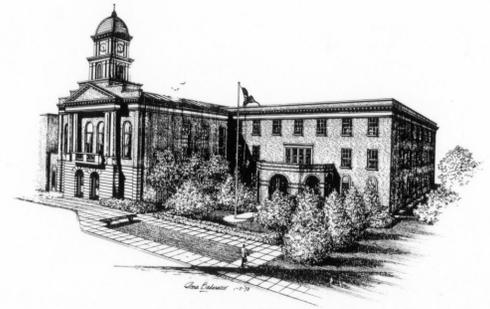
1. CALL TO ORDER
2. PUBLIC COMMENT:
3. APPROVAL OF THE MAY 19, 2025 MEETING MINUTES.
4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES
 - A) Monthly Budget Report
 - B) Subdivision Review Report
 - C) Planning Office Report
5. OLD BUSINESS
6. NEW BUSINESS
 - A) 6/6/25 – Received the latest Escrow Account Statement. Balance as of April 30 is \$329,734.40. This matches our records.
7. ADJOURNMENT

Snyder County Planning Commission

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

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Fax: (570) 837-4345



TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: June 13, 2025

SUBJECT: Subdivision Review Meeting

The Subdivision Review Committee Work Session is Scheduled for Friday, June 13, at 9:00 a.m. in the Planning Department.

Thank you.

NEW APPLICATIONS RECEIVED:

File #5818 – Troy Gaugler Land Development Plan – Shamokin Dam Borough

File #5819 – Dustyn & Tracy Adams Land Development Plan – McClure Borough

File #5820 – Brubaker – Weaver Subdivision Plan – Chapman Township

File #5821 – Gap Bros. Holdings, LLC Subdivision Plan – Middlecreek Twp.

File #5822 – Shaffer & Spotts Lot Addition Plan – Middlecreek & Washington Twp.

File #5823 – Shaffer & Spotts Subdivision Plan – Middlecreek & Washington Twp.

File #5824 – Garrote, Zechman and Wilt Subdivision Plan – Beaver Twp.

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

cc: Snyder County Board of Commissioners

Tony Phillips, Chief Clerk

AxRunkle, Solicitor

Meck-Tech, Inc., PC Engineer

Snyder County Planning Commission

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PLANS ON THE AGENDA FOR THIS MEETING:

SECTION A:

File #5818 – Troy Gaugler Land Development Plan – Shamokin Dam Borough

File #5819 – Dustyn & Tracy Adams Land Development Plan – McClure Borough

SECTION B:

OLD PLANS:

None

1st Meeting

NEW PLANS:

File #5820 – Brubaker – Weaver Subdivision Plan – Chapman Township

File #5821 – Gap Bros. Holdings, LLC Subdivision Plan – Middlecreek Twp.

File #5823 – Shaffer & Spotts Subdivision Plan – Middlecreek & Washington Twp.

File #5824 – Garrote, Zechman and Wilt Subdivision Plan – Beaver Twp.

SECTION C:

File #5822 – Shaffer & Spotts Lot Addition Plan – Middlecreek & Washington Twp.

Grayed portions note that action is required at this meeting.

Snyder County Planning Commission

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SNYDER COUNTY PLANNING COMMISSION SUBDIVISION REVIEW COMMITTEE REPORT

A. PLANS AND APPLICATIONS FROM MUNICIPALITIES WITH REGULATIONS:

File #5818 Troy Gaugler Land Development Plan; Shamokin Dam Borough; Stahl Sheaffer Engineering - Surveyor

This plan is for construction of a duplex on a property

General Comments:

The Snyder County Planning Department has no comments on the plan.

File #5819 Dustyn & Tracey Adams Land Development Plan; McClure Borough; Wright Land Surveying - Surveyor

This plan is to add a second single-family dwelling to Tax Parcel 09-07-016, with on-lot sewage and a private well.

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 28, 2025 and is SCPC File #5819.
3. Numbering is not sequential under the Notes section.
4. The Snyder County GIS Department should be contacted for an address for the new home and for a determination as to whether or not the private drive needs to be named for emergency response purposes. Their number is 570-374-5290.

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

OLD PLANS

None

NEW PLANS

File #5820 Brubaker – Weaver Subdivision Plan; Chapman Township; Hornberger Survey Associates, Inc. - Surveyor

This plan is to subdivide Tax Parcel 05-05-122 into 3 tracts of land in Chapman Township. Proposed Lot 1 will be 6.703 acres, Proposed Lot 2 will be 9.016 acres with a residual of ± 76.8 acres.

General Comments:

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

File #5821 Gap Bros. Holdings, LLC Subdivision Plan; Middlecreek Township; Hornberger Survey Associates, Inc. - Surveyor

This plan is for the subdivision of Tax Parcel 11-06-136 into 2 tracts of land. Proposed Lot 1 would be a non-building lot.

Waiver Request:

Section 508 – Layout / Right-of-Way Requirement – request to allow a variable width Right-of-Way with a minimum width of 17.39’ to accommodate the existing septic tank and existing septic area. Minimum required is 33’ by ordinance.

General Comments:

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

Plan Comments:

1. **Section 403.B.12 - Contours**

Per this section of the ordinance contours should be shown on the plan.

File #5823 Shaffer, Spotts and Burr Subdivision Plan; Middlecreek and Washington Townships, Snyder County; Kreamer Survey Associates, Inc. - Surveyor

This plan is for the subdivision of Tax Parcel 11-02-119 located in Middlecreek and Washington Townships, Snyder County.

General Comments

1. All Certificates should be fully executed prior to Final approval in both counties.
2. This Plan being Final Approved is contingent on SCPC File #5822 being Final Approved first.

3. Tax Parcel 19-01-024A is listed on GIS to Robert R. Strawser, Jr., but on the plan it is listed to Robert C. and Beth C. Burr. Information needs verified.
4. Per GIS, Robert and Beth Burr are listed to Tax Parcel 11-02-304. Information needs verified.

File #5824 Garrote, Zechman and Wilt Subdivision Plan; Beaver Township; Wright Land Surveying - Surveyor

This plan is to subdivide Tax Parcels 02-01-035 and 02-01-035A and create Lot 3 for a single-family residence with on-lot sewage disposal.

General Comments:

1. All Certificates should be fully executed prior to approval.
2. Under the Narrative on the plan, I believe the plan proposes is to create Lot 3. Not Lot 2 as currently stated on the plan.
3. The Northeastern border of Residual Lot 1 is missing several coordinates, and therefore it does not close.

