



## Snyder County Planning Commission

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

### REGULAR SCHEDULED MEETING

-Minutes-  
01/21/2025

#### ATTENDANCE:

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

#### Guests:

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

#### Staff:

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

1. CALL TO ORDER:

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

2. PUBLIC COMMENT:

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

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

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

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

3. APPROVAL OF MINUTES:

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

4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES:

A.) Financial:

Reports will be filed for auditing in the usual fashion.

B.) Plans & Applications from Municipalities with Regulations (Section A):

**File #5786 Patrick & Beverley Owens Lot Consolidation Plan; Selinsgrove Borough; All Points Land Surtveys, Inc. - Surveyor**

This plan is for the consolidation of tax parcels 015-06-045, 15-06-045A & 15-06-044 into a single tract of land located in Selinsgrove Borough.

**General Comments:**

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Review Certificate should be amended to indicate the plan was received on January 5, 2025 and is SCPC File #5786.

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

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

*OLD PLANS:*

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

This plan is for the construction of an establishment located on parcel 04-06-055 located in Center Township. This plan was tabled at the November meeting to allow the design engineer to respond to comments provided and to find a resolution for the homeowner across the road and the light that shines into their home.

**Currently under Review by Meck-Tech**

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

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

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

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

*NEW PLANS:*

**File #5785 Benjamin & Patricia Hoffman Subdivision Plan; Perry Township; All Points Land Surveys, Inc. - Surveyor**

This plan is for the subdivision of tract 14-09-001 into 2 tracts. Proposed Lot 2 will be 81.32 acres.

**General Comments:**

1. All Certificates should be fully executed prior to approval.
2. The total acreage per deeds does not match with the proposed acreages.

3. Tract Map Parcel information for Ferril Good should be 05 instead of 08.

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

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

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

**General Comments:**

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

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

*D.) LOT ADDITIONS – (Section C)*

*None*

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

*F.) Commissioners Report – None*

*G.) Old Business*

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

*H.) New Business*

- 1.) Election of Officers for 2025

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

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

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

*Motions Closed by Bobby, second by Jon.*

*Motions Granted.*

#### 5.EXECUTIVE SESSION

Executive Session declared at 8:17 p.m.

Executive Session ended at 8:37 p.m.

#### 6.ADJOURNMENT

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



## Snyder County Planning Commission

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Phone: (570) 837-4256 & (570) 837-4257  
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### REGULAR SCHEDULED MEETING

-Minutes-  
02/18/2025

#### ATTENDANCE:

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

#### GUESTS:

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

#### STAFF:

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

1. CALL TO ORDER:

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

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

2. APPROVAL OF MINUTES:

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

4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES:

A.) Financial:

Reports will be filed for auditing in the usual fashion.

B.) Plans & Applications from Municipalities with Regulations (Section A):

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

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

**General Comments:**

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Review Certificate should be amended to indicate the plan was received on January 30, 2025 and is SCPC File #5791.
3. The boundary information for Line #5 is missing from the line table.
4. The Ownership table is very light and difficult to read. It may not be dark enough for recording purposes. Should Parcel #14 owner be Linda Miller?

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

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

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

**General Comments:**

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Review Certificate should be amended to indicate the plan was received on February 10, 2025 and is SCPC File #5793.

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

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

This plan is for the construction of a new bagel shop located in Shamokin Dam Borough.

**General Comments:**

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Review Certificate should be amended to indicate the plan was received on February 13, 2025 and is SCPC File #5794.

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

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

*OLD PLANS:*

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

This plan is for the construction of an establishment located on parcel 04-06-055 located in Center Township. This plan was tabled at the November meeting to allow the design engineer to respond to comments provided and to find a resolution for the homeowner across the road and the light that shines into their home.

**Currently under Review by Meck-Tech**

**ACTION ON THIS PLAN IS NECESSARY BY THE APRIL MEETING**

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

*NEW PLANS:*

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

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

**Currently under Review by Meck-Tech**

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

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

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

**General Comments:**

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

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

*D.) LOT ADDITIONS – (Section C)*

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

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

**General Comments:**

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

**Plan Comments:**

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

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

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

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

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

**General Comments:**

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

**Plan Comments:**

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

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

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

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

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

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

F.) Commissioners Report – None

G.) Old Business

H.) New Business

- 1.) 2/6/25 – Received notification of the Perry Township Municipal Authority’s impending Water Quality Management Part II Permit.
- 2.) 2/6/25 – Received the latest Northcentral Pennsylvania Conservancy newsletter.
- 3.) 2/13/25 – Received notification of A-1 Towing & Recovery, LLC’s impending submission of a Joint Permit for their property located in Monroe Township.

