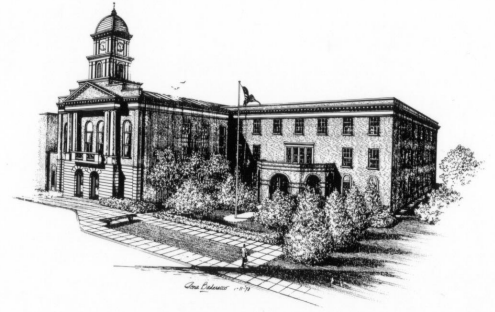


Snyder County Planning Commission

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, July 20, 2026

7:00 p.m.

Basement Meeting Room
Snyder County Courthouse
Middleburg, PA

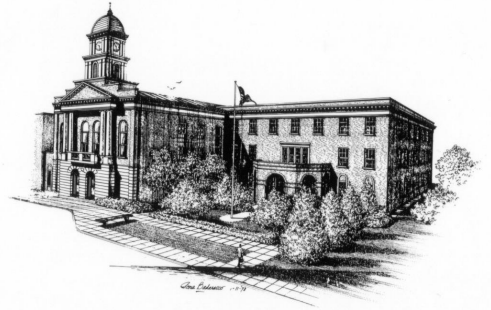
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2. PUBLIC COMMENT: Andrew and Corinda Snook – Exemption Request
3. APPROVAL OF THE JUNE 15 MEETING MINUTES
4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES
 - A) Monthly Budget Report
 - B) Subdivision Review Report
 - C) Planning Office Report
5. OLD BUSINESS
6. NEW BUSINESS
 - 7/10/26 – Received the latest Escrow Account Statement. Balance as of 5/31/26 was \$398,603.95 which matches our records at that date. Current actual balance is \$395,392.95
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TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: July 17, 2026

SUBJECT: Subdivision Review Meeting

The Subdivision Review Committee Work Session is scheduled for Friday, July 17, at 9 a.m. in the Planning Department.

Thank you.

NEW APPLICATIONS RECEIVED:

File #5883– Arcadia LLC, LDP – Spring Township

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Google Drive link: [July 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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1st Meeting

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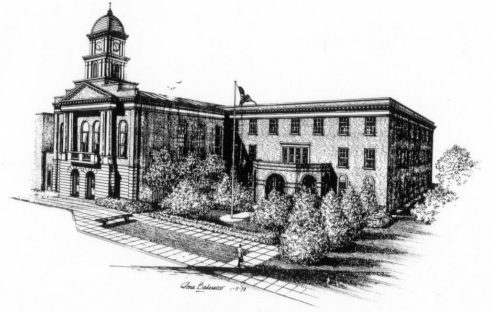
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SNYDER COUNTY PLANNING COMMISSION SUBDIVISION REVIEW COMMITTEE REPORT

A. PLANS AND APPLICATIONS FROM MUNICIPALITIES WITH REGULATIONS:

File #5883 Arcadia Hill, LLC Subdivision Plan; Spring Township; Chad Shaffer - Surveyor

This plan is for the subdivision of Lot 1 (2.061 acres) from Lot R on Tax Parcel 17-04-018.

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 June 16, 2026 and is SCPC File #5883.
3. Tax Parcel 17-04-014A is labeled as owner Robin J. Barbour on the plan but labeled as Martin Ashton on GIS. Please verify the information.
4. The property (#059 on GIS) that is at the corner of Ettinger Road and Sand Hill Road, but to the right of Ettinger Road, should be labeled as Tax Parcel 17-04-059 and owner Roy E. Wagner, Jr. This information was verified with the Snyder County Assessment Office and they will inform GIS to remove the pink connecting hooks.

File #5884 Doris and Ronald Kratzer Subdivision and Lot Addition Plan; Spring Township; Kreamer Survey Associates - Surveyor

This plan is for the subdivision of Tax Parcel 17-09-067 into Lot 2 and Residual Lot 1 and for Lot 2 to be added to Tax Parcel 17-07-021.

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 June 18, 2026 and is SCPC File #5884.

3. Tax Parcel 17-07-026 is labeled as owner Allegheny Mennonite Mission on the plan but labeled as Manbeck Mennonite Church on GIS. Please verify the information.
4. Tax Parcel 10-10-105 is labeled as owner William Bradley Hawk on the plan but labeled as Locust Hill Lumber, LLC on GIS. Please verify the information.
5. Snyder County Project 70 is labeled as Tax Parcel 17-07-021A on the plan but should it be labeled as 17-07-022A? Please verify the information.

File #5888 Eichner, Wolfe, Stahlnecker & Rauch Subdivision Plan; Monroe Township; Stahl Sheaffer Engineering - Surveyor

This plan is for the re-subdivision of tax parcels 12-05-132, 12-05-133, 12-05-134, & 12-05-076.

