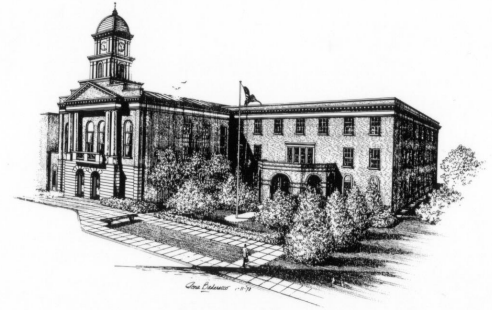


Snyder County Planning Commission

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, May 18, 2026

7:00 p.m.

Basement Meeting Room
Snyder County Courthouse
Middleburg, PA

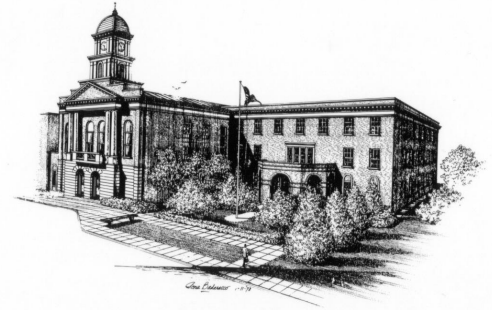
1. CALL TO ORDER:
2. PUBLIC COMMENT:
3. APPROVAL OF THE APRIL 20, 2026 MEETING MINUTES.
4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES
 - A) Monthly Budget Report
 - B) Subdivision Review Report
 - C) Planning Office Report
5. OLD BUSINESS
6. NEW BUSINESS
 - Received Spring Township Zoning Amendment No. 2026-01 on May 5, 2026. This is an ordinance to amend the Regulations for Siting Solar Farms.
 - 5/6/26 – Received the latest Escrow Account Statement. Balance as of 4/30/26 was 418,963.20 which matches our records.
7. ADJOURNMENT

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TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: May 15, 2026

SUBJECT: Subdivision Review Meeting

The Subdivision Review Committee Work Session is scheduled for Friday, May 15, at 8:45 a.m. in the Planning Department.

Thank you.

NEW APPLICATIONS RECEIVED:

File #5877 – Zeiset Equipment LDP – West Beaver Twp.

File #5878 – Esh Elite Rentals, LLC Lot Addition Plan – Union Twp.

File #5879 – Charles Reigle Jr. & Dan Spickler Lot Addition Plan – Franklin Twp.

Google Drive link: [May 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:

None

SECTION B:

OLD PLANS:

File #5869 – Andrew Zulli LDP – Perry Twp. Must take action

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

1st Meeting

NEW PLANS:

File #5877 – Zeiset Equipment LDP – West Beaver Twp.

SECTION C:

File #5878 – Esh Elite Rentals, LLC Lot Addition Plan – Union Twp.

File #5879 – Charles Reigle Jr. & Dan Spickler Lot Addition Plan – Franklin Twp.

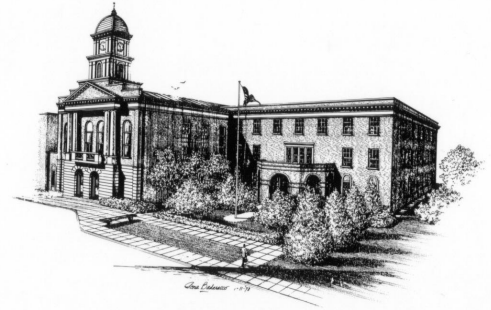
Grayed portions note that action is required at this meeting.

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SNYDER COUNTY PLANNING COMMISSION SUBDIVISION REVIEW COMMITTEE REPORT

A. PLANS AND APPLICATIONS FROM MUNICIPALITIES WITH REGULATIONS:

None

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

OLD PLANS

File #5869 **Andrew Zulli & Mikayla Valleti 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 #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.

NEW PLANS

File #5877 **Zeiset Equipment Land Development Plan; West Beaver Township; Axtman
Engineering, LLC – Engineer**

This plan is for the construction of a new building on existing impervious surfaces at the existing Zeiset Equipment facility in West Beaver Twp..