## 5.ADJOURNMENT

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



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### REGULAR SCHEDULED MEETING

-Minutes-  
03/17/2025

#### ATTENDANCE:

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

#### GUESTS:

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

#### STAFF:

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

1. CALL TO ORDER:

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

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

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

Beaver – Gross Road Solar – For determination of Land Development

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

2. APPROVAL OF MINUTES:

*Bobby moved to approve the minutes from the February 18, 2025 meeting with the minutes being amended to reflect that Bobby was not in attendance. Second by Dave. Motion Carried.*

4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES:

A.) Financial:

Reports will be filed for auditing in the usual fashion.

B.) Plans & Applications from Municipalities with Regulations (Section A):

***File #5797 Pyle – Romagnoli Subdivision Plan; Monroe Township; Meck-Tech Inc. - Surveyor***

*This plan is for the consolidation of 3 parcels, 12-09-035, 12-09-036 and 12-09-279 into 1 new tract of land in Monroe Township.*

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

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

*OLD PLANS:*

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

*This plan is for the construction of an establishment located on parcel 04-06-055 located in Center Township. This plan was tabled at the November meeting to allow the design engineer to respond to comments provided and to find a resolution for the homeowner across the road and the light that shines into their home.*

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

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

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

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

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

**NEW PLANS:**

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

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

*Waiver Request:*

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

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

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

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

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

*Waiver Request:*

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

*A similar discussion on this plan was had as was discussed on File #5795. There was additional discussion on whether or not Sandra Sprenkle knows and understands the possible implications that the reduced right-of-way could have on her property in the future. After discussion there was a motion by Betsy to table the plan to allow for time to discuss with Mrs. Sprenkle; however there was no second. There was more discussion to the effect that the ordinance calls for a 33' right-of-way and there are no apparent hardships with having the full width right-of-way it was also discussed to have the planning director add a comment that a right-of-way agreement should be submitted for review by the planning commission prior to approval. A motion was then made by Bobby to deny the waiver with no second to the motion. The matter was then further discussed and another motion was made by Betsy to table the plan to allow the owners to discuss the right-of-way and how they would like to proceed prior to the planning commission taking action on the waiver request. The motion was seconded by Dave and the motion carried.*

D.) LOT ADDITIONS – (Section C)

None.

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

F.) Commissioners Report – None

G.) Old Business - None

#### H.) New Business

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

#### 5. ADJOURNMENT

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



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### REGULAR SCHEDULED MEETING

-Minutes-  
04/21/2025

#### ATTENDANCE:

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

#### GUESTS:

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

#### STAFF:

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

1. CALL TO ORDER:

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

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

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

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

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

2. APPROVAL OF MINUTES:

*Bobby moved to approve the minutes from the March 17, 2025 meeting. Second by Betsy. Motion Carried.*

4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES:

A.) Financial:

Reports will be filed for auditing in the usual fashion.

B.) Plans & Applications from Municipalities with Regulations (Section A):

**File #5798     Susquehanna Valley County Club Lot Addition Plan; Monroe Township; Zeigler Surveying, LLC - Surveyor**

This plan is for the consolidation of 2 parcels into 1 new tract of land in Monroe Township.

**General Comments:**

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

2. The Snyder County Planning Review Certificate should be amended to indicate the plan was received on March 21, 2025 and is SCPC File #5798.

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

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

This plan is for the add-on of Lot A from Lot 1 to Lot 2 in Spring Township.

**General Comments:**

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Review Certificate should be amended to indicate the plan was received on March 31, 2025 and is SCPC File #5799.
3. Lot 1 Tax Parcel is listed incorrectly on the plan as 17-12-37 and should be 17-12-037.
4. Lot 2 Tax Parcel is listed incorrectly on the plan as 17-12-49 and should be 17-12-049.

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

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

This plan is for the subdivision of tax parcel 17-08-021 into 2 new tracts of land in Spring Township.

**General Comments:**

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Review Certificate should be amended to indicate the plan was received on April 2, 2025 and is SCPC File #5800.

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

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

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

**General Comments:**

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Review Certificate should be amended to indicate the plan was received on April 11, 2025 and is SCPC File #5806.
3. The Snyder County Planning Commission Approval Certificate should be removed from the plan.

