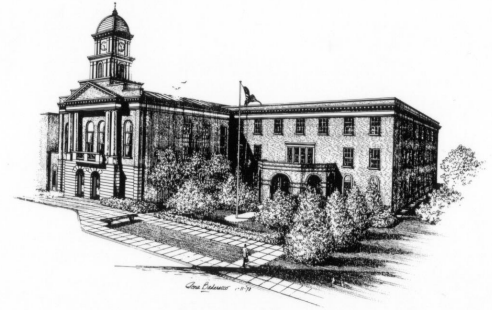


Snyder County Planning Commission

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, April 20, 2026

7:00 p.m.

Basement Meeting Room
Snyder County Courthouse
Middleburg, PA

1. CALL TO ORDER:
2. PUBLIC COMMENT: Bud Schenck
3. APPROVAL OF THE MARCH 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
 - Dynamic WW Land Holdings, LLC has what appears to be illegal land development on tax parcel #19-05-121 in Washington Twp. We issued a Land Use letter for permitting purposes on January 9, 2023; however they never had any land development approval nor did they submit that property for a land development determination. They have now constructed access roads along with stormwater basins without approval.
7. ADJOURNMENT

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TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: April 16, 2026

SUBJECT: Subdivision Review Meeting

The Subdivision Review Committee Work Session is scheduled for Thursday, April 16, at 9:00 a.m. in the Planning Department.

Thank you.

NEW APPLICATIONS RECEIVED:

File #5874 – Robert Maneval Lot Addition Plan – West Perry Twp.

File #5875 – Susquehanna Valley Mall Subdivision – Monroe Twp.

File #5876 – Mahlon Horning Ag. Operation LDP – Jackson Twp.

Google Drive link: [April 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 #5875 – Susquehanna Valley Mall Subdivision – Monroe Twp.

SECTION B:

OLD PLANS:

File #5854 – Cedar Springs Church LDP – Center Township

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

File #5869 – Andrew Zulli LDP – Perry Twp.

1st Meeting

NEW PLANS:

File #5876 – Mahlon Horning Ag. Operation LDP – Jackson Twp.

SECTION C:

File #5874 – Robert Maneval Lot Addition Plan – West Perry Twp.

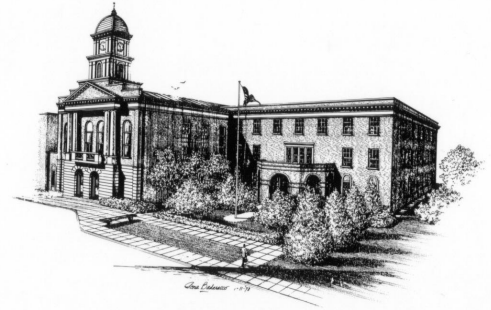
Grayed portions note that action is required at this meeting.

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SNYDER COUNTY PLANNING COMMISSION SUBDIVISION REVIEW COMMITTEE REPORT

A. PLANS AND APPLICATIONS FROM MUNICIPALITIES WITH REGULATIONS:

File #5875 Susquehanna Valley Mall Subdivision Plan; Monroe Township; Mech-Tech, Inc. - Surveyor

This plan is for the subdivision of Tax Parcel 12-09-283 into 3 separate lots and 1 residual lot.

General Comments:

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Review Certificate should be amended to indicate the plan was received on March 31, 2026, and is SCPC File #5875.
3. Tax Parcel 12-10-032 is labeled as Selinsgrove Storage on the plan. It appears to be labeled as Shiny Shell Selinsgrove, LLC on GIS. Please verify the information.

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

OLD PLANS

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 2026 meeting.

This plan is under review by Meck-Tech.

We must take action on the plan at the APRIL 20 meeting

Waivers Granted:

Sections 201, 202.A.1, 403.A, 404, 505.B.2, 505.B.7, 516.A.4, 516.A.5

Waiver Denied: Section 403.B.9 – Design elements within 50’ of a lot line.

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.

Tabled at last meeting with no action on waivers.

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.

NEW PLANS

File #5876 **Mahlon Horning Ag. Operation Land Development Plan; Jackson Township; Nye Consulting Services Inc. – Engineer / Surveyor**

This plan is for the construction of a new poultry operation which includes one poultry barn, manure storage, equipment shed, egg room along with gravel access and pads with associated stormwater management controls.

This plan is under review by Meck-Tech.

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

File #5874 **Robert Maneval Lot Addition Plan; West Perry Township; Meck-Tech, Inc. - Surveyor**

This plan is for the addition of a 1 acre lot from Tax Parcel 21-01-027 to Tax Parcel 21-06-021. With this addition, Tax Parcel 21-06-021 will now be 2.319 acres in total.

General Comments:

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

2. A waiver should be submitted for Section 201 - to allow a final plan to be submitted without first submitting a preliminary plan.
3. Please verify the information for Tax Parcel 21-06-118, there is nothing listed for this Tax Parcel on GIS.

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

There appears to be building(s) near the line to be extinguished on the ariel views that should be shown on the plan unless they have been removed.

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Report of the Planning Director

3/17/26 – 4/16/26

I. Meetings

3/26/26 – CPDAP Meeting

3/26/26 – Mid-West Concession building meeting

4/7/26 – Commissioners Meeting

4/7/26 - Farm Board Meeting

4/10/26 – GSVCC Transportation Meeting

4/10/26 – MPO Meeting

4/10/26 – Planning Director Meeting @ SEDA-COG

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	\$ 35,436.17	\$ 28,307.37

B) General Fund Receipts

	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
Subdivision Fees	\$ 4,888.00	\$ 1,282.04	\$ 6,170.04
Misc. Fees	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL	\$ 4,888.00	\$ 1,282.04	\$ 6,170.04

C) Escrow - Current

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
\$ 416,029.20	\$4,000.00	\$ 4,101.00	\$ 415,928.20

D) Overall Expense vs. Revenue

<u>Expenses for Year</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Overall Expenses</u>
\$ 28,307.37	\$ 6,170.04	\$ 2,805.50	\$ 19,331.83

VII. Special Planning Tasks

- Begin review and update of the Snyder County Comprehensive Plan.
- Review Act 167 Stormwater Planning.
- Help with the 4 County Greenway and Open Space Plan

VIII. Current Violations

None