



Snyder County Planning Commission

Courthouse, P.O. Box 217 Middleburg, Pennsylvania 17842-0217

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

(Fax: 570-837-4345)

REGULAR SCHEDULED MEETING

-Minutes-
01/20/2026

ATTENDANCE:

John Cramer, Chairman
Bobby Jones
Betsy Lockwood , Vice Chairman
Greg Gargus, Secretary/Treasurer
Jonathan Hummel (*absent*)
Andy Wagner (*virtual*)

GUESTS:

Jerry Gibboney, Burget & Associates, Inc.
Adam Ewig, Commissioner

STAFF:

Lincoln Kaufman, Planning Director
Kelly Boyer, Administrative Assistant
Wiest, Muolo, Noon, Swinehart & Bathgate, Solicitor (*absent*)
Trever Hess, Meck-Tech

1. CALL TO ORDER:

Chairman John Cramer called the meeting to order at 7:01 p.m.

Election of Officers for 2026

2025 Officers: Chairman – John Cramer
Vice Chairman – Vacant (Dave Herbert retired)
Secretary / Treasurer – Greg Gargus & Ashley Hassinger (Ashley Hassinger retired)
Nominating Committee – Greg Gargus, Bobby Jones & John Cramer

2026 Officers:

John Cramer, Chairman, nominated by Bobby, 2nd by Greg. Motion carried
Betsy Lockwood, Vice Chairman, nominated by Bobby, 2nd Greg. Motion carried.
Greg Gargus, Secretary/Treasurer, nominated by Bobby, 2nd by Betsy. Motion carried.

2. PUBLIC COMMENT:

None

3. APPROVAL OF MINUTES:

Betsy moved to approve the minutes from the December 15, 2025 meeting minutes. Second by Bobby. Motion Carried.

4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES:

A.) Financial:

Monthly budget report, need to approve November and December. Report Tabled until next month, wrong month included in packet. Next month will include November, December and January for approval. Motion to Table by Betsy, 2nd by Bobby. Motion carried.

B.) Plans & Applications from Municipalities with Regulations (Section A):

**File #5858 Icon Legacy Frame Shop Land Development Plan; Selinsgrove Borough;
Larson Design Group – Engineer**

This plan is for the construction of a frame shop in the existing eastern parking lot, located on Tax Parcels 15-11-030, 15-11-023A, and 15-11-032.

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 December 17, 2025 and is SCPC File #5858.
3. Names and Tax Parcel Numbers should be shown for all surrounding properties.
4. The Deed Book and Deed Page numbers do not appear to be listed until page 3. However, Tax Parcel 15-11-030 Deed Book and Deed Page appear to not be listed at all.

Motion to Acknowledge plan by Betsy. Second by Greg. Motion carried.

File #5859 Violet E. Stuck Subdivision/Lot Addition Plan; Spring Township; Axis Profession Surveying, LLC – Surveyor

This plan is for the subdivision of Tax Parcel 17-12-003 and 17-09-063 into 7 non-building agriculture/silviculture lots, 1 residual residential single-family lot, and a Lot Addition to Tax Parcel 17-12-100 (0.326 acres).

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 January 6, 2026 and is SCPC File #5859.

Plan Comments:

1. Project Narrative should include Tax Parcel 17-09-063.
2. Contour elevations should be shown on the plan.
3. On Page 2 of the Plan, Tax Parcel 17-12-003, Robert Stuck, appears to have the wrong Deed Page. Per GIS, it should be 118. Please verify.
4. On Page 2 of the Plan, on the Northern border, it appears as Tax Parcel 17-09-060, Glenn Gardner, Jr. should border the project site per GIS. Please verify.
5. On page 1, under Parcel Locator Map #1 per GIS, Tax Parcel 17-12-003 is DB 126 and DP 118 and Tax Parcel 17-09-063 is DB 126 and DP 121.

Motion to Acknowledge plan by Betsy. Second by Greg. Motion carried.

C.) Plans & Applications under the SALDO (Section B)

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

The engineer is working with the Township to gain an HOP for the release of stormwater into the PennDOT right-of-way.

An extension of been accepted to the March 16, 2026 meeting. Motion to Table by Greg, second by Bobby. Motion carried.

File #5845 AG Depot Land Development Plan; West Perry Township; Earth & Sky Design, LLC – Engineer / Surveyor

This plan is for a new Commercial Building on tract 21-02-036.

This plan is under review by Meck-Tech.

PC has notified the engineer that 3 access points is acceptable. Motion to Table by Greg, second by Bobby. Motion carried.

File #5852 Hummels Church Land Development Plan; Franklin Township; Meck-Tech, Inc., - Engineer

This plan is for the land development of Tax Parcel 06-10-038. This project proposes the demolition of part of the existing church and construction of a 6550 sq. foot addition.

Plan reviewed by Stahl Sheaffer Engineering.