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

File #5822 Shaffer, Spotts and Valentine Lot Addition Plan; Middlecreek and Washington Townships, Snyder County; Kreamer Survey Associates, Inc. - Surveyor

This plan is for the subdivision of 2 tracts of land from Tax Parcel 11-02-119 (Shaffer), with one lot to be added to Tax Parcel 19-10-068 (Valentine) and the second lot to be added to Tax Parcel 11-02-094 (Shaffer).

General Comments

1. All Certificates should be fully executed prior to Final approval.
2. Per GIS, Tax Parcel 19-01-024A is listed as Robert R. Stewart, Jr. On the plan, 19-01-024A is listed as Robert C. and Beth C. Burr. Parcel Information should be verified.
3. Per Section 402.A Contours are not required; however if they are going to be shown elevations should be added as well.

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

Snyder County Planning Commission

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Report of the Planning Director

5/15/25 – 6/13/25

I. Meetings

5/21/25 – 5 County Solid Waste Plan Update Meeting

6/2/25 – Commissioners Meeting – 5 County Solid Waste Plan discussion

6/2/25 – Local TIP Meeting with PennDOT & SEDA-COG

6/13/25 – GSVCC Transportation Meeting

II. Subdivision Site Inspections

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	\$ 60,235.96	\$ 49,123.11

B) General Fund Receipts

	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
Subdivision Fees	\$ 8,413.00	\$ 1,600.00	\$10,013.00
Misc. Fees	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL	\$ 8,413.00	\$ 1,600.00	\$10,013.00

C) Escrow

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
\$ 329,699.40	\$ 0.00	\$ 0.00	\$ 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>
\$ 49,123.11	\$10,013.00	\$ 3,591.50*	\$ 35,518.61

(*) – 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

Snyder County Planning Commission

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July 17, 2025

To whom it may concern,

The Snyder County Planning Commission's Regularly Scheduled meeting for July 21, 2025 at 7pm in the Snyder County Courthouse basement meeting room has been cancelled. Items scheduled to be on the Agenda for this meeting will appear on the August Meeting Agenda.

If you have any questions please don't hesitate to give my office a call. Or send me an email at lkaufman@snydercounty.org .

Respectfully,

Lincoln Kaufman
Snyder County Planning Director

Cc: File

Snyder County Planning Commission

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MEETING AGENDA

--REGULARLY SCHEDULED MEETING--

--Monday, August 18, 2025

7:00 p.m.

Basement Meeting Room
Snyder County Courthouse
Middleburg, PA

1. CALL TO ORDER
2. PUBLIC COMMENT: Arm Group Solar Projects:
 1. Middleburg 1 & 2 Solar
 2. Professional Building Systems Solar
3. APPROVAL OF THE JUNE 16, 2025 MEETING MINUTES.
4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES
 - A) Monthly Budget Report – July and August
 - B) Subdivision Review Report
 - C) Planning Office Report
5. OLD BUSINESS
6. NEW BUSINESS
 - A) 7/11/25 – Received the latest Escrow Account Statement. Balance as of June 30 is \$329,734.40. This matches our records.
 - B) 8/10/25 – Received the most recent Escrow Account Statement. Balance as of July 31 is \$333,734.40. This balance does not include the Escrow deposit for the Penn Dairy project which will give us an actual balance of \$337,734.40.
 - C) The County Hazard Mitigation Plan has been adopted.
 - D) The 5 County Solid Waste Plan has reached the 50% population for adoption and is officially adopted by the county.
7. ADJOURNMENT

Snyder County Planning Commission

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

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Fax: (570) 837-4345



TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: August 15, 2025

SUBJECT: Subdivision Review Meeting

The Subdivision Review Committee Work Session is scheduled for Friday, August 15, at 9:00 a.m. in the Planning Department.

Thank you.

NEW APPLICATIONS RECEIVED:

File #5825 – Ron Brubaker Lot Addition Plan – Perry Twp.

File #5826 – Penn Dairy Lot Addition Plan – Jackson Twp.

File #5827 – Sissyboy Trucking LLC LDP – Penn Twp.

File #5828 – Sensenig Lot Addition Plan – Washington Twp.

File #5829 – Amos Martin Poultry – Center Twp.

File #5830 – Penn Dairy, LLC LDP – Jackson Twp.

File #5831 – Members 1st Federal Credit Union Subdivision & LDP – Monroe Twp.

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

cc: Snyder County Board of Commissioners

Tony Phillips, Chief Clerk

AxRunkle, Solicitor

Meck-Tech, Inc., PC Engineer

Snyder County Planning Commission

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PLANS ON THE AGENDA FOR THIS MEETING:

SECTION A:

File #5827 – Sissyboy Trucking LLC LDP – Penn Twp.

File #5831 – Members 1st Federal Credit Union Subdivision & LDP – Monroe Twp.

SECTION B:

OLD PLANS:

File #5804 – Middlecreek Community Fellowship LDP – Franklin Township 1st Meeting

NEW PLANS:

File #5829 – Amos Martin Poultry – Center Twp.

File #5830 – Penn Dairy, LLC LDP – Jackson Twp.

SECTION C:

File #5825 – Ron Brubaker Lot Addition Plan – Perry Twp.

File #5826 – Penn Dairy Lot Addition Plan – Jackson Twp.

File #5828 – Sensenig Lot Addition Plan – Washington Twp.

Grayed portions note that action is required at this meeting.

Snyder County Planning Commission

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SNYDER COUNTY PLANNING COMMISSION SUBDIVISION REVIEW COMMITTEE REPORT

A. PLANS AND APPLICATIONS FROM MUNICIPALITIES WITH REGULATIONS:

File #5827 **Sissyboy Truiking Land Development Plan; Penn Township; Axtman Engineering, LLC – Engineer**

This plan is for the construction of a garage with proposed use for truck repair.

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 July 17, 2025 and is SCPC File #5827.
3. General Notes on Page 1 are not in sequential order.

File #5831 **Members 1st Federal Credit Union Subdivision and Land Development Plan; Monroe Township; Alpha Consulting Engineers, Inc. - Engineers**

This plan is for the subdivision of Tax Parcel 12-10-110 and Tax Parcel 12-10-111 into 1 plot of land. Land Development is for the construction of 2600 sq. ft. building to be used as a bank with parking.

General Comments:

1. All Certificates should be fully executed prior to approval.
2. There is no Snyder County Planning Review Certificate. The following Certificate should be added to the Plan:

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 August 5, 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 #5831.

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

OLD PLANS

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 was reviewed by Meck-Tech and was tabled

A 90 day extension has been offered by the project engineer Charles Axtman. I would suggest accepting an extension to the October 20, 2025 meeting if that's ok with Charlie.

