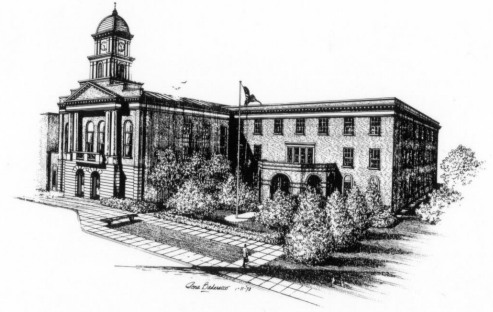


Snyder County Planning Commission

Courthouse, 9 West Market Street • Middleburg, Pennsylvania 17842-0217

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

Fax: (570) 837-4345



MEETING AGENDA

--REGULARLY SCHEDULED MEETING--

--Monday, March 17, 2026

7:00 p.m.

Basement Meeting Room
Snyder County Courthouse
Middleburg, PA

1. CALL TO ORDER:
2. PUBLIC COMMENT:
3. APPROVAL OF THE FEBRUARY 17, 2026 MEETING MINUTES.
4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES
 - A) Monthly Budget Report
 - B) Subdivision Review Report
 - C) Planning Office Report
5. OLD BUSINESS
6. NEW BUSINESS
 - 3/6/26 – Received the latest Escrow Account Statement. Balance as of 2/28/26 was 413,064.20 which matches our records.
 - Betsy Kramer appeared at the March 10th Commissioners meeting to discuss the possibility of us joining the 4 County Greenway plan with Columbia, Montour, and Northumberland counties. While no decision could be made at that meeting, the commissioners appeared to be interested in joining the effort.
7. ADJOURNMENT

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TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: March 13, 2026

SUBJECT: Subdivision Review Meeting

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

Thank you.

NEW APPLICATIONS RECEIVED:

File #5869 – Andrew Zulli LDP – Perry Twp.

File #5870 – ESCRA LDP – Penn Twp.

File #5871 – Denise Brandau Subdivision Plan – Jackson Twp.

File #5872 – 204-208 N. Market LDP – Selinsgrove Borough

File #5873 – Zimmerman – Wengerd Subdivision / Lot Addition - Middlecreek Twp.

Google Drive link: [March 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 #5870 – ESCRA LDP – Penn Twp.

File #5872 – 204-208 N. Market LDP – Selinsgrove Borough

SECTION B:

OLD PLANS:

1st Meeting

File #5804 – Middlecreek Community Fellowship LDP – Franklin Township

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

File #5854 – Cedar Springs Church LDP – Center Township

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

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

NEW PLANS:

File #5869 – Andrew Zulli LDP – Perry Twp.

File #5871 – Denise Brandau Subdivision Plan – Jackson Twp.

File #5873 – Zimmermann – Wengerd Subdivision / Lot Addition - Middlecreek Twp.

SECTION C:

None

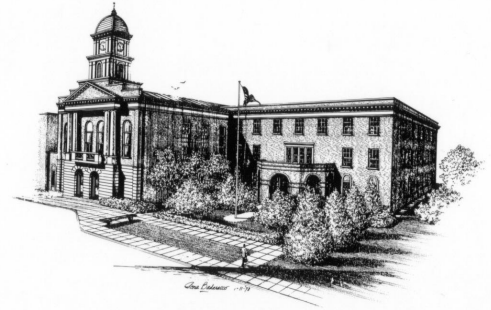
Grayed portions note that action is required at this meeting.

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SNYDER COUNTY PLANNING COMMISSION SUBDIVISION REVIEW COMMITTEE REPORT

A. PLANS AND APPLICATIONS FROM MUNICIPALITIES WITH REGULATIONS:

File #5870 **ES CRA Solar Land Development Plan; Penn Township; Burget & Associates, Inc. - Surveyor**

This plan is for the construction of a ground mounted accessory solar panel on 2.5 acres of land on Tax Parcel 13-09-085.

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 27, 2026 and is SCPC File #5870.
3. Names of property owners for all adjacent properties should be listed on the plan.

File #5872 **204-208 N. Market Street Land Development Plan; Selinsgrove Borough; Holmes Cunningham Engineering - Engineer**

This plan is for the construction of 6 townhouses on Tax Parcel 15-05-275.