4 Waivers requested, Sections 205.A, 505.B.7, 509 and 517 - all Granted. Motion by Bobby, second by Betsy. Motion carried.

Motion for Conditional Approval by Greg, second by Betsy. Motion carried.

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.

This plan is under review by Meck-Tech.

The comment letter from Meck-Tech dated December 12, 2025 was discussed at the December meeting. Nothing has changed with this plan since the December meeting. Motion to Table by Greg, second by Bobby. Motion carried.

New Plans:

D.) LOT ADDITIONS – (Section C)

File #5857 Matthews – Yoder Lot Addition Plan; West Beaver Township – Snyder County; Wright Land Surveying. - Surveyor

This plan is for a 1.069 acre lot addition from lands of Christian & Rebecca Yoder to the lands of Jacob & Abby Matthews.

General Comments

1. All Certificates should be fully executed prior to Final approval.
2. It appears that the properties for Chad Bobb and Jason Oldt are backwards on the Property plan and Chad Bobb should be the one shown on the Lot Plan
3. Per the PennDOT Mapping Steely Road should be T-548 instead of T-458.

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.11 – Lot Area

Lot Area should be shown per this section or the ordinance. (excluding road or public rights-of-way)

3. Section 403.B.14 – Manmade Features

Are there any manmade features listed in this section that should be shown on the plan?

Motion to Acknowledge by Betsy. Second by Bobby. Motion carried.

File #5860 P&B Campground, LLC and John Renninger Lot Addition Plan; Beaver Township; Burget & Associates, Inc. – Surveyor

This plan is for the subdivision of Tax Parcel 02-04-001 into 2 tracts of land, Proposed Lot 1 and Proposed Lot 3. Then for a Lot Addition of Proposed Lot 3 to Proposed Lot 2, with Lot 2 being Tax Parcel 02-04-029.

General Comments

1. All Certificates should be fully executed prior to Final approval.
2. On both pages of the plan under General Notes, the numbering is not sequential.
3. Should the Lot Addition Note refer to Add on #3 instead of 2?
4. The southernmost property of John A. Renninger on the plan, labeled as Tract 2 of Tax Parcel 02-04-001 Deed Book 1020 and Deed Page 813, appears to be Tax Parcel 02-06-022 per GIS. Please verify.

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

Is there anything listed in this section that should be included on the plan? I believe that are several permanent structures that should be shown

Motion to Acknowledge by Greg, second by Bobby. Motion carried.

File #5861 Folk Lot Addition Plan; Middleburg Borough; Roush Land Surveying, LLC – Surveyor

This plan is for a 0.015 acre lot addition from the lands of Cam Shaffer to the lands of Jason Folk, Kelly Pepper, and Nicholas Folk.

General Comments

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

Motion to Acknowledge by Betsy, second by Bobby. Motion carried.

E.) Report of the Planning Director - Discussed in Old and New Business

F.) Commissioners Report – None

G.) Old Business

Continued discussion on the SALDO update. John, Jeremiah, Lincoln and Jim should all be involved. Will be in 2 phases – 1) correct/update old information 2) add-on's to include solar, data centers, etc.

H.) New Business

1. 2026 Calendar has been posted in the Snyder County Times.

2. 01/06/26 – Jonathan Hoffman has been appointed to the Snyder County Planning Commission for a 4 year term. We don't yet have any contact information, Adam will possibly be able to get that to Lincoln.

3. We were not approved for a GreenWay and Open Space Plan Grant. There was some confusion on the County's matching. Lincoln will reach out for the new deadline and re-apply.

4. We are still in need of 2 members for the committee. Ashlee has retired as well as Dave, and Greg is signed on for 2 years.

I.) Special Planning Tasks

1. Begin review and update of the Snyder County Comprehensive Plan.

2. Review possible Grant Funding for our Comprehensive Plan and possible match.

3. Review ACT 167 Stormwater Planning.

4. Administer the WVLRP funds for the ESCRA Project.

5. ADJOURNMENT

Chairman John Cramer declared the meeting adjourned at 7:55 p.m.



Snyder County Planning Commission

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

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

(Fax: 570-837-4345)

REGULAR SCHEDULED MEETING

-Minutes-
02/17/2026

ATTENDANCE:

John Cramer, Chairman
Betsy Lockwood , Vice Chairman
Greg Gargus, Secretary/Treasurer (*virtual*)
Bobby Jones
Jonathan Hummel (*absent*)
Andy Wagner (*virtual*)
Jonathan Hoffman (*absent*)

GUESTS:

Daniel Zimmerman
Menno Zimmerman

STAFF:

Lincoln Kaufman, Planning Director
Kelly Boyer, Administrative Assistant (*absent*)
Jim Bathgate, Wiest, Muolo, Noon, Swinehart & Bathgate, Solicitor
Trevor Hess, Meck-Tech

1. CALL TO ORDER:

Chairman John Cramer called the meeting to order at 7:10 p.m.