NEW PLANS

File #5829 Amos Martin Poultry Land Development Plan; Center Township; Rohland Engineering, LLC. - Engineer

This plan is for the addition of a third poultry house on tract 04-05-029 owned by Amos Martin.

This plan is under review by Meck-Tech.

File #5830 Penn Dairy, LLC Land Development Plan; Jackson Township; Livic Civil Engineering – Engineer / Surveyor

This plan is for a building addition to the existing plant located at 7199 County Line Road in Jackson Township.

This plan is under review by Meck-Tech.

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

File #5825 Ron Brubaker Lot Addition Plan; Perry Township, Snyder County; Stahl Sheaffer Engineering - Surveyor

This plan is for a 7.67 acre lot addition from tax parcel 14-11-003 owned by John Renninger and shown as Lot A, to Tax Parcel 19-03-007 owned by Ron Brubaker.

General Comments

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

2. Washington Township should be added to the Title Block along with Perry Township as the Renninger property is located in Perry and the Brubaker property is located in Washington Township.

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.4 – Property Location**

Distance to the nearest road intersection or major references should be shown per this section.

3. **Section 403. B.26 – Landowner Certificates**

An ownership Certificate should be provided for all landowners per this section of the ordinance.

File #5826 **Penn Dairy Lot Additions Plan; Jackson Township, Snyder County; Livic Civil – Engineer / Surveyor**

This plan is for the consolidation of 5 Tracts currently owned by Penn Dairy along with a lot addition from Michael Ulrich from tax parcel #08-03-016.

General Comments

1. All Certificates should be fully executed prior to Final approval. The Ownership Certificates should be labeled Snyder County instead of Union County.
2. The references for the Ulrich tract should be changed to 08-03-016 most call it 116. This occurs on all three sheets.
3. General Note #3 should refer to Snyder County instead of Lycoming.
4. Sheet #2 Ulrich is misspelled on the plan view.

Plan Comments

1. **Section 402.B.5 & 6 – Draft Deeds**

Draft Deeds for the transfer of all of the add-on pieces, and for the combining of the add-on pieces with the existing lot to which it is being added are required for plan approval.

2. Section 403.B.4 – Property Location

Distance to the nearest road intersection or major references should be shown per this section.

3. Section 403. B.9 – Boundary

Boundary information should be provided for all lots per this section of the ordinance.

4. Section 403. B.11 - Lot Area

Lot areas should be shown per this section of the ordinance.

5. Section 403. B.14.C – Significant Features

The Septic area should be located per this section to the overall boundary of the new lot.

File #5828 Goodling to Sensenig Lot Addition Plan; Washington Township – Snyder County; Kreamer Survey Associates, Inc. – Surveyor

This plan is for the subtraction of Lot 2 from Tax Parcel 19-07-010 (Goodlings) and added to the Tax Parcel 19-07-019B (Sensenigs).

General Comments

1. All Certificates should be fully executed prior to Final 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. In the Adjoiner Table, the Tax Parcel for the Sensenig’s appears to be listed incorrectly. I believe it is Tax Parcel 19-07-019B and it is referenced as such everywhere else on the plan, but here is referenced as 19-07-019A.
3. Per GIS, there appear to be a few Tax Parcels or Land Owners listed incorrectly or not listed at all. Please verify the information.
4. There are no coordinates listed for the boundaries for Residual Lot 1, Tax Parcel 19-07-010, belonging to the Goodlings. There are also no coordinates listed for the boundaries for Tax Parcel 19-07-019B belonging to the Sensenings.

Snyder County Planning Commission

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Report of the Planning Director

6/13/25 – 7/21/25

I. Meetings

7/15/25 – Meeting with Chris Foor from Beavertown Borough

7/16/25 – HMP Closeout Meeting

7/18/25 – MPO Meeting at SEDA-COG

8/5/25 – Farm Board Meeting

8/8/25 – CPDAP Meeting in State College

II. Subdivision Site Inspections

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 – July & August 2025

	<u>Prior Year to Date</u>	<u>Current Year-to Date</u>
Expenses	\$ 73,571.94	\$ 75,738.34

B) General Fund Receipts

	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
Subdivision Fees	\$10,163.00	\$ 3,359.40	\$ 13,522.40
Misc. Fees	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL	\$10,163.00	\$ 3,359.40	\$ 13,522.40

C) Escrow

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
\$ 329,699.40	\$ 8,000.00	\$ 0.00	\$ 337,699.40

D) Overall Expense vs. Revenue

<u>Expenses for Year</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Overall Expenses</u>
\$ 75,738.34	\$ 13,522.40	\$ 3,591.50*	\$ 58,624.44

(*) – 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

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, September 15, 2025

7:00 p.m.

Basement Meeting Room
Snyder County Courthouse
Middleburg, PA

1. CALL TO ORDER
2. PUBLIC COMMENT:
3. APPROVAL OF THE AUGUST 18, 2025 MEETING MINUTES.
4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES
 - A) Monthly Budget Report – July and August
 - B) Subdivision Review Report
 - C) Planning Office Report
5. OLD BUSINESS
6. NEW BUSINESS
 - A) 9/9/25 – Received the latest Escrow Account Statement. Balance as of August 31 is \$337,734.40. This matches our records for that date, but does not account for the Escrow release to Richfield Life Ministries on September 3, 2025 in the amount of \$96,505.20. Actual current balance of the Escrow Account is \$241,194.20 as of 9/10/2025.
 - B) 9/9/25 – Received notification from Lynda Schlegel Culver’s office about a Municipal Grant Seminar on Wednesday, October 1, 2025 at the Montour County Administration Building located at 435 E. Front St., Danville, Pa. 17821. Doors open at 9am.
7. ADJOURNMENT

Snyder County Planning Commission

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

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Fax: (570) 837-4345



TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: September 12, 2025

SUBJECT: Subdivision Review Meeting

The Subdivision Review Committee Work Session is scheduled for Thursday, September 11, at 9:00 a.m. in the Planning Department.

Thank you.

NEW APPLICATIONS RECEIVED:

File #5832 – Jeff & Shannon Sheaffer Lot Addition Plan – Union Twp.

File #5833 – Ethan Martin Ag. LDP – Adams Twp.

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

cc: Snyder County Board of Commissioners

Tony Phillips, Chief Clerk

AxRunkle, Solicitor

Meck-Tech, Inc., PC Engineer

Snyder County Planning Commission

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PLANS ON THE AGENDA FOR THIS MEETING:

SECTION A:

None

SECTION B:

OLD PLANS:

1st Meeting

File #5804 – Middlecreek Community Fellowship LDP – Franklin Township

File #5829 – Amos Martin Poultry – Center Twp.

File #5830 – Penn Dairy, LLC LDP – Jackson Twp.