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

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

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

**General Comments:**

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

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

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

*OLD PLANS:*

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

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

**Currently under Review by Meck-Tech**

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

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

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

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

**Waiver Request:**

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

**General Comments:**

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

**Plan Comments:**

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

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

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

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

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

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

*NEW PLANS:*

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

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

**Waiver Request:**

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

**General Comments:**

**General Comments:**

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

**Plan Comments:**

**1. Section 403.B.5.C – Tract Map**

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

**2. Section 403.B.14.C – Sewage**

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

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

*carried. (Would require fewer sheets)*

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

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

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

**Waiver Request:**

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

**General Comments:**

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

**Plan Comments:**

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

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

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

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

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

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

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

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

**Currently under Review by Meck-Tech**

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

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

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

**Currently under Review by Meck-Tech**

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

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

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

**General Comments**

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

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

D.) LOT ADDITIONS – (Section C)

None.

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

F.) Commissioners Report – None

G.) Old Business

H.) New Business

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

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

## 5.ADJOURNMENT

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



## Snyder County Planning Commission

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

### REGULAR SCHEDULED MEETING

-Minutes-  
05/19/2025

#### ATTENDANCE:

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

#### GUESTS:

#### STAFF:

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

1. CALL TO ORDER:

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

PUBLIC COMMENT:

*None.*

2. APPROVAL OF MINUTES:

*Bobby moved to approve the minutes from the April 21, 2025 meeting with amendment to File 5796 Sprenkle/Brubacker Lot Addition. The Waiver Request for Section 508, John voted against . Second by Betsy. Motion Carried.*

4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES:

A.) Financial:

Reports will be filed for auditing in the usual fashion.

B.) Plans & Applications from Municipalities with Regulations (Section A):

**File #5812     Degenstein Campus Center at SU Land Development Plan; Selinsgrove Borough; Kurowski & Wilson, LLC - Engineer**

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

**General Comments:**

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

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

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

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

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

This plan is for the subdivision of a plot of land on Tax Parcel 12-02-099 to be add to Tax Parcel 13-02-078 in Penn Township.

**General Comments:**

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Review Certificate should be amended to indicate the plan was received on May 12, 2025 and is SCPC File #5813.

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

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

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

**General Comments:**

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Review Certificate should be amended to indicate the plan was received on May 13, 2025 and is SCPC File #5815.
3. Should the boundary of the residual be shown as well?

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

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

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

**General Comments:**

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Review Certificate should be amended to indicate the plan was received on May 13, 2025 and is SCPC File #5816.

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

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

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

**General Comments:**

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Review Certificate should be amended to indicate the plan was received on May 14, 2025 and is SCPC File #5817.
3. The title block does not appear to contain all the information required per the township ordinance.
4. On page C1, the numbering under General Land Development Notes is not in sequential order.

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

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

*OLD PLANS:*

**None**

*NEW PLANS:*

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

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

**General Comments:**

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

**Plan Comments:**

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

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

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

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

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

D.) LOT ADDITIONS – (Section C)

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

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

**General Comments:**

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

**Plan Comments:**

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

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

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

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

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

**General Comments:**

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

**Plan Comments:**

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

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

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

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

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

**General Comments:**

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

**Plan Comments:**

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

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

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

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

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

**General Comments:**

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

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

**Plan Comments:**

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

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

2. **Section 504.H – Maintenance and Use Agreement**

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

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

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

F.) Commissioners Report – None

G.) Old Business

H.) New Business

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

## 5.ADJOURNMENT

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



## Snyder County Planning Commission

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

### REGULAR SCHEDULED MEETING

-Minutes-  
06/16/2025

#### ATTENDANCE:

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

#### GUESTS:

Allen Hornberger – SCPC File #5820 & 5821

#### STAFF:

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

1. CALL TO ORDER:

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

PUBLIC COMMENT:

2. APPROVAL OF MINUTES:

*Betsy moved to approve the minutes from the May 19, 2025 meeting. Second by Bobby. Motion Carried.*

4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES:

A.) Financial:

Reports will be filed for auditing in the usual fashion.

B.) Plans & Applications from Municipalities with Regulations (Section A):

**File #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:**

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

*Motion to Acknowledge the plan by Bobby second by Andy. Motion carried.*

**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.

*Motion to Acknowledge by Bobby, second by Andy. Motion Carried.*

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

*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.