2. PUBLIC COMMENT:

Real Estate Development LLC – Middleburg 1 & 2 Solar Projects (Wood-Mode) for a determination of land development. – *Project discussed and determined to NOT be Land Development. Motion by Betsy, second by Bobby. Motion carried.*

3. APPROVAL OF MINUTES:

Betsy moved to approve the minutes from the January 20, 2026 meeting minutes. Second by Bobby. Motion Carried.

4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES:

A.) Financial:

Monthly budget reports for November, December and January will be filed for auditing in the usual fashion.

B.) Plans & Applications from Municipalities with Regulations (Section A):

File #5864 Conestoga Wood Specialties, LLC Lot Consolidation Plan; Beavertown Borough; Meck-Tech Inc. – Surveyor

This plan is for the consolidation of tax parcels 03-01-270 & 03-01-271 into a single tract of land.

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 2, 2026 and is SCPC File #5864.
3. There are currently 3 parcels labeled as 278 on the tract map. The one on the southwest corner should actually be 285, and the one just west of 449 should be 014. Tract 449 information should be added to the plot plan. Should tract 285 be added to the Owner information?

4. Note 2 describes the consolidated tract as being 19.552 acres; however the actual boundary description comes out to 19.71 acres. This should be double checked.

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.11 – Lot Area

Lot Area should be shown per this section or the ordinance. (excluding road or public rights-of-way)

3. Section 403.B.14 – Manmade Features

Are there any manmade features listed in this section that should be shown on the plan?

Motion to Acknowledge plan by Bobby. Second by Betsy. Motion carried.

File #5866 James & Teresa Snook Subdivision Plan; McClure Borough; Wright Land Surveying – Surveyor

This plan is for the subdivision of Tax Parcel 09-01-188 into two tracts of land. The property is currently non-conforming and will remain non-conforming after subdivision.

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 12, 2026 and is SCPC File #5866.

Motion to Acknowledge plan by Bobby. Second by Betsy. Motion carried.

C.) Plans & Applications under the SALDO (Section B)

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

The engineer is working with the Township to gain an HOP for the release of stormwater into the PennDOT right-of-way.

An extension has been accepted to the March 16, 2026 meeting. Motion to Table by Betsy, second by Bobby. Motion carried.

File #5845 AG Depot Land Development Plan; West Perry Township; Earth & Sky Design, LLC – Engineer / Surveyor

This plan is for a new Commercial Building on tract 21-02-036.

This plan is under review by Meck-Tech.

PC has notified the engineer that 3 access points is acceptable.

Engineer has requested an extension until the June 15, 2026 meeting. SCPC has accepted the extension. Motion by Betsy and second by Bobby. Motion carried.

Motion to Table by Betsy, second by Bobby. Motion carried.

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.

This plan is under review by Meck-Tech.

Engineer has requested a 60 day extension. SCPC has accepted the extension. Motion by Bobby, second by Betsy. Motion carried.

Motion to Table by Betsy, second by Bobby. Motion carried.

New Plans:

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. A copy of their comment letter dated February 2, 2026 was provided in the packet.

Waivers requested for Sections 201 and 202.A.1, have been granted. Motion by Bobby, second by Betsy. Motion carried. Advised to request waiver for Section 505.B.7. Motion to Table by Betsy, second by Bobby. Motion carried.

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.

Motion to table by Betsy, second by Bobby. Motion carried.

File #5867 Scott Apple Subdivision Plan; Perry Township; Morningstar Engineering & Land Surveying, LLC – Engineer/Surveyor

This plan is for the subdivision of Tax Parcel 14-02-009 into Lot 1 (7.231 acres) and a Residual tract of land.

There are 2 Waiver Requests:

- 1. Section 403.A** – To allow the plan to be submitted on a 18" x 24" as opposed to 24" x 36" and at a scale of 1" = 120' as opposed to a scale no smaller than 1" = 100'.
- 2. Section 403.B.5** – To allow the Tract Map to be plotted at a scale of 1" = 1000' vs. a scale of no smaller than 1" = 400'.

General Comments:

1. All Certificates should be fully executed prior to approval.
2. A waiver should also be requested for Section 201 – Preliminary Plan Approval.

Plan Comments:

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

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

*Motion to Grant both waivers by Betsy, second by Bobby. Motion carried.
Motion for Conditional Approval by Bobby, second by Betsy. Motion carried.*

D.) LOT ADDITIONS – (Section C)

File #5865 MMA-ACL Tree Farm, LLC Lot Addition Plan; Franklin Township – Snyder County; All Points Land Surveys, Inc. - Surveyor

This plan is for a 2.03 acre tract of land from Tax Parcel 06-09-038 to be added to Tax Parcel 06-07-115.

General Comments

1. All Certificates should be fully executed prior to Final 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. In the Title Block of the plan, Tax Parcel 06-07-115 has a Deed Page and Deed Book listed as 1345 and 439. On GIS, the Deed Book appears to be 438. It is listed as 438 in other areas of the plan. Please verify the information.