This plan is under review by Meck-Tech.

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

File #5878 Esh Elite Rentals, LLC Lot Addition/Subdivision Plan; Union Township – Snyder County; Mid-Penn Engineering – Surveyor

This plan is for the subdivision of Tax Parcel 18-01-039 into 2 separate tracts of land. Lot number 1A will be added to Tax Parcel 18-01-040 to form the new Lot number 1. The remaining Lot number 2A from Tax Parcel 18-01-039 will be added to Parcel 1, Tract 2 from Tax Parcel 18-01-039 to form the new Lot number 2.

General Comments

1. All Certificates should be fully executed prior to Final approval.
2. On the Cover Sheet, the Tax Parcels are listed as 18-05-039 and 18-05-040, which is incorrect. They should be listed as 18-01-039 and 18-01-040,

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

It appears that there are other utilities that should be shown on the plan.

File #5879 Charles Reigle, Jr and Daniel Spickler Lot Addition/Subdivision Plan; Franklin Township – Snyder County; Axis Professional Surveying, LLC – Surveyor

This plan is for the subdivision of a 0.25 acre tract of land from Tax Parcel 06-02-040 (Reigle). Labeled as Lot Add-On 1, added to Tax Parcel 06-02-057 (Spickler) for a total of 1.24 acres. With a residual Lot of 2.51 acres for Tax Parcel 06-02-040 (Reigle).

General Comments

1. All Certificates should be fully executed prior to Final approval.
2. Boundary for the northern and southern portions of the Lot Addition should be shown on the plan as they are necessary for the verification of the deeds and appear to be different than the callouts for the existing lot to which the lot addition is being added.

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. Under Title Source, Deed Page is listed as 793. GIS has the Deed Page as 792. Please verify the information.

3. Section 403.B.4 – Location information

The distance from the property to the nearest public road intersection and the distance to major references, such as towns or villages should be shown on the plan. I noticed that this is listed in Note 10, but could you please add it on the plan view as this information is utilized by our Assessment Department and they may not see it in the notes section.

4. Section 403.B.14 – Manmade Features

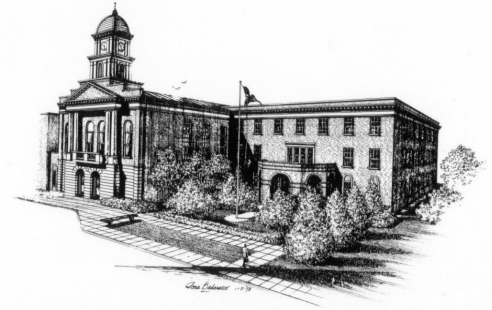
There appears to be utilities that should be shown per this section of the ordinance.

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Report of the Planning Director

4/20/26 – 5/15/26

I. Meetings

4/22/26 – Department Head Meeting

4/29/26 – Sexual Harassment Training

4/29/26 – Washington East & West Solar Public Meeting

5/8/26 – GSVCC Monthly Transportation Meeting

5/8/26 - CPDAP Meeting

5/14/26 – Pennsylvania Municipal Authorities Association Meeting

5/15/26 – Meeting with Penn Twp., Linda Schlegel Culver and David Rowe about property that the Twp. would like to purchase from the State near the old Camelback Bridge.

II. Subdivision Site Inspections

Ethan Hoffman - #5717

Marlin Zimmerman - #5803

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	\$ 44,713.71	\$ 29,486.86

B) General Fund Receipts

	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
Subdivision Fees	\$ 6,170.04	\$ 1,050.00	\$ 7,220.04
Misc. Fees	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL	\$ 6,170.04	\$ 1,050.00	\$ 7,220.04

C) Escrow - Current

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
\$ 415,928.20	\$ 0.00	\$ 741.50	\$ 415,186.70

D) Overall Expense vs. Revenue

<u>Expenses for Year</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Overall Expenses</u>
\$ 29,486.86	\$ 7,220.04	\$ 2,805.50	\$ 19,461.32

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