*Motion for Conditional Approval by Bobby, second by Dave. Motion carried.*

**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:**

Sections 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.

*After discussion, a motion was made to modify the above waiver request to include Section 505 – Driveways, as well. The modification was made based on Lot 1 as a non-building lot. The PC also stipulated that a note must be put on the Plan that any and all future development will require an updated right-of-way to 33’ per the county ordinance. As well as updating septic with future development per that county ordinance.*

*Motion to Modify Waiver Request by Bobby, second by Dave. Motion carried.*

**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.

*Motion for Conditional Approval by Dave, second by Bobby. Motion carried.*

**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.

*Motion for Conditional Approval by Dave, second by Andy. Motion carried.*

**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 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 does not close.
4. **Residual Tract Waiver has wrong township listed. Jeremiah discovered at the SCPC meeting. Amended Comment Letter to be sent.**

*Motion for Conditional Approval by Bobby, second by Dave. Motion carried.*

D.) LOT ADDITIONS – (Section C)

**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.

*Motion to Acknowledge by Dave, second by Bobby. Motion carried.*

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

F.) Commissioners Report – None

G.) Old Business

H.) New Business

- 1.) Hazard Mitigation Plan to be adopted.
- 2.) 5 County Solid Waste Plan to be adopted. Must be adopted by enough municipalities that cover greater than 50% of county population.
- 3.) Lincoln goes for Flood Plain Training mid July.

## 5. ADJOURNMENT

Chairman John Cramer declared the meeting adjourned at 7:45 p.m.

# 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



## REGULAR SCHEDULED MEETING

-Minutes-  
07/21/2025

MEETING CANCELLED



## Snyder County Planning Commission

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

### REGULAR SCHEDULED MEETING

-Minutes-  
08/18/2025

#### ATTENDANCE:

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

#### GUESTS:

Travis Martin – Livic Civil  
Peter Simione – Simione Collins, Inc  
Holly Hoy – AYSO  
Joshua Weller – AYSO  
Ben Forry  
Yvette Forry

#### STAFF:

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

1. CALL TO ORDER:

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

PUBLIC COMMENT:

Arm Group Solar Projects:

**1. Middleburg 1& 2 Solar-** now to include a subdivision, so we will be getting a plan.

**2. Professional Building Systems Solar-** does not meet the definition of Land Development, Lincoln to send a letter. Motion by Jon, second by Bobby. Motion carried.

**3. AYSO-** parking issues for handicapped. Andy Gill from Stahl Sheaffer is a coach and offered to help. They are looking to replace the old bridge the leads onto the PennDOT property. Since is not LD, they don't need anything from PC. Recommend to start with township. Will also need to contact DEP and will need permitting, and they should go through their engineer for this step.

**4. Ben & Yvette Forry-** requesting a LD exemption. They would like to build a second house on their property and convert the first house into a woodshop (Ag structure). The structure would be 2280 sq. feet, less than the 2500 sq. feet in the ordinance. It meets the ordinance, just doing the steps backwards. Exemption GRANTED, motion by Jon, second by Ashley. Motion carried. Lincoln to send a letter stating the Land Development Exemption has been granted.

**5. Selinsgrove Walkability Study-** presentation by Peter Simione on study done for this project in the borough of the Selinsgrove. Project done phases and could take up to 15-20 years to complete. Would like feedback/comments from the PC. Lincoln has the links to the presentation and where to send comments.

2. APPROVAL OF MINUTES:

*Bobby moved to approve the minutes from the June 16, 2025 meeting. Second by Betsy. Motion Carried.*

4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES:

A.) Financial:

Reports will be filed for auditing in the usual fashion. *Greg did have a question on the*

\$571.88 in the Other line. Lincoln to check into and get back to him with the answer.

B.) Plans & Applications from Municipalities with Regulations (Section A):

**File #5827     Sissyboy Truking 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.

*Plan Acknowledged. Motion by Betsy, second by Jon. Motion carried.*

**File #5831     Members 1<sup>st</sup> 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.

*Plan Acknowledged. Motion by Betsy, second by Jon. Motion carried.*

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

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.