General Comments:

1. All Certificates should be fully executed prior to approval.
2. The Snyder County Planning Review Certificate should be added and indicate the plan was received on July 6, 2026 and is SCPC File #5888.

File #5890 Gregory & Teresa Mull Fire Repair of Existing Building; Monroe Township; Thomas Metz - Engineer

This plan is for the repair of an existing building damaged by fire.

The Snyder County Planning Department has no Comments on this plan.

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.

NEW PLANS

File #5886 Amos Hostetler Sewage Module; West Beaver Township; Wright 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.6 – Plan Information

Names of owners, tract lines, and tax parcel ID number, of all adjoining properties and the names of all abutting subdivisions.

File #5887 Samuel & Elizabeth Yoder Lot Addition/Subdivision Plan; West Beaver Township – Snyder County; Sarge Surveying – Surveyor/Engineer

This plan is for the subdivision of Tax Parcel 20-09-057 into 2 tracts of land, Lots 1 and 2. Then for a Lot Addition of Lot B to Tax Parcel 20-09-115 Lot 3 and a Lot Addition of Lot A to Tax Parcel Tax Parcel 20-09-057 Lot 1.

General Comments

1. All Certificates should be fully executed prior to Final approval.
2. The waiver requests should be removed as they refer to sections of our old ordinance and are not necessary for plan approval under the new ordinance.
3. The total acreage of Lot 1 after the subdivision is labeled at 60.581 on the plan. Please verify that information. It appears as the total acreage after the subdivision should be 68.5 acres.
4. On the Planning Commission Certificate “Chairperson” should be changed to “Authorized Signer”.
5. Ownership Information for the Clayton and Billie Shawver Irrevocable Grantor Trust should be provided on the plan

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 – Location

The distance from the property to the nearest public road intersection and the nearest distance to major references, such as towns or villages.

3. Section 403.B.29 – Home & Drive locations

Per this section of the ordinance a driveway should be shown that will meet the requirements of the ordinance.

File #5891 Mervin Hoover Subdivision Plan; Union Township – Snyder County; Stahl Sheaffer Engineering – Surveyor

This plan is for the subdivision of Tax Parcel 18-06-079 into two tracts of land. Lot 9-2 which will be 2.359 acres and a residual of 30.875 acres

General Comments

1. All Certificates should be fully executed prior to Final approval.
2. In the Site Details Port Trevorton is misspelled.
3. The radius shown on the western edge with a Chord length of 113.57 appears to be an extra radius in Proposed Lot 9-2 that should be removed.

File #5892 Kantz - Sensenig Subdivision Plan; Union Township – Snyder County; Stahl Sheaffer Engineering – Surveyor

This plan is for the subdivision of Tax Parcels 18-06-0084 owned by Ricky & Tracy Kantz and 18-06-030 owned by Levi and Rosene Sensenig into two tracts of land each and those subdivided portions being combined into a single tract of land.

General Comments

1. All Certificates should be fully executed prior to Final approval.
2. The Reserved septic area on Residual Lot B should be tied into a property corner.

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

File #5885 Christian and Rececca Yoder Subdivision and Lot Addition Plan; West Beaver Township – Snyder County; Kreamer Survey Associates – Surveyor

This plan is for the subdivision of Lot 2 (3.21 acres) from Tax Parcel 20-07-003 to be added to Tax Parcel 20-06-026. With a Residual Lot 1.

General Comments

1. All Certificates should be fully executed prior to Final approval.
2. Tax Parcels 20-06-040 and 20-06-040A are labeled as owner Brenda L. Wolfley on the plan but labeled as owner Daniel A. Peachey on GIS. Please verify the information.
3. Tax Parcels 20-06-041 and 20-06-050 are labeled as owner Carmon G, and Cyndi L. Goss on the plan but labeled as owner Garrett K. Nipple on GIS. Please verify the information.
4. Under the Adjoiner Table, 20-06-082 is listed as the Tax Parcel for Noah A. and Lydia A. Hostetler. It appears on GIS as if it should be 20-06-087. Please verify the information.
5. On the Planning Commission Certificate “Chairperson” should be changed to “Authorized Signer”

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.

File #5889 Ryan Smith Lot Addition/Subdivision Plan; Adams Township – Snyder County; Meck-Tech, Inc. – Surveyor

This plan is for the Subdivision of Tax Parcel 01-05-048 into 2 tracts of land, Lot 2 and Residual Lot 2. Then for a Lot Addition of Lot 2 to Tax Parcel 01-05-081. For the Subdivision of Tax Parcel 01-02-020 into 2 tracts of land, Lot 1 and Residual Lot 1. Then for a Lot Addition of Lot 2 to Tax Parcel 01-05-045.

General Comments

1. All Certificates should be fully executed prior to Final approval.
2. On the Tract Map, #66 is missing. It appears to be listed on GIS as 01-02-066,

James D. Guyer, DB 876 and DP 499. Please verify the information.

