

# 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, June 15, 2026

7:00 p.m.

Basement Meeting Room  
Snyder County Courthouse  
Middleburg, PA

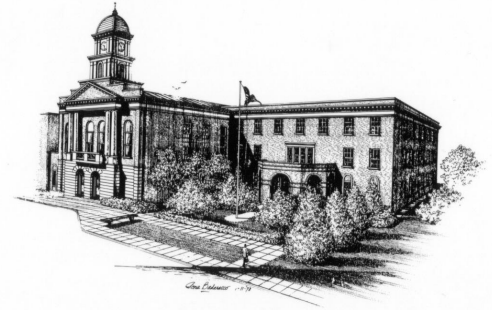
1. CALL TO ORDER:
2. PUBLIC COMMENT: Brian Gower – Penn / Middlecreek Twps. Subdivision discussion
3. APPROVAL OF THE APRIL 20 MEETING MINUTES & MAY 18, 2026 notes – Meeting Canceled (No Quorum) notes from discussion will be filed.
4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES
  - A) Monthly Budget Report – April & May
  - B) Subdivision Review Report
  - C) Planning Office Report
5. OLD BUSINESS
6. NEW BUSINESS
  - 6/5/26 – Received the latest Escrow Account Statement. Balance as of 5/31/26 was \$417,673.95 which matches our records.
7. ADJOURNMENT

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TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: June 11, 2026

SUBJECT: Subdivision Review Meeting

The Subdivision Review Committee Work Session is scheduled for Thursday, June 11, at 9 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.

File #5880 – Woodling Lot Addition Plan – Adams Twp.

File #5881 – Bailey Farms Subdivision – Monroe Twp.

File #5882 – Amy Kline Lot Addition Plan – Jackson 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:

File #5881 – Bailey Farms Subdivision – Monroe Twp.

### SECTION B:

#### OLD PLANS:

1st Meeting

File #5869 – Andrew Zulli LDP – Perry Twp. Must take action – Another Proposed Extension to the July 2026 meeting.

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

#### 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.

File #5880 – Woodling Lot Addition Plan – Adams Twp.

File #5882 – Amy Kline Lot Addition Plan – Jackson Twp.

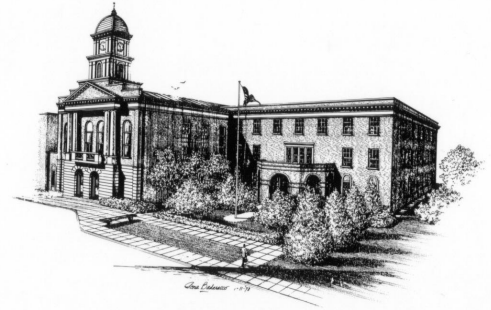
**Grayed portions note that action is required at this meeting.**

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## SNYDER COUNTY PLANNING COMMISSION SUBDIVISION REVIEW COMMITTEE REPORT

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

**File #5881     Bailey Farms Subdivision Plan; Monroe Township; Meck-Tech, Inc. – Surveyor**

This plan is for the re-subdivision of tract 12-xx-xxx to allow for a 50' right-of-way. This plan was just submitted and comments will be available at the meeting Monday night.

### 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.

Check with solicitor on what to do about no SW agreement for the prior Zeiset LDP, SCPC File #5472.

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.

**File #5880     Woodling Lot Addition Plan; Adams Township – Snyder County;  
Hornberger Land Surveying, LLC – Surveyor**

This plan is for a lot addition of 0.717 acres from a portion of land which is currently still considered a portion of tax parcel 01-06-023 to the residue of the same parcel. This tract was subdivided and was reviewed, approved and recorded as part of SCPC File #5463 which was approved on May 11, 2021. The subdivided tract was never given a new tax parcel number because a new deed was not created.

**General Comments**

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

**Plan Comments:**

**2. 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.

3. Tax Parcel 01-06-021 is listed on the plan is N/F Trustees of the Luthern and Reformed Congregations. On GIS, it is listed as Troxelville Cemetery Association. Please verify information.

**File #5882     Amy Kline Lot Addition Plan; Jackson Township – Snyder County; Roush Land Surveying, LLC – Surveyor**

This plan is for a lot addition of 0.555 acres from tax parcel 08-05-138 owned by Amy Kline to tract 08-05-138 Lot 1B also owned by Amy Kline.

**General Comments**

1. All Certificates should be fully executed prior to Final approval.
2. For Lot 1B’s description the Chord Bearing for Curve C1 should be SE instead of NE.

**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**

The existing home, driveway and any other buildings should be shown on the plan per this section.

**3. Section 403.B.17 – Sewage Test Area**

The sewage test site should be shown for Lot 1B per the plan by Jim Grose, Map File #5379.

**4. Section 403.B.29 – Home Location**

Per this section of the ordinance a possible home and driveway should be shown to demonstrate that it can meet the ordinance requirements.

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## Report of the Planning Director

5/15/26 – 6/12/26

### I. Meetings

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.

5/20/26 – MASTC Meeting

5/28/26 – SALDO Update Meeting

6/2/26 – Farm Board Meeting

6/12/26 – GSVCC Transportation meeting

6/12/26 – MPO Meeting

### II. Subdivision Site Inspections

Amos Martin Poultry – #5829

Richfield Life Ministries Church - #5692

### 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	\$ 57,513.33	\$ 65,767.14

B) General Fund Receipts

	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
Subdivision Fees	\$ 7,220.04	\$ 650.00	\$ 7,870.04
Misc. Fees	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL	\$ 7,220.04	\$ 650.00	\$ 7,870.04

C) Escrow - Current

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
\$ 415,186.70	\$ 3,000.00	\$ 547.75	\$ 417,638.95

D) Overall Expense vs. Revenue

<u>Expenses for Year</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Overall Expenses</u>
\$ 65,767.14	\$ 7,870.04	\$ 9,242.00	\$ 50,751.10

VII. Special Planning Tasks

- Update of the SALDO (1st Meeting was 5/28/26)
- 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 – Waiting to hear about grant funding

VIII. Current Violations

None