



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-
01/20/2026

ATTENDANCE:

John Cramer, Chairman
Bobby Jones
Betsy Lockwood , Vice Chairman
Greg Gargus, Secretary/Treasurer
Jonathan Hummel (*absent*)
Andy Wagner (*virtual*)

GUESTS:

Jerry Gibboney, Burget & Associates, Inc.
Adam Ewig, Commissioner

STAFF:

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

1. CALL TO ORDER:

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

Election of Officers for 2026

2025 Officers: Chairman – John Cramer
Vice Chairman – Vacant (Dave Herbert retired)
Secretary / Treasurer – Greg Gargus & Ashley Hassinger (Ashley Hassinger retired)
Nominating Committee – Greg Gargus, Bobby Jones & John Cramer

2026 Officers:

John Cramer, Chairman, nominated by Bobby, 2nd by Greg. Motion carried
Betsy Lockwood, Vice Chairman, nominated by Bobby, 2nd Greg. Motion carried.
Greg Gargus, Secretary/Treasurer, nominated by Bobby, 2nd by Betsy. Motion carried.

2. PUBLIC COMMENT:

None

3. APPROVAL OF MINUTES:

Betsy moved to approve the minutes from the December 15, 2025 meeting minutes. Second by Bobby. Motion Carried.

4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES:

A.) Financial:

Monthly budget report, need to approve November and December. Report Tabled until next month, wrong month included in packet. Next month will included November, December and January for approval. Motion to Table by Betsy, 2nd by Bobby. Motion carried.

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

**File #5858 Icon Legacy Frame Shop Land Development Plan; Selinsgrove Borough;
Larson Design Group – Engineer**

This plan is for the construction of a frame shop in the existing eastern parking lot, located on Tax Parcels 15-11-030, 15-11-023A, and 15-11-032.

General Comments:

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Review Certificate should be amended to indicate the plan was received on December 17, 2025 and is SCPC File #5858.
3. Names and Tax Parcel Numbers should be shown for all surrounding properties.
4. The Deed Book and Deed Page numbers do not appear to be listed until page 3. However, Tax Parcel 15-11-030 Deed Book and Deed Page appear to not be listed at all.

Motion to Acknowledge plan by Betsy. Second by Greg. Motion carried.

File #5859

Violet E. Stuck Subdivision/Lot Addition Plan; Spring Township; Axis Profession Surveying, LLC – Surveyor

This plan is for the subdivision of Tax Parcel 17-12-003 and 17-09-063 into 7 non-building agriculture/silviculture lots, 1 residual residential single-family lot, and a Lot Addition to Tax Parcel 17-12-100 (0.326 acres).

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 6, 2026 and is SCPC File #5859.

Plan Comments:

1. Project Narrative should include Tax Parcel 17-09-063.
2. Contour elevations should be shown on the plan.
3. On Page 2 of the Plan, Tax Parcel 17-12-003, Robert Stuck, appears to have the wrong Deed Page. Per GIS, it should be 118. Please verify.
4. On Page 2 of the Plan, on the Northern border, it appears as Tax Parcel 17-09-060, Glenn Gardner, Jr. should border the project site per GIS. Please verify.
5. On page 1, under Parcel Locator Map #1 per GIS, Tax Parcel 17-12-003 is DB 126 and DP 118 and Tax Parcel 17-09-063 is DB 126 and DP 121.

Motion to Acknowledge plan by Betsy. 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

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

An extension of been accepted to the March 16, 2026 meeting. Motion to Table by Greg, 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.

PC has notified the engineer that 3 access points is acceptable. Motion to Table by Greg, second by Bobby. 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.

Plan reviewed by Stahl Sheaffer Engineering.

4 Waivers requested, Sections 205.A, 505.B.7, 509 and 517 - all Granted. Motion by Bobby, second by Betsy. Motion carried.

Motion for Conditional Approval by Greg, second by Betsy. 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.

This plan is under review by Meck-Tech.

The comment letter from Meck-Tech dated December 12, 2025 was discussed at the December meeting. Nothing has changed with this plan since the December meeting. Motion to Table by Greg, second by Bobby. Motion carried.

New Plans:

D.) LOT ADDITIONS – (Section C)

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.

General Comments

1. All Certificates should be fully executed prior to Final approval.
2. It appears that the properties for Chad Bobb and Jason Oldt are backwards on the Property plan and Chad Bobb should be the one shown on the Lot Plan
3. Per the PennDOT Mapping Steely Road should be T-548 instead of T-458.

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

Lot Area should be shown per this section or the ordinance. (excluding road or public rights-of-way)

3. Section 403.B.14 – Manmade Features

Are there any manmade features listed in this section that should be shown on the plan?

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

File #5860 **P&B Campground, LLC and John Renninger Lot Addition Plan; Beaver Township; Burget & Associates, Inc. – Surveyor**

This plan is for the subdivision of Tax Parcel 02-04-001 into 2 tracts of land, Proposed Lot 1 and Proposed Lot 3. Then for a Lot Addition of Proposed Lot 3 to Proposed Lot 2, with Lot 2 being Tax Parcel 02-04-029.

General Comments

1. All Certificates should be fully executed prior to Final approval.
2. On both pages of the plan under General Notes, the numbering is not sequential.
3. Should the Lot Addition Note refer to Add on #3 instead of 2?
4. The southernmost property of John A. Renninger on the plan, labeled as Tract 2 of Tax Parcel 02-04-001 Deed Book 1020 and Deed Page 813, appears to be Tax Parcel 02-06-022 per GIS. 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.