NEW PLANS:

File #5833 – Ethan Martin Ag. LDP – Adams Twp.

SECTION C:

File #5832 – Jeff & Shannon Sheaffer Lot Addition Plan – Union Twp.

Grayed portions note that action is required at this meeting.

Snyder County Planning Commission

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SNYDER COUNTY PLANNING COMMISSION SUBDIVISION REVIEW COMMITTEE REPORT

A. PLANS AND APPLICATIONS FROM MUNICIPALITIES WITH REGULATIONS:

None

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

OLD PLANS

**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 was reviewed by Meck-Tech and was tabled

A 90 day extension has been offered by the project engineer Charles Axtman. I would suggest accepting an extension to the October 20, 2025 meeting if that's ok with Charlie.

**File #5829 Amos Martin Poultry Land Development Plan; Center Township; Rohland
Engineering, LLC. - Engineer**

This plan is for the addition of a third poultry house on tract 04-05-029 owned by Amos Martin.

This plan is under review by Meck-Tech.

**File #5830 Penn Dairy, LLC Land Development Plan; Jackson Township; Livic Civil
Engineering – Engineer / Surveyor**

This plan is for a building addition to the existing plant located at 7199 County Line Road in Jackson Township.

This plan is under review by Meck-Tech.

NEW PLANS

File #5833 Ethan Martin Ag. Land Development Plan; Adams Township; Nye Consulting Services Inc. – Engineer / Surveyor

This plan is for a building addition of two poultry houses and a manure storage barn on tract 01-02-088.

This plan is under review by Meck-Tech.

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

File #5832 Jeff & Shannon Sheaffer Lot Additions Plan; Union Township, Snyder County; Stahl Sheaffer Engineering - Surveyor

This plan is for the consolidation of parts of 3 Tracts of land currently owned by Logan Island Assets, LLC and Jeffrey and Shannon Sheaffer .The consolidated lot will be 15.14 acres.

General Comments

1. All Certificates should be fully executed prior to approval.
2. Coordinates appear to be missing for most of the perimeter of Lot 3. These are required for Draft Deed purposes.
3. The coordinates for Lot 2 are printed on top of each other for a section of the border that runs along Pine Hollow Road.

Plan Comments

1. Section 402.B.5 & 6 – Draft Deeds

Draft Deeds for the transfer of all of the add-on pieces, and for the combining of the add-on pieces with the existing lot to which it is being added are required for plan approval. We will need deeds for Lot A, Lot B, and for the consolidation of those lots with Lot 3.

2. Section 403.B.14 – Manmade Features

There appears to be a drainage pipe between the septic area and the barn that should be added to the plan.

3. Section 403.B.26 – Owner’s Certificates

Per this Section of the ordinance an owner’s certificate should be added to the plan for Logan Island Assets, LLC.

Snyder County Planning Commission

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Report of the Planning Director

8/12/25 – 9/11/25

I. Meetings

9/9/25 – Commissioners Meeting

II. Subdivision Site Inspections

8/28/25 – Richfield Life Ministries

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	\$ 83,482.20	\$ 85,121.22

B) General Fund Receipts

	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
Subdivision Fees	\$ 13,522.40	\$ 1,342.40	\$ 14,864.80
Misc. Fees	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL	\$ 13,522.40	\$ 1,342.40	\$ 14,864.80

C) Escrow

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
\$ 329,699.40	\$ 0.00	\$ 96,505.20	\$ 241,194.20

D) Overall Expense vs. Revenue

<u>Expenses for Year</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Overall Expenses</u>
\$ 85,121.22	\$ 14,864.80	\$ 3,591.50*	\$ 66,664.92

(*) – 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

Snyder County Planning Commission

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MEETING AGENDA

--REGULARLY SCHEDULED MEETING--

--Monday, October 20, 2025

7:00 p.m.

Basement Meeting Room
Snyder County Courthouse
Middleburg, PA

1. CALL TO ORDER
2. PUBLIC COMMENT: Richard Road Solar Project – Determination of Land Development
Jeremy Wolf – Union Twp. Possible Lot Addition tracts 18-05-019 & 18-05-020 both lots less than 1 acre and both would be after Lot Addition.
Wood Mode Solar – Determination of Land Development
3. APPROVAL OF THE SEPTEMBER 15, 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) 10/8/25 – Received the latest Escrow Account Statement. Balance as of September 30 is \$249,229.20. This matches our records for that date, but does not account for the recording of the Richfield Life Ministries Plan on October 3, 2025 in the amount of \$242.75, and an escrow deposit of \$4,000 on 10/7/25. Actual current balance of the Escrow Account is \$252,951.45 as of 9/30/2025.
7. ADJOURNMENT

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



TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: October 17, 2025

SUBJECT: Subdivision Review Meeting

The Subdivision Review Committee Work Session is scheduled for Friday, October 17, at 9:00 a.m. in the Planning Department.

Thank you.

NEW APPLICATIONS RECEIVED:

File #5834 – Daniel & Ruth Miller Lot Addition Plan – Chapman Twp.

File #5835 – Enos & Dena Yoder Lot Addition Plan – Jackson Twp.

File #5836 – L&L Marketplace Expansion LDP – Center Twp.

File #5837 – Penn Township Well Project Subdivision Plan – Penn Twp.

File #5838 – Ben Hoffman Ag Operation LDP – Perry Twp.

File #5839 – Chris & Mark Hockenbroch, Truman & Mary Hockenbroch Subdivision – Perry Twp.

File #5840 – Hummel & Troutman Lot Addition – Washington Twp.

File #5841 – BJE Realty Company, LP Subdivision Plan – Washington & Middlecreek Twps.

File #5842 – Vince & Stacey Shrawder Lot Addition Plan – Middlecreek Twp.

File #5843 – Franey Speicher Subdivision – West Beaver Twp.

File #5844 – Eli & Dorothy Hostetler Subdivision – West Beaver Twp.

File #5845 – Ag Depot LDP – West Perry Twp.

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

cc: Snyder County Board of Commissioners

Tony Phillips, Chief Clerk

AxRunkle, Solicitor

Meck-Tech, Inc., PC Engineer

Snyder County Planning Commission

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PLANS ON THE AGENDA FOR THIS MEETING:

SECTION A:

File #5837 - Penn Township Well Project Subdivision Plan – Penn Twp.

SECTION B:

OLD PLANS:

1st Meeting

File #5804 – Middlecreek Community Fellowship LDP – Franklin Township

File #5830 – Penn Dairy, LLC LDP – Jackson Twp.

File #5833 – Ethan Martin Ag. LDP – Adams Twp.