*90 day extension accepted. Motion by Jon, second by Betsy. Motion carried.*

*Motion to Table by Jon, second Betsy. Motion carried.*

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.**

*Waiver for Section 201, to allow for a Final Plan without first submitting a Preliminary Plan, is GRANTED. Motion by Jon, second by Bobby. Motion Carried.*

*Motion to Table plan by Jon, second by Betsy. Motion carried.*

**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.**

*Waiver for Section 201, to allow for a Final Plan without first submitting a Preliminary Plan, is GRANTED. Motion by Bobby, second by Betsy. Motion Carried.*

*Motion to Table plan by Betsy, second by Bobby. Motion carried.*

*Livic Civil to talk with Trever on pipe size in reference to 11. Also, no waiver would be needed for 10, it just needs reworded. Lincoln to speak with Jeremiah on the appropriate wording.*

D.) LOT ADDITIONS – (Section C)

**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.

*Motion to Acknowledge by Betsy, second by Bobby. Motion carried.*

**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.

*Motion to Acknowledge by Jon, second by Bobby. Motion carried.*

***\*Check with Livic Civil on Alternate Sewage Site for Commercial Site\****

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.

*Motion to Acknowledge by Betsy, second by Bobby. Motion carried.*

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

F.) Commissioners Report – None

G.) Old Business

1. Greg questioned whether the PC is still covered under county insurance? He has asked several times and gotten no answer. Lincoln said yes they are covered and will talk with Tony and get the information for Greg.

H.) New Business

1.07/11/25 – Received the latest Escrow Account Statement. Balance as of June 30 is \$329,734.40, this matches our records.

2.08/10/25 – 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.

- 3.**The County Hazard Mitigation Plan has been adopted.
- 4.**The 5 County Solid Waste Plan has reached the 50% population for adoption and is officially adopted by the county.

I.)7/11/25 – Received the latest Escrow Account Statement. Balance as of June 30 is \$329,734.40. This matches our records.

J.)Special Planning Tasks

- 1.**Begin review and update of the Snyder County Comprehensive Plan.
- 2.**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.
- 3.**Review possible Grant Funding for our Comprehensive Plan and possible match.
- 4.**Review ACT 167 Stormwater Planning.
- 5.**Administer the WVLRP funds for the ESCRA Project.
- 6.**Discuss possible in Penn Township with the Commissioners.

5.ADJOURNMENT

Chairman John Cramer declared the meeting adjourned at 8:44 p.m.



## Snyder County Planning Commission

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

### REGULAR SCHEDULED MEETING

-Minutes-  
09/15/2025

#### ATTENDANCE:

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

#### GUESTS:

Amos Martin

#### STAFF:

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

1. CALL TO ORDER:

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

PUBLIC COMMENT:

*Discussion on email from Shawn Morris regarding development on 418 Pratt Lane. Mr. Morris would like to add a small seasonal cabin for the purpose of a man cave/guest house. Cabin would be under the exemption size of 2500 sq. feet. Lincoln to send Mr. Morris a letter that he can proceed and meets the exemption status.*

2. APPROVAL OF MINUTES:

*Betsy moved to approve the minutes from the August 18, 2025 meeting. Second by Bobby. Motion Carried.*

4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES:

A.) Financial:

Reports will be filed for auditing in the usual fashion.

B.) Plans & Applications from Municipalities with Regulations (Section A):

*None*

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

*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.

*Motion to Table by Dave, second by Bobby. Motion carried.*

**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.**

*Motion for Conditional Approval by Dave, second by Bobby. Motion carried. With note for approval of verbage by Jeremiah.*

**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.**

*Motion to Table by Dave, second by Bobby. Motion carried.*

*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.**

*Motion to Table by Dave, second by Betsy. Motion carried.*

D.) LOT ADDITIONS – (Section C)

**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.

*Motion to Acknowledge by Betsy, second by Bobby. Motion carried.*

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

F.) Commissioners Report – None

G.) Old Business

H.) New Business

1.09/09/25 – 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 new Escrow release to Richfield Life Ministries on 09/03/2025 in the amount of \$96,505.20. Actual current balance of the Escrow Account is \$241,194.20 as of 09/10/2025.

2.09/09/25 – Received notification from Lynda Schlegel Culver’s office about Municipal Grant Seminar on Wednesday, 10/01/2025 at the Montour County Administration Building. Located at 435 E. Front St., Danville, PA 17821. Doors open at 9am.

I.) Special Planning Tasks

1. Begin review and update of the Snyder County Comprehensive Plan.

- 2.**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.
- 3.**Review possible Grant Funding for our Comprehensive Plan and possible match.
- 4.**Review ACT 167 Stormwater Planning.
- 5.**Administer the WVLRP funds for the ESCRA Project.
- 6.**Discuss possible project in Penn Township with the Commissioners.