Motion to Acknowledge by Betsy. Second by Bobby. Motion carried.

E.) Report of the Planning Director - Discussed in Old and New Business

F.) Commissioners Report – None

G.) Old Business

Continued discussion on the SALDO update. John, Jeremiah, Lincoln and Jim should all be involved. Will be in 2 phases – 1) correct/update old information 2) add-on's to include solar, data centers, etc.

H.) New Business

1.02/10/26 – Received the latest Escrow Account Statement. Balance as of 01/31/26 was \$395,274.20. Current balance is \$403,274.20.

2.Betsy Kramer will be at the March 10th Commissioners meeting to discuss the possibility of us joining the 4 County Greenway Plan with Columbia, Montour, and

Northumberland Counties.

3.Discuss the Terry Moyer plan – Removal of the Non-building Waiver and the addition of a note stating that this plan supersedes the previous plan.

Plan discussed and SCPC has requested that the plan be resubmitted showing the home and driveway locations as well. Lincoln to send a letter to the surveyor.

4.Jim discussed Data Centers and Solar.

I.)Special Planning Tasks

1.Begin review and update of the Snyder County Comprehensive Plan.

2.Review possible Grant Funding for our Comprehensive Plan and possible match.

3.Review ACT 167 Stormwater Planning.

4.Administer the WVLRP funds for the ESCRA Project.

5.ADJOURNMENT

Chairman John Cramer declared the meeting adjourned at 8:23 p.m.



Snyder County Planning Commission

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

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

(Fax: 570-837-4345)

REGULAR SCHEDULED MEETING (reschedule to Tuesday because of weather)

-Minutes-
03/17/26

ATTENDANCE:

John Cramer, Chairman
Betsy Lockwood, Vice Chairman
Greg Gargus, Secretary/Treasurer (*virtual*)
Bobby Jones
Jonathan Hummel
Andy Wagner (*virtual*)
Jonathan Hoffman

GUESTS:

Daniel Zimmerman
Menno Zimmerman
Charlie Axtman
Logan Weaver (*virtual*)

STAFF:

Lincoln Kaufman, Planning Director
Kelly Boyer, Administrative Assistant
Jim Bathgate, Wiest, Muolo, Noon, Swinehart & Bathgate, Solicitor (*absent*)
Trevor Hess, Meck-Tech

1. CALL TO ORDER:

Chairman John Cramer called the meeting to order at 7:02 p.m.

2. PUBLIC COMMENT:

None.

3. APPROVAL OF MINUTES:

Betsy moved to approve the minutes from the February 17, 2026 meeting, with changes (grammatical error under File #5804 and action taken under File #5863). Second by Jon Hummel. Motion Carried.

4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES:

A.) Financial:

Monthly budget will be filed for auditing in the usual fashion.

B.) Plans & Applications from Municipalities with Regulations (Section A):

File #5870 ESCRA 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.

Motion to Acknowledge plan by Betsy. Second by Bobby. Motion carried.

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.

Motion to Acknowledge plan by Betsy. Second by Bobby. Motion carried.

C.) Plans & Applications under the SALDO (Section B)

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.

Letter from Charlie Axtman requesting waivers.

Motion to GRANT Waivers Section 201, 202.A.1, and 517.C.5 by Betsy. Second by Jon Hummel. Motion carried.

Motion for Conditional Approval by Betsy. Second by Jon Hummel. Motion carried.

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.

Letter from Charlie Axtman requesting waivers.

Motion to GRANT Waivers Section 201, 202.A.1, 517.C.5, and 505.B.2 by Jon Hummel. Second by Bobby. Motion carried.

Motion for Conditional Approval by Betsy, second by Jon Hummel. Motion carried.

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.

Motion to DENY Waiver 403.B.9 by Betsy. Second by Jon Hummel. Motion carried.

Motion to GRANT Waivers 201, 202.A.1, 403.A, 404, 505.B.2, 505.B.7, 516.A.4 and 516.A.5 by Jon Hummel. Second by Bobby. Motion carried.

Motion to Table by Betsy, second by Bobby. Motion carried.

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 at February meeting.

Letter from Bryan Rohland, Earth & Sky Design requesting a waiver of Section 403.B.9.

Motion to DENY Waiver 403.B.9 by Betsy. Second by Jon Hummel. Motion carried.

Motion for Conditional Approval by Jon Hummel. Second by Bobby. Motion carried.

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.

Review letter from Meck-Tech dated 02/24/2026, but no response from Nye Consulting as of this meeting.

Motion to Table by Jon Hummel. Second by Bobby. Motion carried.

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.

Motion to Table by Jon Hummel. Second by Jon Hoffman. Motion carried.

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.

Motion for Conditional Approval by Bobby. Second by Jon Hummel. Motion carried.

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.

Motion for Conditional Approval by Bobby. Second by Jon Hummel. Motion carried.