NEW PLANS:

File #5836 – L&L Marketplace Expansion LDP – Center Twp.

File #5838 – Ben Hoffman Ag Operation LDP – Perry Twp.

File #5839 – Chris & Mark Hockenbroch, Truman & Mary Hockenbroch Subdivision – Perry Twp.

File #5841 – BJE Realty Company, LP Subdivision Plan – Washington & Middlecreek Twps.

File #5843 – Franey Speicher Subdivision – West Beaver Twp.

File #5844 – Eli & Dorothy Hostetler Subdivision – West Beaver Twp.

File #5845 – Ag Depot LDP – West Perry Twp.

SECTION C:

File #5834 – Daniel & Ruth Miller Lot Addition Plan – Chapman Twp.

File #5835 – Enos & Dena Yoder Lot Addition Plan – Jackson Twp.

File #5840 – Hummel & Troutman Lot Addition – Washington Twp.

File #5842 – Vince & Stacey Shrawder Lot Addition Plan – Middlecreek Twp.

Grayed portions note that action is required at this meeting.

Snyder County Planning Commission

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SNYDER COUNTY PLANNING COMMISSION SUBDIVISION REVIEW COMMITTEE REPORT

A. PLANS AND APPLICATIONS FROM MUNICIPALITIES WITH REGULATIONS:

File #5837 **Well Project Subdivision Plan; Penn Township; Larson Design Group - Surveyor/Engineer**

This plan is for the subdivision of Tax Parcel 13-07-036. A well and access road will be constructed on the property.

General Comments:

1. All Certificates should be fully executed prior to approval.
2. Are any Modifications or Waivers necessary for Zoning Approval? If so should these Modifications / Waivers be listed on the Cover sheet with date of approval?
3. Should there be an Approval Certification for signatures for Zoning Approval on the Cover sheet?
4. Should there be an Ownership Certificate for the Penn Township Municipal Authority? They are listed as Applicant / Owner in Note 1.

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

OLD PLANS

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 was reviewed by Meck-Tech and was tabled

An extension has been accepted to the October 20, 2025 meeting.

File #5830 Penn Dairy, LLC Land Development Plan; Jackson Township; Livic Civil Engineering – Engineer / Surveyor

This plan is for a building addition to the existing plant located at 7199 County Line Road in Jackson Township.

This plan is under review by Meck-Tech.

File #5833 Ethan Martin Ag. Land Development Plan; Adams Township; Nye Consulting Services Inc. – Engineer / Surveyor

This plan is for a building addition of two poultry houses and a manure storage barn on tract 01-02-088.

This plan is under review by Meck-Tech.

NEW PLANS

File #5836 L&L Marketplace Expansion Land Development Plan; Center Township; Earth & Sky Design, LLC – Engineer / Surveyor

This plan is for the removal of a portion of the existing building and a building expansion of the remaining building along with additional site amenities and stormwater management controls.

This plan is under review by Meck-Tech.

File #5838 Ben Hoffman Ag. Land Development Plan; Perry Township; Nye Consulting Services Inc. – Engineer / Surveyor

This plan is for the addition of a new poultry operation including 2 poultry barns, gravel drive, gravel pads and associated stormwater management controls

This plan is under review by Meck-Tech.

File #5839 Chris & Mark Hockenbroch and Truman & Mary Hockenbroch Subdivision Plan; Perry Township – Snyder County; Allen Hornberger - Surveyor

This plan is for the subdivision of Tax Parcel 14-07-087 into proposed Lot 1 (1.880 acres) with a residual lot (11.357 acres remaining).

General Comments

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

File #5841 BJ&E Realty Company, LP, Subdivision Plan; Middlecreek and Washington Townships – Snyder County; Kreamer Survey Associates, Inc. - Surveyor

This plan for the subdivision of Tax Parcel 19-10-034 into 4 proposed separate lots. Also for the subdivision of Tax Parcels 19-10-030A & 040 into proposed Lot A2 and residual Lot A1.

General Comments

1. All Certificates should be fully executed prior to Final approval.
2. There appears to be a missing piece of boundary for Proposed Lot 34-4.
3. An easement or Right-of-Way should be provided to allow access to tract 19-10-033.

File #5843 Franey Speicher Subdivision Plan; West Beaver Township; Wright Land Surveying - Surveyor

This plan is subdivide Tax Parcel 20-09-052 into Lot 2, 16 acres for agricultural use. And Lot 1 residual 96.2 acres to remain as residential use.

General Comments:

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

Plan Comments:

1. **Section 403.B.4 – Location to Nearest Public Road Intersection**

Per this section of the ordinance, the distance from the property to nearest public road intersection and distance to major references.

File #5844 Eli & Dorothy Hostetler Subdivision Plan; West Beaver Township – Snyder County; Axtman Engineering, LLC – Engineer

This plan is for the subdivision of Tax Parcel 20-06-024 into Proposed Lot 2 and Residual Lot 1.

General Comments

1. All Certificates should be fully executed prior to Final approval.
2. Proposed Lot 2 area appears to be 15.382 acres based on the bearings and distances provided.

File #5845 AG Depot Land Development Plan; West Perry Township; Earth & Sky Design, LLC – Engineer / Surveyor

This plan is for a new Commercial Building on tract 21-02-036.

This plan is under review by Meck-Tech.

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

File #5834 Daniel R. and Ruth A. Miller Lot Addition/Subdivision Plan; Chapman Township – Snyder County; D. Allen Hornberger – Surveyor

This plan is for the subdivision of Tax Parcel 05-02-092 into 2 proposed lots, Lot A and Lot B and 1 residual lot. Once subdivided, Lot A and Lot B will be added to Tax Parcels 05-02-095 and 05-02-095A.

General Comments

1. All Certificates should be fully executed prior to Final approval.
2. Deed Book and Page for Tax Parcel 05-02-092 are listed on the plan as 1406 and 797. However, on GIS the Deed Book is listed as 179 and the Page is listed as 541. Please verify.

Plan Comments:

1. Section 402.B.5 & 6 – Draft Deeds

Draft Deeds for the transfer of the add-on pieces, and for the combining of the add-on pieces with the existing lot to which it is being added are required for plan approval.

File #5835 Enos and Dena Yoder Lot Addition Plan; Jackson Township – Snyder County; Kreamer Survey Assoc, Inc - Surveyor

This plan is the subdivision of Lot 3 from Tax Parcel 08-06-006 and added to Lot 2 of the same Tax Parcel.

General Comments

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

File #5840 Hummel and Troutman Lot Addition/Subdivision Plan; Washington Township – Snyder County; Allen Hornberger - Surveyor

This plan is for the subdivision of Lot A (.088 acres) from Tax Parcel 19-05-120 (Troutman) and then added to Tax Parcel 19-05-116 (Hummel).