## 5.ADJOURNMENT

Chairman John Cramer declared the meeting adjourned at 7:38 p.m.



## Snyder County Planning Commission

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

### REGULAR SCHEDULED MEETING

-Minutes-  
10/20/2025

#### ATTENDANCE:

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

#### GUESTS:

Marc Morandi (*virtual*)  
Jay Horst – Earth & Sky (*virtual*)  
Jeff Chang (*virtual*)  
Jeremy Wolf  
Troy Freed  
Joe Patterson  
Travis Martin – Livic Civil  
Eli Wengerd – L&L Marketplace  
Jason Wengerd – L&L Marketplace  
? – Penn Dairy

#### STAFF:

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

1. CALL TO ORDER:

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

PUBLIC COMMENT:

Richard Road Solar Project – Determination of Land Development – *Determined to NOT be LD. Motion to grant waiver for exemption by Jon, second by Bobby. Motion carried. Lincoln to write a letter.*

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 – *both lots are less than 1 acre both before and after the Lot Addition. It would bring no harm to the community. PC granted waiver to allow Mr. Wolf to proceed with Lot Addition despite both lots being less than 1 acre. Lincoln to write Mr. Wolf a letter. Motion to approve waiver by Jon, second by Greg. Motion carried.*

Wood Mode Solar – Determination of Land Development – *Determined to NOT be LD. Motion to grant waiver for exemption by Jon, second by Greg. Motion carried.*

2. APPROVAL OF MINUTES:

*Bobby moved to approve the minutes from the September 15, 2025 meeting. Second by Jon. Motion Carried.*

4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES:

A.) Financial:

Reports will be filed for auditing in the usual fashion.

B.) Plans & Applications from Municipalities with Regulations (Section A):

**File #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.

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

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

*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**

*Planning Department received an email from Charlie for an extension to the December 15, 2025 meeting. Motion to accept extension by Greg, second by Jon. Motion carried.*

*Motion to Table by Dave. Second by Bobby. Motion carried.*

**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.**

*Motion to for Conditional Approval by Greg. Second by Bobby. Motion carried.*

**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.**

*Motion to Table by Jon. Second by Bobby. Motion carried. Waivers for comments 1, 4, 6, 10, 11, and 15 were NOT addressed.*

*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.**

*Motion to Table by Jon. Second by Bobby. Motion carried. Waivers for comments 1, 3, 6, and 11 were granted, Motion by Greg and Second by Ashley. Motion carried.*

**File #5838 Ben Hoffman Ag. Land Development Plan; Perry 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.**

*Motion to Table by Greg. Second by Jon. Motion carried.*

**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.

*Motion for Conditional Approval by Jon. Second by Bobby. Motion carried.*

**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.

*Motion to Table by Jon. Second by Andy. Motion carried.*

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

This plan is to 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 Final 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.

*Motion for Conditional Approval by Greg. Second by Jon. Motion carried.*

**File #5844 Eli & Dorothy Hostetler Subdivision Plan; West Beaver Township – Snyder County; Kreamer Survey Associates, Inc. - Surveyor**

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.

*Motion for Conditional Approval by Jon. Second by Andy. Motion carried.*

**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.**

*Motion to Table by Greg. Second by Jon. Motion carried.*

D.) LOT ADDITIONS – (Section C)

**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 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 piece, and for the combining of the add-on piece with the existing lot to which it is being added are required for plan approval.

*Motion to Acknowledge by Bobby. Second by Jon. Motion carried.*

**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.

*Motion to Acknowledge by Bobby. Second by Jon. Motion carried.*

**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 Deed 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.

*Motion to Acknowledge by Bobby. Second by Jon. Motion carried.*

**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.

*Motion to Acknowledge by Bobby. Second by Jon. Motion carried.*

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

F.) Commissioners Report – None

G.) Old Business

H.) New Business

1.10/08/25 – 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 10/03/2025 in the amount of \$242.75, and an escrow deposit of \$4,000 on 10/07/25. Actual current balance of the Escrow Account is \$52,951.45 as of 09/30/2025.

I.) Special Planning Tasks

- 1.**Begin review and update of the Snyder County Comprehensive Plan.
- 2.**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.
- 3.**Review possible Grant Funding for our Comprehensive Plan and possible match.
- 4.**Review ACT 167 Stormwater Planning.
- 5.**Administer the WVLRP funds for the ESCRA Project.
- 6.**Discuss possible project in Penn Township with the Commissioners.