D.) LOT ADDITIONS – (Section C)

None

E.) Report of the Planning Director - Discussed in Old and New Business

F.) Commissioners Report – None

G.) Old Business

H.) New Business

1.03/06/26 – Received the latest Escrow Account Statement. Balance as of 02/28/26 was \$413,064.20, which matches our records.

2.Betsy Kramer appeared at the March 10th the 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 the meeting, the Commissioners appeared to be interested in joining the effort.

3.Construction of the downstairs portion of the Planning Department office to begin approximately in May. RFP's to go out in April. The conference room construction to be done by the county maintenance staff. Hopefully all will be completed by June or July.

I.)Special Planning Tasks

1.Begin review and update of the Snyder County Comprehensive Plan.

2.Review ACT 167 Stormwater Planning.

5.ADJOURNMENT

Chairman John Cramer declared the meeting adjourned at 8:03 p.m.



Snyder County Planning Commission

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

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

Fax: (570)-837-4345

REGULAR SCHEDULED MEETING

-Minutes-
04/20/26

ATTENDANCE:

John Cramer, Chairman
Betsy Lockwood , Vice Chairman
Greg Gargus, Secretary/Treasurer
Bobby Jones
Jonathan Hummel
Andy Wagner (*virtual*)
Jonathan Hoffman

GUESTS:

Mahlon Horning
Matt Kodwill - NCS

STAFF:

Lincoln Kaufman, Planning Director
Kelly Boyer, Administrative Assistant (*absent*)
Jim Bathgate, Wiest, Muolo, Noon, Swinehart & Bathgate, Solicitor (*absent*)
Trevor Hess, Meck-Tech

1. CALL TO ORDER:

Chairman John Cramer called the meeting to order at 7:04 p.m.

2. PUBLIC COMMENT:

None.

3. APPROVAL OF MINUTES:

Greg moved to approve the minutes from the March 17, 2026 meeting. Second by Jon Hummel. Motion Carried.

4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES:

A.) Financial:

Monthly budget will be filed for auditing in the usual fashion.

B.) Plans & Applications from Municipalities with Regulations (Section A):

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.

Motion to Acknowledge plan by Bobby. Second by Betsy. Motion carried.

C.) Plans & Applications under the SALDO (Section B)

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.

This plan was reviewed by Meck-Tech with their latest comment letter sent on April 1, 2026 and was in the meeting packet. The plan was discussed with Trever noting that comment 9 has already been satisfied. Upon motion by Betsy 2nd by Jon Hoffman the plan was Conditionally Approved with the motion carrying.

At the previous meeting the Waiver for Section 403.B.9 was denied, and Waivers for Sections 201, 202.A.1, 403.A, 404, 505.B.2, 505.B.7, 516.A.4 and 516.A.5 were granted.

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 was reviewed by Meck-Tech with their latest comment letter sent on April 1, 2026 and was in the meeting packet.

The plan was discussed and waivers for Sections 201, 202.A.1, 403.A, 404, 403.B.5, 505.B.7 and 602 were granted upon motion by Greg G. 2nd by Jonathan Hummel.

The waiver for Section 509 – Setbacks was discussed and granted to allow the buildings to cross over tract lines and not meet this requirement. The tracts are on the same deed and under the same ownership. A stipulation for granting this waiver is that the Deed must be re-written with a note added to the deed with language approved by the Planning Commission Solicitor. This language must note that the two tracts can't be sold independently of each other along with the same note being added to the plan prior to plan approval upon motion by Jonathan Hummel 2nd by Bobby J. with the motion carrying

Motion for Conditional Approval by Bobby. Second by Betsy. Motion carried.

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.

A review letter from Meck-Tech dated 04/01/2026 was in the meeting packet, but no response from Stahl Sheaffer Engineering as of this meeting.

Motion to Table by Jon Hummel, 2nd by Jon Hoffman. Motion carried.

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.

Motion to GRANT Waivers for Sections 201, 202.A.1, 403.A, 404, 403.B.16, 505.B.2, and 505.B.7 by Betsy, second by Jon Hummel. Motion carried.

The waiver request for Section 509 – Setbacks was discussed to allow the crossing of a building(s) over two or more tracts of land under the same ownership. The reviewing engineer was uncertain if the buildings crossed between two or three tracts of land. It was requested that the tract lines be shown on the plans so this could be determined; however, the planning commission members stated that they would be in favor of granting the waiver with additional information which could require more than 1 deed being to be re-written to include language that the tracts can't be sold independently of each other along with the same note being added to the plan prior to approval. If this waiver is granted the waiver request for Section 602 goes away. The planning commission asked for clarification prior to further discussion of this waiver.

After discussion and upon motion to Table by Bobby. Second by Jon Hummel the plan was tabled to allow the design engineer time to make changes and provide further information.

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.