General Comments

1. All Certificates should be fully executed prior to Final approval.
2. All coordinates for Tax Parcel 19-05-116 (Hummel – Tract #1) should be listed on the plan for Draft Deeds purposes.
3. In the boxes indicating the acreage for each plot of land, the third box references Tract 2 as prior and post addition of Lot A. However, it appears as if Lot A is added onto Tract 1.
4. Per GIS, Sidney Troutman’s Tax Parcel is listed as 19-05-076 and listed on the plan as 19-05-120. The deed book and page are listed in GIS as 195 and 305, but on the plan as 1410 and 807. Please verify the information.
5. Dynamic WE Land Holdings, LLC Tax Parcel is in GIS as 19-05-032, but listed on the plan as 19-10-021. Please verify the information.
6. Distance to nearest public road intersection should be listed on the plan.

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 #5842

**Vince & Stacey Shrawder and Kevin Dressler Jr Lot Addition Plan;
Middlecreek Township – Snyder County – Kreamer Survey Associates, Inc.
- Surveyor**

This plan is for the subdivision of Lot 3 (4.35 acres) from Tax Parcel 11-03-155 (Shrawder) and to be added to Tax Parcel 11-03-076 (Dressler).

General Comments

1. All Certificates should be fully executed prior to Final approval.
2. Is there any easement or right-of-way associated with the gravel access drive that should be shown?

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.11 – Lot Area

Is there any Right-of-Way that should be shown in the lot area.

Snyder County Planning Commission

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Report of the Planning Director

9/11/25 – 10/17/25

I. Meetings

10/7/25 – Farm Board Meeting

10/14/25 – Commissioners Meeting

10/15/25 – CPDAP Meeting

10/16/25 – State Water Plan Board Meeting

II. Subdivision Site Inspections

8/28/25 – Richfield Life Ministries

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	\$ 95,519.15	\$102,151.50

B) General Fund Receipts

	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
Subdivision Fees	\$ 14,864.80	\$ 1,500.00	\$ 16,364.80
Misc. Fees	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL	\$ 14,864.80	\$ 1,500.00	\$ 16,364.80

C) Escrow

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
\$ 241,194.20	\$ 8,000.00	\$ 0.00	\$ 249,194.20

D) Overall Expense vs. Revenue

<u>Expenses for Year</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Overall Expenses</u>
\$102,151.50	\$ 16,364.80	\$ 3,591.50*	\$ 82,195.20

(*) – 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

Snyder County Planning Commission

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Fax: (570) 837-4345



MEETING AGENDA

--REGULARLY SCHEDULED MEETING--

--Monday, November 17, 2025

7:00 p.m.

Basement Meeting Room
Snyder County Courthouse
Middleburg, PA

1. CALL TO ORDER
2. PUBLIC COMMENT: Potentially Marvin Kerstetter – LD Exemption request to rebuild a dilapidated building that is ready to fall over.
3. APPROVAL OF THE OCTOBER 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) 11/7/25 – Received notification from Material Matters that Keystone Renewable Waste Solutions, LLC will be applying for the renewal of their WMGR099 permit.
 - B) 11/10/25 – Received the latest Escrow Account Statement. Balance as of October 31 is \$254,986.45. This matches our records.
 - C) 11/10/25 – Received notification from Middleburg Borough about an Amendment to their Zoning Map and Zoning Tables.
 - D) 11/10/25 – Received the latest Northcentral Pennsylvania Conservancy news letter.
7. ADJOURNMENT

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



TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: November 14, 2025

SUBJECT: Subdivision Review Meeting

The Subdivision Review Committee Work Session is scheduled for Friday, November 17, at 9:00 a.m. in the Planning Department.

Thank you.

NEW APPLICATIONS RECEIVED:

File #5846 – DKS Holdings Co. LLC Subdivision Plan – Monroe Twp.

File #5847 – Keith Flanders LDP – Chapman Twp.

File #5848 – Robert Martin Subdivision – Chapman Twp.

File #5849 – Jarad & Megan Kratzer Lot Addition – Franklin Twp.

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

cc: Snyder County Board of Commissioners

Tony Phillips, Chief Clerk

AxRunkle, Solicitor

Meck-Tech, Inc., PC Engineer

Snyder County Planning Commission

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PLANS ON THE AGENDA FOR THIS MEETING:

SECTION A:

File #5846 – DKS Holdings Co. LLC Subdivision Plan – Monroe Twp.

SECTION B:

OLD PLANS:

1st Meeting

File #5804 – Middlecreek Community Fellowship LDP – Franklin Township

File #5833 – Ethan Martin Ag. LDP – Adams Twp.

File #5836 – L&L Marketplace Expansion LDP – Center Twp.

File #5838 – Ben Hoffman Ag Operation LDP – Perry Twp.

File #5841 – BJE Realty Company, LP Subdivision Plan – Washington & Middlecreek Twps.

File #5845 – Ag Depot LDP – West Perry Twp.

NEW PLANS:

File #5847 – Keith Flanders LDP – Chapman Twp.

File #5848 – Robert Martin Subdivision – Chapman Twp.

SECTION C:

File #5849 – Jarad & Megan Kratzer Lot Addition – Franklin Twp.

Grayed portions note that action is required at this meeting.

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



SNYDER COUNTY PLANNING COMMISSION SUBDIVISION REVIEW COMMITTEE REPORT

A. PLANS AND APPLICATIONS FROM MUNICIPALITIES WITH REGULATIONS:

File #5846 **DKS Holdings Co, LLC Subdivision Plan; Monroe Township; Livic Civil - Engineer**

This plan is for the subdivision of Tax Parcel 12-05-013 into 8 separate lots. Only 7 of those lots will be used as residential.

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 October 21, 2025 and is SCPC File #5846.

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

OLD PLANS

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 was reviewed by Meck-Tech and was tabled

An extension has been accepted to the October 20, 2025 meeting.

File #5833 **Ethan Martin Ag. Land Development Plan; Adams Township; Nye Consulting Services Inc. – Engineer / Surveyor**

This plan is for a building addition of two poultry houses and a manure storage barn on tract 01-02-088.

This plan is under review by Meck-Tech.

File #5836 **L&L Marketplace Expansion Land Development Plan; Center Township; Earth & Sky Design, LLC – Engineer / Surveyor**

This plan is for the removal of a portion of the existing building and a building expansion of the remaining building along with additional site amenities and stormwater management controls.

This plan is under review by Meck-Tech.