2. Section 403.B.14 – Manmade Features

Is there anything listed in this section that should be included on the plan? I believe that are several permanent structures that should be shown

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

File #5861 **Folk Lot Addition Plan; Middleburg Borough; Roush Land Surveying, LLC – Surveyor**

This plan is for a 0.015 acre lot addition from the lands of Cam Shaffer to the lands of Jason Folk, Kelly Pepper, and Nicholas Folk.

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 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

Continued discussion on the SALDO update. John, Jeremiah, Lincoln and Jim should all be involved. Will be in 2 phases – 1) correct/update old information 2) add-on's to include solar, data centers, etc.

H.) New Business

1.2026 Calendar has been posted in the Snyder County Times.

2.01/06/26 – Jonathan Hoffman has been appointed to the Snyder County Planning Commission for a 4 year term. We don't yet have any contact information, Adam will possibly be able to get that to Lincoln.

3.We were not approved for a GreenWay and Open Space Plan Grant. There was some confusion on the County's matching. Lincoln will reach out for the new deadline and re-apply.

4.We are still in need of 2 members for the committee. Ashlee has retired as well as Dave, and Greg is signed on for 2 years.

I.)Special Planning Tasks

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

2.Review possible Grant Funding for our Comprehensive Plan and possible match.

3.Review ACT 167 Stormwater Planning.

4.Administer the WVLRP funds for the ESCRA Project.

5.ADJOURNMENT

Chairman John Cramer declared the meeting adjourned at 7:55 p.m.



Snyder County Planning Commission

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REGULAR SCHEDULED MEETING

-Minutes-
02/17/2026

ATTENDANCE:

John Cramer, Chairman
Betsy Lockwood , Vice Chairman
Greg Gargus, Secretary/Treasurer (*virtual*)
Bobby Jones
Jonathan Hummel (*absent*)
Andy Wagner (*virtual*)
Jonathan Hoffman (*absent*)

GUESTS:

Daniel Zimmerman
Menno Zimmerman

STAFF:

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

1. CALL TO ORDER:

Chairman John Cramer called the meeting to order at 7:10 p.m.

2. PUBLIC COMMENT:

Real Estate Development LLC – Middleburg 1 & 2 Solar Projects (Wood-Mode) for a determination of land development. – *Project discussed and determined to NOT be Land Development. Motion by Betsy, second by Bobby. Motion carried.*

3. APPROVAL OF MINUTES:

Betsy moved to approve the minutes from the January 20, 2026 meeting minutes. Second by Bobby. Motion Carried.

4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES:

A.) Financial:

Monthly budget reports for November, December and January will be filed for auditing in the usual fashion.

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

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 comes out to 19.71 acres. This should be double checked.

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**

Lot Area should be shown per this section or the ordinance. (excluding road or public rights-of-way)

3. **Section 403.B.14 – Manmade Features**

Are there any manmade features listed in this section that should be shown on the plan?

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

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.

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

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. Motion to Table by Betsy, 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.

PC has notified the engineer that 3 access points is acceptable.

Engineer has requested an extension until the June 15, 2026 meeting. SCPC has accepted the extension. Motion by Betsy and second by Bobby. Motion carried.

Motion to Table by Betsy, second by Bobby. 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.

This plan is under review by Meck-Tech.

Engineer has requested a 60 day extension. SCPC has accepted the extension. Motion by Bobby, second by Betsy. Motion carried.

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

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 was provided in the packet.

Waivers requested for Sections 201 and 202.A.1, have been granted. Motion by Bobby, second by Betsy. Motion carried. Advised to request waiver for Section 505.B.7. Motion to Table by Betsy, second by Bobby. Motion carried.

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.

Motion to table by Betsy, second by Bobby. Motion carried.

File #5867 Scott Apple Subdivision Plan; Perry Township; Morningstar Engineering & Land Surveying, LLC – Engineer/Surveyor

This plan is for the subdivision of Tax Parcel 14-02-009 into Lot 1 (7.231 acres) and a Residual tract of land.

There are 2 Waiver Requests:

- 1. **Section 403.A** – To allow the plan to be submitted on a 18” x 24” as opposed to 24” x 36” and at a scale of 1” = 120’ as opposed to a scale no smaller than 1” = 100’.
- 2. **Section 403.B.5** – To allow the Tract Map to be plotted at a scale of 1” = 1000’ vs. a scale of no smaller than 1” = 400’.

General Comments:

- 1. All Certificates should be fully executed prior to approval.
- 2. A waiver should also be requested for Section 201 – Preliminary Plan Approval.

Plan Comments:

- 1. **Section 403.B.29 – Home and Driveway Location**

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

*Motion to Grant both waivers by Betsy, second by Bobby. Motion carried.
Motion for Conditional Approval by Bobby, second by Betsy. Motion carried.*

D.) LOT ADDITIONS – (Section C)

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.

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

Continued discussion on the SALDO update. John, Jeremiah, Lincoln and Jim should all be involved. Will be in 2 phases – 1) correct/update old information 2) add-on's to include solar, data centers, etc.

H.) New Business

1.02/10/26 – Received the latest Escrow Account Statement. Balance as of 01/31/26 was \$395,274.20. Current balance is \$403,274.20.

2.Betsy Kramer will be at the March 10th Commissioners meeting to discuss the possibility of us joining the 4 County Greenway Plan with Columbia, Montour, and

Northumberland Counties.

3.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.

Plan discussed and SCPC has requested that the plan be resubmitted showing the home and driveway locations as well. Lincoln to send a letter to the surveyor.

4.Jim discussed Data Centers and Solar.

I.)Special Planning Tasks

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

5.ADJOURNMENT

Chairman John Cramer declared the meeting adjourned at 8:23 p.m.