This plan was discussed and noted that all new plans were submitted with comments being addressed. Upon motion by Jon Hummel 2nd by Bobby J. a waiver from Section 201 was granted to allow the submission of a Final Plan without having to submit a Preliminary Plan.

The Plan was then Conditionally Approved upon motion by Jon Hummel 2nd by Betsy with the motion carrying. The conditions of approval are noted below:

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

D.) LOT ADDITIONS – (Section C)

None

E.) Report of the Planning Director - Discussed in Old and New Business

F.) Commissioners Report – None

G.) Old Business

The SALDO update was again discussed. John, Lincoln and Jim will be involved. It was asked if anyone else would like to be involved in the discussions with Bobby J. noting that he would like to participate. Lincoln will reach out to Jim to discuss possible dates he would be available, and put those dates out to the commission members to get started.

H.) New Business

It was discussed that Dynamic WW Land Holdings, LLC has what appears to be illegal land development on tax parcel #19-05-121 in Washington Township. 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 for a solar farm if that is the intended use. They have now constructed an access road along with stormwater basins without land development approval. It was also discussed that Dynamic may no longer be the owner. Lincoln will reach out to our solicitor to get his determination as to whether or not this is land development. If his determination is that it is illegal land development the planning commission would like him to send a letter to the owner with our determination and let them know they are in violation of the SALDO.

Lincoln met with the new Secretary of Union Township to discuss a number of things including Floodplain management, a possible solar ordinance and other minor issues, and also let her know that The Planning Department is here to be a resource and help to provide information and guidance to the municipal secretaries and that she should reach out with any questions she may have.

I.) Special Planning Tasks

1. Begin review and update of the Snyder County Comprehensive Plan.
2. Updating the SALDO.
3. Help with the 4 County Greenway and Open Space Plan.

5.ADJOURNMENT

Chairman John Cramer declared the meeting adjourned at 8:24 p.m.



Snyder County Planning Commission

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

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

(Fax: 570-837-4345)

REGULAR SCHEDULED MEETING

(No meeting held, quorum not met)

-Minutes-

05/18/2026

ATTENDANCE:

John Cramer, Chairman
Betsy Lockwood , Vice Chairman
Greg Gargus, Secretary/Treasurer
Bobby Jones (*absent*)
Jonathan Hummel (*absent*)
Andy Wagner (*virtual*)
Jonathan Hoffman (*absent*)

GUESTS:

Mahlon Horning
Charlie Axtman

STAFF:

Lincoln Kaufman, Planning Director
Kelly Boyer, Administrative Assistant
Jim Bathgate, Wiest, Muolo, Noon, Swinehart & Bathgate, Solicitor
Trevor Hess, Meck-Tech (*virtual*)

May meeting did not meet quorum, so no official meeting was held, and no action was able to be taken on any matters.

However, Charlie Axtman did discuss the Zeiset Equipment LDP, SCPC File #5877, with the solicitor and committee members present. No action was able to be taken since a quorum was not met.

Data centers and solar panels were also discussed and upcoming conferences were mentioned.

The need to fill the remaining 2 SCPC positions was also discussed, considering the May meeting was the first time we have ever not met quorum. Lincoln plans to discuss the issue with the Commissioners.

Lincoln was informed by Bobby that he would not be able to attend several days in advance by email. Jonathan Hoffman informed Lincoln by email the morning of the meeting. Jon Hummel and Andy Wagner did not indicate that they would not be attending the meeting, however we were able to reach Andy Wagner and have him participate virtually.



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REGULAR SCHEDULED MEETING

-Minutes-
06/15/2026

ATTENDANCE:

John Cramer, Chairman
Betsy Lockwood , Vice Chairman
Greg Gargus, Secretary/Treasurer (*virtual*)
Bobby Jones (*absent*)
Jonathan Hummel (*virtual*)
Andy Wagner (*absent*)
Jonathan Hoffman

GUESTS:

Mahlon Horning

STAFF:

Lincoln Kaufman, Planning Director
Kelly Boyer, Administrative Assistant
Jim Bathgate, Wiest, Muolo, Noon, Swinehart & Bathgate, Solicitor
Trevor Hess, Meck-Tech

1. CALL TO ORDER:

Chairman John Cramer called the meeting to order at 7:07 p.m.

2. PUBLIC COMMENT:

Brian Gower – Penn/Middlecreek Twps. Subdivision discussion

Property in both Penn and Middlecreek townships. Homestead currently in Penn, with an easement in Middlecreek to reach the property in Middlecreek. Would like to sell the home in Penn and build in Middlecreek and establish the 16' easement in Middlecreek as the driveway. Questions on which municipality would be responsible and which ordinance to follow? Gave them guidance and told them to start with getting the property surveyed to find the official municipal lines to see where it falls in regards to where they want to build and where the current easement is located, and go from there.

3. APPROVAL OF MINUTES:

Betsy moved to approve the minutes from the April 20, 2026 meeting. Second by John Hoffman. Motion Carried. (The May meeting was cancelled (no quorum) notes from the discussion have been filed.)