File #5838 **Ben Hoffman Ag. Land Development Plan; Perry Township; Nye Consulting Services Inc. – Engineer / Surveyor**

This plan is for the addition of a new poultry operation including 2 poultry barns, gravel drive, gravel pads and associated stormwater management controls

This plan is under review by Meck-Tech.

File #5841 **BJ&E Realty Company, LP, Subdivision Plan; Middlecreek and Washington Townships – Snyder County; Kreamer Survey Associates, Inc. - Surveyor**

This plan for the subdivision of Tax Parcel 19-10-034 into 4 proposed separate lots. Also for the subdivision of Tax Parcels 19-10-030A & 040 into proposed Lot A2 and residual Lot A1.

General Comments

1. All Certificates should be fully executed prior to Final approval.
2. There appears to be a missing piece of boundary for Proposed Lot 34-4.
3. An easement or Right-of-Way should be provided to allow access to tract 19-10-033.

File #5845 **AG Depot Land Development Plan; West Perry Township; Earth & Sky Design, LLC – Engineer / Surveyor**

This plan is for a new Commercial Building on tract 21-02-036.

This plan is under review by Meck-Tech.

NEW PLANS

File #5847 **Keith Flanders Land Development Plan; Chapman Township; Stahl Sheaffer Engineering, LLC - Engineer**

This plan is for the development of a plot of land on Tax Parcel 05-03-026.

General Comments:

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

Plan Comments:

1. There are 2 surrounding properties that appear to have incorrect ownership information per GIS. Please verify information.
2. **Section 513 – Water Supply**

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

File #5848 Robert Martin Subdivision Plan; Chapman Township, Snyder County; D. Allen Hornberger - Surveyor

This plan is for the subdivision of Tax Parcels 05-05-049 and 05-05-049A into Proposed Lots 1 and 2 and a residual lot.

General Comments

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

Plan Comments:

1. **Section 403.B.29 – Possible Home and Driveway Locations**

This ordinance requires possible home and driveway locations to be shown on the plan, for Proposed Lot 1.

2. **Section 513 – Water Supply**

A well location should be shown for Proposed Lot 1 per this section of the ordinance.

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

File #5849 Jarad and Megan Kratzer Consolidation Plan; Franklin Township – Snyder County; Bradley Zeigler, Zeigler Surveying - Surveyor

This plan is for the consolidation of Tax Parcel 06-11-027 and Tax Parcel 06-11-027A into 1 lot.

General Comments

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

2. Should the Franklin Township Ordinance 2016-1 instead reference the Snyder County Subdivision and Land Development Ordinance? If so is should also be changed to 2021-01. Instead of 2016-1.

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.

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Report of the Planning Director

10/18/25 – 11/14/25

I. Meetings

11/4/25 – Farm Board Meeting

11/5/25 – Marvin Kerstetter

11/12/25 – MSATC 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	\$ 107,646.19	\$112,304.16

B) General Fund Receipts

	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
Subdivision Fees	\$ 16,364.80	\$ 1,100.00	\$ 17,464.80
Misc. Fees	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL	\$ 16,364.80	\$ 1,100.00	\$ 17,464.80

C) Escrow

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
\$ 249,194.20	\$142,624.00	\$ 242.75	\$ 391,575.45

D) Overall Expense vs. Revenue

<u>Expenses for Year</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Overall Expenses</u>
\$112,304.16	\$ 17,464.80	\$ 3,591.50	\$ 91,247.86

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

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MEETING AGENDA

--REGULARLY SCHEDULED MEETING--

--Monday, December 15, 2025

7:30 p.m.

Snyder County East Building
713 Bridge St.
Selinsgrove, Pa.

1. CALL TO ORDER
2. PUBLIC COMMENT:
3. APPROVAL OF THE NOVEMBER 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
7. ADJOURNMENT

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TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: December 12, 2025

SUBJECT: Subdivision Review Meeting

The Subdivision Review Committee Work Session is scheduled for Friday, December 15, at 9:00 a.m. in the Planning Department.

Thank you.

NEW APPLICATIONS RECEIVED:

File #5850 – William Heckman Farm Subdivision Plan – Adams Twp.

File #5851 – Conestoga Wood Specialties Lot Consolidation – Beavertown Borough

File #5852 – Hummels Church LDP – Franklin Township

File #5853 – Tracy Kratzer Subdivision Plan

File #5854 – Cedar Springs Church LDP – Center Township

File #5855 – Jerre & Karen Aumiller Subdivision – Spring Township

File #5856 – Virginia Freed & Jeremy Wolf Lot Addition Plan – Union Township

File #5857 – Matthews – Yoder Lot Addition Plan – West Beaver Twp.

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

cc: Snyder County Board of Commissioners

Tony Phillips, Chief Clerk

Jim Bathgate, Wiest, Muolo, Noon, Swinehart & Bathgate, Solicitor

Meck-Tech, Inc., PC Engineer

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PLANS ON THE AGENDA FOR THIS MEETING:

SECTION A:

- File #5851 – Conestoga Wood Specialties Lot Consolidation – Beavertown Borough
- File #5855 – Jerre & Karen Aumiller Subdivision – Spring Township

SECTION B:

OLD PLANS:

1st Meeting

- File #5804 – Middlecreek Community Fellowship LDP – Franklin Township
- File #5833 – Ethan Martin Ag. LDP – Adams Twp.
- File #5838 – Ben Hoffman Ag Operation LDP – Perry Twp.
- File #5845 – Ag Depot LDP – West Perry Twp.

NEW PLANS:

- File #5850 – William Heckman Farm Subdivision Plan – Adams Twp.
- File #5852 – Hummels Church LDP – Franklin Township
- File #5853 – Tracy Kratzer Subdivision Plan
- File #5854 – Cedar Springs Church LDP – Center Township

SECTION C:

- File #5856 – Virginia Freed & Jeremy Wolf Lot Addition Plan – Union Township
- File #5857 – Matthews – Yoder Lot Addition Plan – West Beaver Twp.

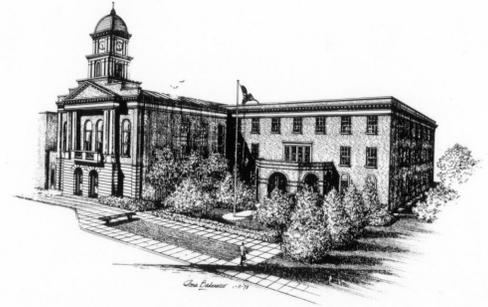
Grayed portions note that action is required at this meeting.

