

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, August 17, 2026

7:00 p.m.

Basement Meeting Room
Snyder County Courthouse
Middleburg, PA

1. CALL TO ORDER:
2. PUBLIC COMMENT:
3. APPROVAL OF THE JULY 20 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
 - 8/7/26 – Received the latest Escrow Account Statement. Balance as of 7/31/26 was \$393,720.20 which matches our records at that date. Current actual balance is \$392,300.20
7. ADJOURNMENT

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TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: August 13, 2026

SUBJECT: Subdivision Review Meeting

The Subdivision Review Committee Work Session is scheduled for Thursday, August 13, at 9 a.m. in the Planning Department.

Thank you.

NEW APPLICATIONS RECEIVED:

File #5893– John & Alana Snook Subdivision Plan – West Beaver Township

File #5894 – Leon Wagner Subdivision Plan – Center Township

Google Drive link: [August](#) Plans

cc: Snyder County Board of Commissioners

Tony Phillips, Chief Clerk

Jim Bathgate, Wiest, Muolo, Noon, Swinehart & Bathgate, Solicitor

Meck-Tech, Inc., PC Engineer

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PLANS ON THE AGENDA FOR THIS MEETING:

SECTION A:

None

SECTION B:

OLD PLANS:

None

NEW PLANS:

File #5893– John & Alana Snook Subdivision Plan – West Beaver Township

File #5894 – Leon Wagner Subdivision Plan – Center Township

SECTION C:

None

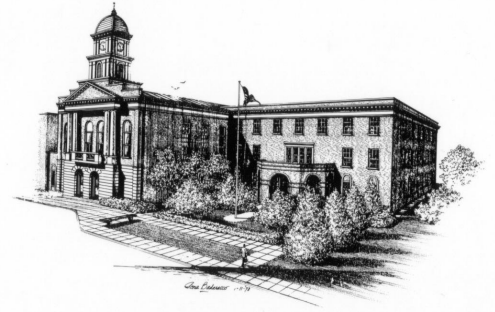
Grayed portions note that action is required at this meeting.

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SNYDER COUNTY PLANNING COMMISSION SUBDIVISION REVIEW COMMITTEE REPORT

A. PLANS AND APPLICATIONS FROM MUNICIPALITIES WITH REGULATIONS:

None

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

OLD PLANS

None

NEW PLANS

File #5893 John and Alana Snook Subdivision Plan; West Beaver Township – Snyder County; Wright Land Surveying – Surveyor

This plan is for the subdivision of Tax Parcel 20-10-020B into 2 tracts of land, Lot 2 (25.704 acres) and Residual Lot 1.

General Comments

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

Plan Comments:

1. On the Detail Map, Deed Book and Deed Page appear to be labeled incorrectly. On the map they are listed at DB 1032 and DP 664. According to GIS and everywhere else on the map they are labeled as DB 978 and DP 215. Please verify information.
2. 'Call Before You Dig' note should be on the plan.

File #5894 Leon Wagner Subdivision Plan; Center Township – Snyder County; Roush Land Surveying, LLC – Surveyor

This plan is for the subdivision of Tax Parcel 04-07-022 into 2 tracts of land, Lot 1 (3.963 acres) and Residue of Tract 1.

General Comments

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

Plan Comments:

1. All properties surrounding the project Tax Parcel, including the Residual, should be listed on the plan.

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

None

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Report of the Planning Director

7/20/26 – 8/13/26

I. Meetings

8/4/26 – Farm Board Meeting

8/14/26 – GSVCC Monthly Transportation Meeting

7/8/26 – HMP Maintenance Meeting

10/5/26 – Department Head Quarterly Meeting

8/11/26 – Commissioners Meeting

8/6/26 – 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	\$ 75,738.34	\$ 90,798.78

B) General Fund Receipts

	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
Subdivision Fees	\$10,070.04	\$ 600.00	\$10,670.04
Misc. Fees	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL	\$10,070.04	\$ 600.00	\$10,670.04

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>
\$ 90,798.78	\$10,670.04	\$ 9,242.00	\$ 70,866.74

VII. Special Planning Tasks

- Update of the SALDO (Meeting 8/6/26)
- 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