4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES:

A.) Financial:

Monthly budget for April and May will be filed for auditing in the usual fashion.

B.) Plans & Applications from Municipalities with Regulations (**Section A**):

File #5881 Bailey Lot Addition/Subdivision Plan; Monroe Township; Meck-Tech, Inc. - Surveyor

This plan is for the eastern 50 feet of Tax Parcel 12-04-077 (Mullen) to be added to Tax Parcel 12-04-085 (Bailey). The eastern 50 feet of Tax Parcel 12-04-076 (Shiralkar) will be added to Tax Parcel 12-04-077 (Mullen). The 50-foot gap of land for Tax Parcel 12-04-085 (Bailey) will be added to Tax Parcel 12-04-076 (Shiralkar). Essentially moving the 50-foot gap between the residential lots and allowing access to the eastern end of the property for Tax Parcel 12-04-085 (Bailey).

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 12, 2026 and is SCPC File #6881.
3. Property #84 listed on the plan has James R. Wright listed as the property owner and a Tax Parcel of 12-04-084. On GIS it is listed as property #87, with owner Matthew Deputy and Tax Parcel 12-04-087. Please verify the information.
4. Properties #18 and 24A both have Lee Ann Kline listed as property owner, #18 with Tax Parcel 12-04-018 and #24A with Tax Parcel 12-04-024A. On GIS the #18 has Tax Parcel 12-01-018 and #24A has Tax Parcel 12-01-024A. Please verify the information.

Motion to Acknowledge plan by Betsy, second by John Hoffman. Motion carried.

C.) Plans & Applications under the SALDO (Section B):

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.

Review letter from Meck-Tech dated 04/01/2026, but no response from Stahl Sheaffer Engineering as of this meeting.

Motion to Table by Jon Hummel, 2nd by Jon Hoffman. Motion carried.

A motion to accept an extension for review of plan at the July meeting by Betsy, second by John Hoffman. Motion carried.

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.

*Motion to Grant Waiver 509 by Betsy, second by John Hoffman. Motion carried.
(A stipulation for granting this waiver is that the Deed must be re-written with a
note added to the deed with language approved by the Planning Commission
Solicitor. This language must note that the two tracts can't be sold independently of
each other along with the same note being added to the plan prior to plan approval.)*

*Motion for Conditional Approval by Betsy, second by John Hoffman. Motion
carried.*

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.

*Motion to Grant Waivers sections 201, 202.A.1 and 517 by Betsy, second by John
Hoffman. Motion carried.*

*Motion for Conditional Approval by John Hoffman, second by Betsy. Motion
carried.*

D.) LOT ADDITIONS – (Section C):

**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.

Motion by John Hoffman to Acknowledge plan, second by Betsy. Motion carried.

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.

Motion by John Hoffman to Acknowledge plan, second by Betsy. Motion carried.

**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.

Motion by John Hoffman to Acknowledge plan, second by Betsy. Motion carried.

E.) Report of the Planning Director - Discussed in Old and New Business

F.) Commissioners Report – None

G.) Old Business

Continued discussion on the SALDO update. John, Jeremiah, Lincoln and Jim should all be involved. Will be in 2 phases – 1) correct/update old information 2) add-on's to include solar, data centers, etc.

H.) New Business

1.06/05/226 – Received the latest Escrow Account Statement. Balance as of 05/31/26 was \$417,673.95, which matches our records.

I.) Special Planning Tasks

- 1.Update of the SALDO (1st meeting was 05/28/26)
- 2.Begin review and update of the Snyder County Comprehensive Plan.
- 3.Review ACT 167 Stormwater Planning.
- 4.Help with the 4 County Greenway and Open Space Plan – waiting to hear about grant Funding.

5.ADJOURNMENT

Chairman John Cramer declared the meeting adjourned at 8:13 p.m.



Snyder County Planning Commission

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

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

(Fax: 570-837-4345)

REGULAR SCHEDULED MEETING

-Minutes-
07/20/2026

ATTENDANCE:

John Cramer, Chairman
Betsy Lockwood , Vice Chairman
Greg Gargus, Secretary/Treasurer
Bobby Jones (*virtual*)
Jonathan Hummel (*absent*)
Andy Wagner (*absent*)
Jonathan Hoffman
Lib Paige
Tristan Van Horn

GUESTS:

Mike Rubano, R&R Engineering (Snook)
Corinda & Andrew Snook
Allen Hornberger (Brubaker)
Keith Brubaker
Cleason Auker (Brubaker)
Andrew Zulli & Mikayla Vallati
Brian & Jackie Zulli
Karen Varner (Snook)

STAFF:

Lincoln Kaufman, Planning Director
Kelly Boyer, Administrative Assistant
Jim Bathgate, Wiest, Muolo, Noon, Swinehart & Bathgate, Solicitor (*absent*)
Trevor Hess, Meck-Tech

1. CALL TO ORDER:

Chairman John Cramer called the meeting to order at 7:02 p.m.