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SNYDER COUNTY PLANNING COMMISSION SUBDIVISION REVIEW COMMITTEE REPORT

A. PLANS AND APPLICATIONS FROM MUNICIPALITIES WITH REGULATIONS:

**File #5851 Conestoga Wood Specialties Lot Consolidation Plan; Beavertown Borough;
Meck-Tech, Inc., Surveyor**

This plan is for the consolidation of 6 parcels into 1 new tract of land in Beavertown Borough. Including Tax Parcels 03-01-263, 03-01-264, 03-01-265, 03-01-266, 03-01-267, and 03-01-268.

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 November 18, 2025 and is SCPC File #5851

Plan Comments:

1. Tax Parcel 03-01-266 Deed Book and Page are listed as 1413 and 351 on the plan. On GIS Deed Book and Page are listed as 1276 and 87. Please verify.
2. Hetrick Avenue on the plan appears to be listed as Mulberry Alley on GIS. Please verify.

**File #5855 Jerre Aumiller and Linda Englehart Aumiller Subdivision Plan; Spring
Township; D. Allen Hornberger Surveying - Surveyor**

This plan is for the subdivision of 1 Lot from Tax Parcels 17-02-035 and 17-02-025 and 1 Residual Lot.

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 December 8, 2025 and is SCPC File #5855.

3. Tax Parcel 17-02-016 appears to be labeled incorrectly on the plan. In both Tract Maps, it is labeled as 17-02-16 and the owner is listed as Robert and Hazel Ettinger. However, on GIS the owner is listed as Myron Ettinger. Please verify the owner information.

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

OLD PLANS

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 was reviewed by Meck-Tech and was tabled

An extension has been accepted to the October 20, 2025 meeting.

File #5833 Ethan Martin Ag. Land Development Plan; Adams Township; Nye Consulting Services Inc. – Engineer / Surveyor

This plan is for a building addition of two poultry houses and a manure storage barn on tract 01-02-088.

This plan is under review by Meck-Tech.

File #5838 Ben Hoffman Ag. Land Development Plan; Perry Township; Nye Consulting Services Inc. – Engineer / Surveyor

This plan is for the addition of a new poultry operation including 2 poultry barns, gravel drive, gravel pads and associated stormwater management controls

This plan is under review by Meck-Tech.

File #5845 AG Depot Land Development Plan; West Perry Township; Earth & Sky Design, LLC – Engineer / Surveyor

This plan is for a new Commercial Building on tract 21-02-036.

This plan is under review by Meck-Tech.

NEW PLANS

File #5850 William Heckman Farm Subdivision Plan; Adams Township; All Points Land Surveys, Inc. - Surveyor

This plan is to subdivide Tax Parcel 01-05-115 into Lot 2 (4.43 acres) and Lot 3 (2.62 acres) with a residual Lot 1 of 30.66± acres.

General Comments:

1. All Certificates should be fully executed prior to approval.
2. The owner should contact Snyder County GIS Department at 570-374-5290 to coordinate addresses and possibility of naming the private lane if necessary for emergency responses.

Plan Comments:

1. The Tax Parcel listed on the plan for the project site appears to be listed incorrectly, 01-05-006 on the plan at some places. Per GIS, it appears the Tax Parcel should be 01-05-115 which is how it is listed on the Tract Map. Please verify information.

File #5852 Hummels Church Land Development Plan; Franklin Township; Meck-Tech, Inc., - Engineer

This plan is for the land development of Tax Parcel 06-10-038. This project proposes the demolition of part of the existing church and construction of a 6550 sq. foot addition.

This plan is under review by Stahl Sheaffer Engineering.

File #5853 Tracy Kratzer Subdivision Plan; Washington Township; Chad Shaffer - Surveyor

This plan is for the subdivision of Tax Parcel 19-10-088 into 2 separate lots, Lot 1 (1.591 acres) and Lot R, the residual lot, (2.540 acres). Lot 1 is only for agricultural use.

General Comments:

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

Plan Comments:

1. Horseshoe Bend Road as labeled on the plan, appears to be Gravel Road on GIS. Please verify information.

File #5854 Cedar Springs Church Land Development Plan; Center Township; Nye Consulting Services Inc. – Engineer / Surveyor

This plan is for the addition of a church on the lands of Amos Brubacker, tax parcel 04-06-010, located in Center Township.

This plan is under review by Meck-Tech.

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

File #5856 Virginia Freed and Jeremy Wolf Lot Addition Plan; Union Township – Snyder County; Stahl Sheaffer Engineering - Engineer

This plan is for the addition of Lots B and C to Tax Parcel 18-08-019 (Wolf) from Tax Parcel 18-08-020 (Freed). Lot C will be added from Tract 2 of Tax Parcel 18-08-020 to Tract 1 of same Tax Parcel.

General Comments

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

File #5857 Matthews – Yoder Lot Addition Plan; West Beaver Township – Snyder County; Wright Land Surveying. - Surveyor

This plan is for a 1.069 acre lot addition from lands of Christian & Rebecca Yoder to the lands of Jacob & Abby Matthews.

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Report of the Planning Director

11/14/25 – 12/12/25

I. Meetings

11/18/25 – SEDA-COG – Transportation Alternatives Set-Aside Project Review Committee Meeting

11/21/25 – Planning Directors Meeting

12/2/25 - Farm Board Meeting

11/25/25 – Commissioners Meeting

12/10/25 – CPR Training

II. Subdivision Site Inspections

None

III. Final Plan Approval Processing

5754 – Kline Hollow Properties LDP

5785 – Benjamin & Patricia Hoffman Subdivision

5832 – Jeff & Shannon Sheaffer Lot Addition

5836 – L&L Marketplace LDP

5842 – Shrawder – Dressler Lot Addition

5843 – Franey Speicher Subdivision

5844 – Eli & Dorothy Hostetler Subdivision Plan

5848 – Robert Martin Subdivision

5849 – Jarad & Megan Kratzer Lot Consolidation

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	\$ 117,313.55	\$120,890.24

B) General Fund Receipts

	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
Subdivision Fees	\$ 20,552.80	\$ 1,975.00	\$ 22,527.80
Misc. Fees	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL	\$ 20,552.80	\$ 1,975.00	\$ 22,527.80

C) Escrow

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
\$ 249,194.20	\$ 5,000.00	\$ 242.75	\$ 396,575.45

D) Overall Expense vs. Revenue

<u>Expenses for Year</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Overall Expenses</u>
\$120,890.24	\$ 22,527.80	\$ 3,591.50	\$ 94,770.94

VII. Special Planning Tasks

- Begin review and update of the Snyder County Comprehensive Plan.
- Review possible Grant Funding for our Comprehensive Plan and possible match.
- Review Act 167 Stormwater Planning.
- Administer the WVLRP funds for the ESCRA Project.

VIII. Current Violations

None