## 5.ADJOURNMENT

Chairman John Cramer declared the meeting adjourned at 8:24 p.m.



## Snyder County Planning Commission

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

### REGULAR SCHEDULED MEETING

-Minutes-  
11/17/2025

#### ATTENDANCE:

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

#### GUESTS:

Brienne Kaplan – Bloom University Student  
Eli Wengerd – L&L Marketplace  
Jay Horst – Earth&Sky Design (*virtual*)  
Rodney Keister

#### STAFF:

Lincoln Kaufman, Planning Director  
Kelly Boyer, Administrative Assistant  
Wiest, Muolo, Noon, Swinehart & Bathgate, Solicitor (*absent*)  
Scott Shambach, Meck-Tech

1. CALL TO ORDER:

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

PUBLIC COMMENT:

Marvin Kerstetter – LD exemption request to rebuild a dilapidated building that is Ready to fall over. – *Exemption GRANTED, to include a note on plan that must follow Flood Plain Ordinance. Motion by Jon. Second by Greg. Motion carried. Lincoln to send a letter.*

871 Troxelville Rd Subdivision – Rodney Keister – Question whether he needs a waiver of Septic? – *Discussion of whether he would need a holding tank/privy and Component 1? Talk with Sewage Planning. PC would only need to know location of holding tank/privy, Component and would need signatures from Lincoln, SEO, Township, and DE. A note would also need to be on the plan “No Residential Use”.*

2. APPROVAL OF MINUTES:

*Bobby moved to approve the minutes from the October 17, 2025 meeting, with the correction to the purpose of the plan for Plan #5836. Second by Jon. Motion Carried.*

4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES:

A.) Financial:

Reports will be filed for auditing in the usual fashion.

B.) Plans & Applications from Municipalities with Regulations (Section A):

**File #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.

*Motion to Acknowledge plan by Bobby. Second by Betsy. Motion carried.*

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

*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 12/15/2025 meeting.

*Motion to Table by Jon. Second by Bobby. Motion carried.*

**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.**

*Motion to Table by Greg. Second by Jon. Motion carried.*

**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.**

*Motion for Final Approval by Greg. Second by Bobby. Motion carried.*

**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.**

*Motion to Table by Jon. Second by Greg. Motion carried.*

**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.

*Motion for Conditional Approval by Jon. Second by Bobby. Motion carried.*

**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.**

*Motion to Table by Jon. Second by Bobby. Motion carried.*

*PC has no issues with the Driveway Plan. Charlie OK to apply for HOP. Lincoln to write a letter. Motion by Jon. Second by Greg. Motion carried.*

*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 Final 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.

*Motion for Final Approval by Greg. Second by Jon. Motion carried.*

**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.

*Motion for Conditional Approval by Jon. Second by Bobby. Motion carried.*

D.) LOT ADDITIONS – (Section C)

**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.

*Motion to Acknowledge by Jon. Second by Bobby. Motion carried.*

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

F.) Commissioners Report – None

G.) Old Business

H.) New Business

- 1.11/07/25 – Received notification from Material Matters that Keystone Renewable Waste Solutions, LLC will be applying for the renewal of their WMGR099 permit.
- 2.11/10/25 – Received the latest Escrow Account Statement. Balance as of October 31 is \$254,986.45. This matches our records.
- 3.11/10/25 – Received notification from Middleburg Borough about an Amendment to their Zoning Map and Zoning Tables.
- 4.11/10/25 – Received the latest Northcentral Pennsylvania Conservancy news letter.
- 5.As of this meeting, 11/17/2025, Jim Bathgate has taken over as Planning Commission Solicitor.
- 6.December meeting will start with the Christmas dinner at 5:00pm at Isabella's. The meeting will following at 7:30pm (time change) at the East Building. Lincoln to publish the meeting time change.

I.)Special Planning Tasks

- 1.Begin review and update of the Snyder County Comprehensive Plan.
- 2.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.
- 3.Review possible Grant Funding for our Comprehensive Plan and possible match.
- 4.Review ACT 167 Stormwater Planning.
- 5.Administer the WVLRP funds for the ESCRA Project.
- 6.Discuss possible project in Penn Township with the Commissioners.

**5.ADJOURNMENT**

Chairman John Cramer declared the meeting adjourned at 8:15 p.m.