3. Owners Jason and Ella Zimmerman's address is listed on the plan as 63 Decker Road, Middleburg, PA 17842, which is the site address. GIS has their address listed as 151 Hanselman Road, Mifflinburg, PA 17844. Please verify the information.

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.

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Report of the Planning Director

6/15/26 – 7/17/26

I. Meetings

7/7/26 – Farm Board Meeting
7/10/26 – GSVCC Monthly Transportation Meeting
7/8/26 – Meeting with Neil Fogle - Training
7/8/26 – HMP Maintenance Meeting
7/13/26 – Department Head Meeting
7/14/26 – Commissioners Meeting
7/17/26 – SALDO Update Meeting

II. Subdivision Site Inspections

Amos Marting Poultry – 5729
Benjamin Hoffman - 5838

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	\$ 66,929.58	\$ 76,713.76

B) General Fund Receipts

	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
Subdivision Fees	\$ 7,870.04	\$ 2,200.00	\$10,070.04
Misc. Fees	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL	\$ 7,870.04	\$ 2,200.00	\$10,070.04

C) Escrow - Current

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
\$ 417,638.95	\$ 0.00	\$ 19,070	\$ 398,568.95

D) Overall Expense vs. Revenue

<u>Expenses for Year</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Overall Expenses</u>
\$ 76,713.76	\$10,070.04	\$ 9,242.00	\$ 57,401.72

VII. Special Planning Tasks

- Update of the SALDO (Meeting 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

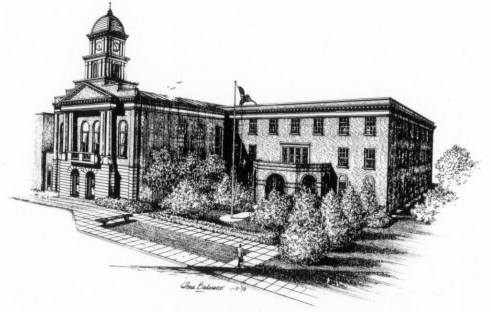
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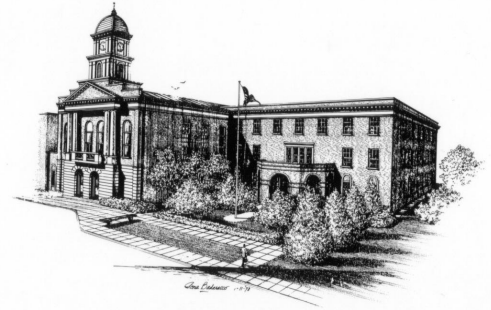
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TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: July 17, 2026

SUBJECT: Subdivision Review Meeting

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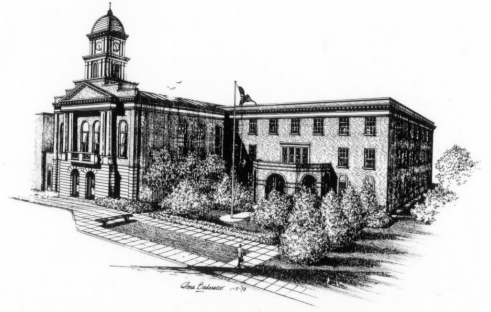
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Plan Comments:

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

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General Comments

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General Comments

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2. On the Tract Map, #66 is missing. It appears to be listed on GIS as 01-02-066,

James D. Guyer, DB 876 and DP 499. Please verify the information.

3. Owners Jason and Ella Zimmerman's address is listed on the plan as 63 Decker Road, Middleburg, PA 17842, which is the site address. GIS has their address listed as 151 Hanselman Road, Mifflinburg, PA 17844. Please verify the information.

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.

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



Report of the Planning Director

6/15/26 – 7/17/26

I. Meetings

7/7/26 – Farm Board Meeting
7/10/26 – GSVCC Monthly Transportation Meeting
7/8/26 – Meeting with Neil Fogle - Training
7/8/26 – HMP Maintenance Meeting
7/13/26 – Department Head Meeting
7/14/26 – Commissioners Meeting
7/17/26 – SALDO Update Meeting

II. Subdivision Site Inspections

Amos Marting Poultry – 5729
Benjamin Hoffman - 5838

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	\$ 66,929.58	\$ 76,713.76

B) General Fund Receipts

	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
Subdivision Fees	\$ 7,870.04	\$ 2,200.00	\$10,070.04
Misc. Fees	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL	\$ 7,870.04	\$ 2,200.00	\$10,070.04

C) Escrow - Current

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
\$ 417,638.95	\$ 0.00	\$ 19,070	\$ 398,568.95

D) Overall Expense vs. Revenue

<u>Expenses for Year</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Overall Expenses</u>
\$ 76,713.76	\$10,070.04	\$ 9,242.00	\$ 57,401.72

VII. Special Planning Tasks

- Update of the SALDO (Meeting 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