

# Snyder County Planning Commission

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

Phone: (570) 837-4256 or (570) 837-4257

Fax: (570) 837-4345



## MEETING AGENDA

--REGULARLY SCHEDULED MEETING--

--Tuesday, January 20, 2026

7:00 p.m.

Basement Meeting Room  
Snyder County Courthouse  
Middleburg, PA

1. CALL TO ORDER:
2. PUBLIC COMMENT:  
Real Estate Development LLC – Middleburg 1 & 2 Solar Projects (Wood-Mode) for a determination of land development.
3. APPROVAL OF THE JANUARY 20, 2026 MEETING MINUTES.
4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES
  - A) Monthly Budget Report – **Need to approve November, December & January Reports**
  - B) Subdivision Review Report
  - C) Planning Office Report
5. OLD BUSINESS
6. NEW BUSINESS
  - 2/10/26 – Received the latest Escrow Account Statement. Balance as of 1/31/26 was 395,274.20. Current Balance is 403,274.20.
  - Betsy Kramer will be at the February 24<sup>th</sup> Commissioners meeting to discuss the possibility of us joining the 4 County Greenway plan with Columbia, Montour, and Northumberland counties.
  - Discuss the Terry Moyer Plan – Removal of the Non-Building Waiver and the addition of a note stating that this plan supersedes the previous plan.
7. ADJOURNMENT

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TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: February 13, 2026

SUBJECT: Subdivision Review Meeting

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

Thank you.

## NEW APPLICATIONS RECEIVED:

File #5862 – Daniel Zimmerman Poultry Houses LDP – Adams Twp.

File #5863 – Morgan Shirey Poultry Houses LDP – West Beaver Twp.

File #5864 – Conestoga Wood Specialties Lot Consolidation – Beavertown Borough

File #5865 – MMA-ACL Tree Farm, LLC Lot Addition Plan – Franklin Twp.

File #5866 – James & Teresa Snook Subdivision – McClure Borough

Google Drive link: [February 2026 Plans](#)

cc: Snyder County Board of Commissioners

Tony Phillips, Chief Clerk

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

Meck-Tech, Inc., PC Engineer

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## PLANS ON THE AGENDA FOR THIS MEETING:

### SECTION A:

File #5864 – Conestoga Wood Specialties Lot Consolidation – Beavertown Borough  
File #5866 – James & Teresa Snook Subdivision – McClure Borough

### SECTION B:

#### OLD PLANS:

File #5804 – Middlecreek Community Fellowship LDP – Franklin Township  
File #5845 – Ag Depot LDP – West Perry Twp.  
File #5854 – Cedar Springs Church LDP – Center Township

1st Meeting

#### NEW PLANS:

File #5862 – Daniel Zimmerman Poultry Houses LDP – Adams Twp.  
File #5863 – Morgan Shirey Poultry Houses LDP – West Beaver Twp.

### SECTION C:

File #5865 – MMA-ACL Tree Farm, LLC Lot Addition Plan – Franklin Twp.

**Grayed portions note that action is required at this meeting.**

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## SNYDER COUNTY PLANNING COMMISSION SUBDIVISION REVIEW COMMITTEE REPORT

### A. PLANS AND APPLICATIONS FROM MUNICIPALITIES WITH REGULATIONS:

#### **File #5864     Conestoga Wood Specialties, LLC Lot Consolidation Plan; Beavertown Borough; Meck-Tech Inc. – Surveyor**

This plan is for the consolidation of tax parcels 03-01-270 & 03-01-271 into a single tract of land.

#### **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 2, 2026 and is SCPC File #5864.
3. There are currently 3 parcels labeled as 278 on the tract map. The one on the southwest corner should actually be 285, and the one just west of 449 should be 014. Tract 449 information should be added to the plot plan. Should tract 285 be added to the Owner information?
4. Note 2 describes the consolidated tract as being 19.552 acres; however the actual boundary description as provided, and as shown on the Consolidated Tract information on the Plot Plan, comes out to 19.710 acres. I believe Note 2 should be amended.