## Snyder County Planning Commission

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

Phone: (570) 837-4257

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### REGULAR SCHEDULED MEETING

-Minutes-  
12/17/2025

ATTENDANCE:

John Cramer  
Dave Herbert (virtual)  
Betsy Lockwood  
Greg Gargus  
Jon Hummel  
*Bobby Jones (Absent)*  
*Ashley Hassinger (Absent)*  
*Andy Wagner (Absent)*

Guests:

None

Staff:

Lincoln Kaufman, Planning Director  
Jake Feese, Meck-Tech,  
Jim Bathgate, Weist, Muolo, Noon, Swinehart & Bathgate, Solicitor

1. CALL TO ORDER:

Chairman John Cramer called the meeting to order at 7:36 p.m.

PUBLIC COMMENT: None.

3. APPROVAL OF MINUTES:

John moved to approve the minutes from the November 17, 2025 meeting. Second by Bobby, motion carried.

4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES:

A.) Financial:

November Meeting Minutes Approved upon motion by Betsy second by Dave

Monthly Budget Report Tabled due to not being in packet – upon motion by Jon H. second by Betsy – motion carried.

B.) Plans & Applications from Municipalities with Regulations (Section A):

***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.

Dave acknowledged receipt of file #5851. Second by Greg. Motion Carried.

***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.

Dave acknowledged receipt of file #5851. Second by Greg. Motion Carried.

Plans & Applications under the SALDO (Section B)

***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. The engineer is working with the Township to gain an HOP for the release of stormwater into the PennDOT right-of-way.

An extension has been accepted to the March 16, 2026 meeting upon motion by Jon second by Betsy – motion carried. After discussion Jon moved to Table File #5804 second by Betsy, motion carried.

**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.

After discussion and upon motion by Betsy second by Dave, the following waivers were granted:

Section 201 & 202.A.1 – to allow a Final Plan

Section 403.A – Plan Scale

Section 403.B.16 – Scale of Proposed Grading to allow 1” = 60’

Section 505.B.7 – Driveway width at ROW greater than 24’

Section 602 – To not have to place monument markers.

Jon moved to Conditionally approval file #5833 with any conditions per the comment letter dated November 26, 2025 to be resolved to the satisfaction of Meck-Tech. Second by Greg. Motion Carried.

**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

After discussion and upon motion by Jon second by Betsy the following waivers were granted:

Section 201 & 202.A.1 – to allow a Final Plan

Section 403.A 7 404 – Plan Scale

Section 403.B.16 – Scale of Proposed Grading

Section 505.B.7 – Driveway width at ROW greater than 24’

Section 602 – To not have to place monument markers.

Jon moved to Conditionally approval file #5838 with any conditions per the comment letter dated November 20, 2025 to be resolved to the satisfaction of

Meck-Tech. Second by Betsy. Motion Carried.

***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.

There was a discussion about the project having multiple points of access. The planning commission determined that the 3 access points were ok and to notify the engineer. After discussion Greg moved to Table File #5845. Second by Dave, motion carried.

***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.

Greg moved to Conditionally Approve file #5850, second by Jon. Motion Carried.

***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.**

Jon moved to Table File #5852. Second by Dave, motion carried.

***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.

Greg moved to Conditionally Approve file#5853. Second by Dave, motion carried.

***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.

The comment letter from Meck-Tech dated 12/12/25 was discussed. After discussion Greg moved to Table File #5854, second by Jon, motion carried.

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

***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.

Betsy acknowledged receipt of file #5756. Second by Greg. Motion Carried.

***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.

Greg acknowledged receipt of file #5757. Second by Betsy. Motion Carried.

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

E.) Commissioners Report – None

5. OLD BUSINESS – Discussion about the update of the SALDO and that we plan to have AxRunkle make the current updates since they're familiar with the Ordinance and what we are planning on changing. The update will be a 2 part update with minor things done first, then a second phase with possible updates to include Data Centers and Solar along with anything else the Planning Commission deems necessary. This will be coordinated with Jim as well and SCPC member will be kept at a minimum for ease of meeting(s).
6. NEW BUSINESS – Dave's last meeting was tonight, and he was thanked for his service. Jim Bathgate was introduced to the members and staff present. Will need to find two additional members for the Planning Commission for 2026. Jim discussed 2 bills currently in committee. One is for Data Centers and the other for Solar.

Chairman John Cramer declared the meeting adjourned at 8:16 p.m.