2. PUBLIC COMMENT:

Michael Rubano, R&R Engineering

Mr. Rubano presented a letter to the SCPC requesting a Waiver from the LDP submission and review requirements for Andrew and Corinda Snook Ag project, Roofed Heavy Use Area. The building is 8208 sq ft which is over the 5000 sq ft threshold. There were some potential stormwater issues and possible NPDES issues. An issue with the wording in the ordinance stormwater criteria regarding where the discharge stops, stream vs. property line. Will be addressed and reworded in SADO update. After a long discussion, the SCPC GRANTED the waiver. Lincoln to write a letter.

Allen Hornberger, Hornberger Surveying

Mr. Hornberger is requesting a Waiver from LDP submission and review requirements and stormwater requirements for a project on behalf of Keith Brubaker and Skyline Kitchen Craft. Mr. Brubaker has spoken with his neighbor, Mr. Cleason Auker, who has agreed to sign an easement that would include that Mr. Brubaker is responsible for any stormwater damage. This project would be an add-on to previously constructed buildings and plans that have gone through the SCPC. After discussion, the Waiver was conditionally approved based on the condition that the easement be drawn up, signed, and recorded in the courthouse. Upon this action, the Waiver would go into effect. Lincoln to write a letter.

3. APPROVAL OF MINUTES:

Betsy moved to approve the minutes from the June 15, 2026 meeting. Second by John Hoffman. Motion Carried.

4. REPORTS OF OFFICERS, COMMITTEES & REPRESENTATIVES:

A.) Financial:

Monthly budget for June will be filed for auditing in the usual fashion.

B.) Plans & Applications from Municipalities with Regulations (**Section A**):

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.

Motion to Acknowledge plan by Bobby, second by Betsy. Motion carried.

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.

Motion to Acknowledge plan by Bobby, second by Betsy. Motion carried.

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.

Motion to Acknowledge plan by Bobby, second by Betsy. Motion carried.

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.

Motion to Acknowledge plan by Bobby, second by Betsy. Motion carried.

C.) Plans & Applications under the SALDO (Section B):

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.

Mr. Zulli lives on Woodpecker Dr., which he thought was a road but is only a private drive. He has 3 options at this point..1) get an easement with the neighbor 2) put in a driveway in a different location on his property 3) change the building size to 2500 sq ft. His business will have low foot traffic, not retail (by appointment only). Things for Mr. Zulli to consider, putting in a driveway means he needs to deal with stormwater and NPDES. As a commercial building Woodpecker Dr would need to be made into a road, at the very least an easement would have to be recorded. However, if he changed the footage to 2500, Lincoln could write him an LDP Exemption letter tomorrow.

Request for extension until September 2026 meeting was ACCEPTED. Motion by Greg, second by Betsy. Motion carried.

As of Tuesday, 07/21/2026, Mr. Zuli has Withdrawn the plan by email because he has decided to reduce the building sq. footage to 2500 and has submitted a LDP Exemption Letter. Lincoln to send LDP Exemption Letter and a letter being sent stating that the SCPC Plan #5869 has been formally withdrawn.

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 Final 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 numbers, of all adjoining properties and the names of all abutting subdivisions.

Motion for Conditional Approval by John Hoffman, second by Lib. Motion carried.

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.

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. 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 as 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 refences, 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 or the ordinance.

Motion for Conditional Approval by Greg, second by Betsy. Motion carried.

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.

Motion for Conditional Approval by Betsy, second by Bobby. Motion carried.

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.

Motion for Conditional Approval by Greg, second by Betsy. Motion carried.

D.) LOT ADDITIONS – (Section C):

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. All Certificates should be fully executed prior to approval.

Motion by Betsy to Acknowledge plan, second by Greg. Motion carried.

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.

Motion to Acknowledge plan by Betsy, second by Greg. Motion carried.

E.) Report of the Planning Director - Discussed in Old and New Business

F.) Commissioners Report – None

G.) Old Business

H.) New Business

1.07/10/26 – Received the latest Escrow Account Statement. Balance as of 05/31/26 was \$398,603.95, which matches our records at that date. Current actual balance is \$395,392.95.

I.) Special Planning Tasks

- 1.Update of the SALDO (meetings held 05/28/26 & 07/17/26, next meeting is 08/06/26 @ 930am)
- 2.Begin review and update of the Snyder County Comprehensive Plan.
- 3.Review ACT 167 Stormwater Planning.
- 4.Help with the 4 County Greenway and Open Space Plan – waiting to hear about grant Funding.

5.EXECUTIVE SESSION

Chairman John Cramer declared at 8:39 p.m. and was adjourned at 8:48 p.m.

Motion to approve draft response with Betsy's correction by Betsy, second by John Hoffman. Motion carried.

6.ADJOURNMENT

Chairman John Cramer declared the meeting adjourned at 8:54 p.m.