#### **Plan Comments:**

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

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

##### **2. Section 403.B.14 – Manmade Features**

The overhead electric lines should be shown on the Plan, it also appears that there may be additional impervious areas that should be shown on the plan.

**File #5866**     **James & Teresa Snook Subdivision Plan; McClure Borough; Wright Land Surveying – Surveyor**

This plan is for the subdivision of Tax Parcel 09-01-188 into two tracts of land. The property is currently non-conforming and will remain non-conforming after subdivision.

**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 12, 2026 and is SCPC File #5866.

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

**OLD PLANS**

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

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

**This plan was reviewed by Meck-Tech and was tabled**

An extension has been accepted to the March 16, 2025 meeting to allow the engineer to work with the Township for the necessary HOP Permit.

**File #5845**     **AG Depot Land Development Plan; West Perry Township; Axtman Engineering, LLC – Engineer / Surveyor**

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

**This plan is under review by Meck-Tech.**

Charlie has provided for a 60 day extension to finish the PennDOT Permit per an email 2/13/26.

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

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

**This plan is under review by Meck-Tech.**

**NEW PLANS**

**File #5862     Daniel Zimmerman Poultry Houses Land Development Plan; Adams Township; Earth & Sky Design, LLC – Engineer**

This plan is for the addition of two poultry barns and associated stormwater controls.

**This plan has been reviewed by Meck-Tech. A copy of their comment letter dated February 2, 2026 is in your packet.**

**File #5863     Morgan Shirey Poultry Houses Land Development Plan; West Beaver Township; Nye Consulting Services Inc. – Engineer / Surveyor**

This plan is for the addition of two poultry barns, manure storage, egg room, gravel driveway, gravel pads, and associated stormwater controls and site related infrastructure.

**This plan is under review by Meck-Tech.**

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

**File #5865     MMA-ACL Tree Farm, LLC Lot Addition Plan; Franklin Township – Snyder County; All Points Land Surveys, Inc. - Surveyor**

This plan is for a 2.03 acre tract of land from Tax Parcel 06-09-038 to be added to Tax Parcel 06-07-115.

**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 Title Block of the plan, Tax Parcel 06-07-115 has a Deed Page and Deed Book listed as 1345 and 439. On GIS, the Deed Book appears to be 438. It is listed as 438 in other areas of the plan. Please verify the information.

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## Report of the Planning Director

1/16/26 – 2/13/26

### I. Meetings

- 1/20/26 – Commissioners Meeting – Work Session
- 1/27/26 – Commissioners Meeting
- 1/30/26 – SEDA-COG – MPO Meeting
- 1/30/26 – SEDA-COG Planning Directors Meeting
- 2/3/26 - Farm Board Meeting
- 2/3/26 – Commissioners Meeting
- 2/6/26 – CPDAP Meeting
- 2/10/26 – Commissioners Meeting
- 2/13/26 – GSVCC Transportation Meeting

### II. Subdivision Site Inspections

None

### III. Final Plan Approval Processing

### IV. Preliminary Plan Approval Processing

None

### V. Sketch Plan Reviews by Staff

None

VI. Financial

A) Expense & Revenue Summary per Monthly Budget Report

	<u>Prior Year to Date</u>	<u>Current Year-to Date</u>
Expenses	\$ 14,211.44	\$ 16,351.74

B) General Fund Receipts

	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
Subdivision Fees	\$ 1,250.00	\$ 1,488.00	\$ 2,738.00
Misc. Fees	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL	\$ 1,250.00	\$ 1,488.00	\$ 2,738.00

C) Escrow - Current

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
\$ 395,787.95	\$ 8,000.00	\$ 548.75	\$ 403,239.20

D) Overall Expense vs. Revenue (Year End 2025)

<u>Expenses for Year</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Overall Expenses</u>
\$ 16,351.74	\$ 2,738.00	\$ 0.00	\$ 13,613.74

VII. Special Planning Tasks

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

VIII. Current Violations

None