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 March 2, 2026. 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 #5872.

3. The Title Block does not appear to contain all the information required per the borough ordinance.
4. Under the Notes section on pages C1.0 and C1.1, Selinsgrove is spelled incorrectly.
5. The property on the eastern border of the project site is labeled as Tax Parcel 15-05-274B. It appears to be Tax Parcel 15-05-274A on GIS. Please verify.

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.

We must take action on this plan at the MARCH 16 meeting

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.

The engineer has provided an extension so they can finish the PennDOT Permit. The extension is until the June 15, 2026 meeting.

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 engineer provided us with a 60 Day extension which extends our need to take action until the April 18, 2026 meeting.

This plan is under review by Meck-Tech.

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.

Waivers have been granted for Sections 201 and 202.A.1

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.

NEW PLANS

File #5869 **Andrew Zulli & Mikayla Valletti Land Development Plan; Perry Township; Stahl Sheaffer Engineering – Engineer / Surveyor**

This plan is for the addition of a commercial building, gravel driveway and associated stormwater controls and site related infrastructure on tax parcel 14-10-148.

This plan is under review by Meck-Tech.

File #5871 **Denise Brandau Subdivision Plan; Jackson Township; Keefer & Associates Land Surveying - Surveyor**

This plan is to subdivide Tax Parcel 08-05-001 into 2 tracts of land. Lot 1, is a proposed single-family residential 20.02 acre lot and a Residual Lot.

General Comments:

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

Plan Comments:

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

Per this section of the ordinance the distance from the property to the nearest public road intersection and the distance to the nearest major reference such as a town or village should be shown.

2. **Section 403.B.14 – Sewage**

Per this section of the ordinance the proposed septic area should be located to a convenient boundary intersection.

3. Section 403.B.19 – Easements

Per this section of the ordinance proposed easements shall be shown with bearings and distances. The easement crossing the Sandra Heiser-Petrucci parcel should be shown per this section of the ordinance.

4. Section 403.B.29 – Home and Driveway Location

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

File #5873 Zimmerman - Wengerd Subdivision / Lot Addition Plan; Middlecreek Township; Wentz Surveying - Surveyor

This plan is to subdivide Tax Parcel 11-06-147 into 2 tracts of land. Proposed Lot S4 which will be 10 ± acres, and a residual which will be 25.786± acres. The plan also proposes an equal land swap of 0.4298 acres between Proposed Lot S4 and Samuel & Kaleigh Wengerd tract 11-06-005A.

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.4 – Nearest Public Road Intersection

Per this section of the ordinance the distance from the property to the nearest public road intersection and the distance to the nearest major reference such as a town or village should be shown.

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

None

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Report of the Planning Director

2/17/26 – 3/13/26

I. Meetings

2/18/26 – MSATC Meeting

3/3/26 - Farm Board Meeting

3/3/26 – Commissioners Meeting

3/10/26 – Commissioners Meeting

3/13/26 – GSVCC Transportation Meeting

II. Subdivision Site Inspections

Bingaman & Son Lumber - 5779

III. Final Plan Approval Processing

IV. Preliminary Plan Approval Processing

None

V. Sketch Plan Reviews by Staff

None

VI. Financial

A) Expense & Revenue Summary per Monthly Budget Report

	<u>Prior Year to Date</u>	<u>Current Year-to Date</u>
Expenses	\$ 23,626.57	\$ 26,096.69

B) General Fund Receipts

	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
Subdivision Fees	\$ 3,438.00	\$ 1,150.00	\$ 4,588.00
Misc. Fees	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL	\$ 3,438.00	\$ 1,150.00	\$ 4,588.00

Note: We are waiting for the application fee for File #5873 (check returned wrong amount).

C) Escrow - Current

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
\$ 403,239.20	\$12,790.00	\$ 0.00	\$ 416,029.20

D) Overall Expense vs. Revenue

<u>Expenses for Year</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Overall Expenses</u>
\$ 26,096.69	\$ 4,588.00	\$ 0.00	\$ 21, 508.69

VII. Special Planning Tasks

- Begin review and update of the Snyder County Comprehensive Plan.
- Review Act 167 Stormwater Planning.

VIII. Current Violations

None