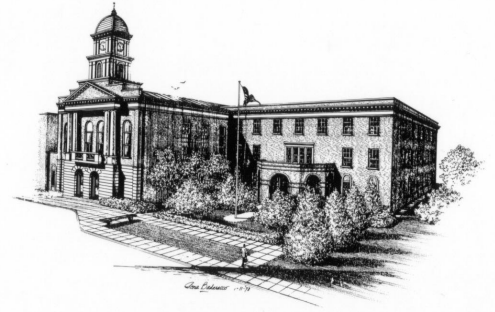


Snyder County Planning Commission

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

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Fax: (570) 837-4345



MEETING AGENDA

--REGULARLY SCHEDULED MEETING--

--Monday, September 21, 2026

7:00 p.m.

Basement Meeting Room
Snyder County Courthouse
Middleburg, PA

1. CALL TO ORDER:
2. PUBLIC COMMENT: Steve Wagner – Mid-State Paving – Pole Barn Discussion
3. APPROVAL OF THE AUGUST 17 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
 - 9/11/26 – Received the latest Escrow Account Statement. Balance as of 8/31/26 was \$388,722.20 which matches our records at that date. Current actual balance is \$386,588.70 which includes Invoice payments and escrow release for #5869 – Andrew Zulli / Mikayla Valletti & #5527 – Ryan Martin Farrowing Barn, along with the Escrow deposit for file #5900 – Matthew Hauck Poultry.
7. ADJOURNMENT

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TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: September 18, 2026

SUBJECT: Subdivision Review Meeting

The Subdivision Review Committee Work Session is scheduled for Friday, September 18, at 9 a.m. in the Planning Department.

Thank you.

NEW APPLICATIONS RECEIVED:

File #5895 – Michael & Lori Hornberger Lot Addition Plan – Washington Township

File #5896 – Lawrence & Regina Horst Subdivision – Union Township

File #5897 – Wendy Smith & Albert Drumheller Lot Addition – Franklin Township

File #5898 – Selinsgrove Properties LLC, LDP – Monroe Township

File #5899 – Rodney Keister Subdivision Plan – Center Township

File #5900 – Matthew Hauck Poultry – Beaver & Franklin Townships

Google Drive link: [September](#) 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 #5898 – Selinsgrove Properties LLC, LDP – Monroe Township

SECTION B:

OLD PLANS:

None

NEW PLANS:

File #5896 – Lawrence & Regina Horst Subdivision – Union Township

File #5899 – Rodney Keister Subdivision Plan – Center Township

File #5900 – Matthew Hauck Poultry – Beaver & Franklin Townships

SECTION C:

File #5895– Michael & Lori Hornberger Lot Addition Plan – Washington Township

File #5897 – Wendy Smith & Albert Drumheller Lot Addition – Franklin Township

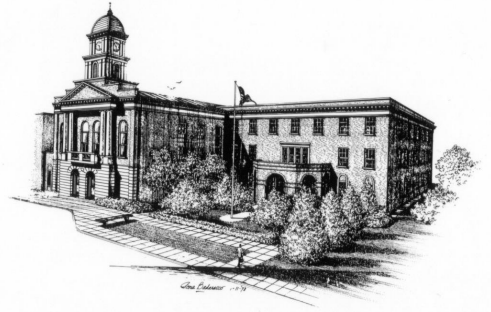
Grayed portions note that action is required at this meeting.

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SNYDER COUNTY PLANNING COMMISSION SUBDIVISION REVIEW COMMITTEE REPORT

A. PLANS AND APPLICATIONS FROM MUNICIPALITIES WITH REGULATIONS:

File #5898 Selinsgrove Properties, LLC, LDP; Monroe Township; Mid-Penn Engineering Corp. - Surveyor

This plan is for a building addition to the Blaise Alexander facility on tract 12-10-121.

We have No Comments on the plan.

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

OLD PLANS

None

NEW PLANS

File #5896 Laurence and Regina Horst Subdivision Plan; Union Township; Kreamer Survey Associates, Inc. - Surveyor

This plan is to subdivide Tax Parcel 18-02-032 into 2 tracts of land. Lot 7, is a proposed single-family residential 1.65 acre lot and a Residual Lot.

General Comments:

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

Plan Comments:

1. The proposed well location should be shown on the plan.

File #5899 Keister Subdivision Plan; Center Township; Barry Isett & Associates, Inc. – Surveyor

This plan is for the subdivision of Tax Parcel 04-05-108 into 2 tracts of land, Proposed Lot 1 (2.36 acres) and Residual Lot (3.56 acres).

General Comments

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

Plan Comments:

1. The owner address should be listed on the plan along with the site address.
2. **Section 403.B.4 –**

Under this section of the ordinance, 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.

3. “Planning Chairman” under the signature line for the Planning Commission Certificate should be changed to “Authorized Signer”.

File #5900 Matthew Hauck Poultry LDP; Beaver & Franklin Township; Team Ag. Inc. - Engineer

This plan is to add 2 proposed poultry barns onto land owned by Matthew Hauck along Creek Road in Beaver and Franklin Township on tax parcel 06-03-002.

This plan is under review by Meck-Tech.

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

File #5895 Michael and Lori Hornberger Lot Addition Plan; Washington Township; Hornberger Land Surveying, LLC – Surveyor

This plan is for the subdivision of Tax Parcel 19-10-117 into 2 tracts of land, Proposed Add-On Lot A and Residual. Then for Proposed Add-On Lot A to be added to the previously approved Proposed Lot 1 (no Tax Parcel number).

General Comments

1. All Certificates should be fully executed prior to Final approval.
2. On the application, the owner/applicant address is listed as 101 TV Tower Rd, Middleburg. However, GIS has 120 Hornberger Lane, Middleburg. Please verify information.
3. Residual Lot 1 does not completely close, please verify the call out information to ensure it's accurate.

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 #5897 Wendy Smith and Albert Drumheller Lot Addition Plan; Franklin Township; Hornberger Land Surveying, LLC – Surveyor

This plan is for the subdivision of Tax Parcel 06-05-061 (Drumheller) into 2 tracts of land, Proposed Add-On Lot A and Residual Lot. Then for a Proposed Add-On Lot A added to Tax Parcel 06-11-020 (Smith).

General Comments

1. All Certificates should be fully executed prior to Final approval.
2. The call outs for the existing lands of Smith, Tax Parcel 06-11-020, should be shown on the plan. We will need this information to confirm draft deed information per Section 402.B.5 & 6.
3. The Proposed Add-On Lot A callout for the southernmost boundary line appears to be labeled backward. Instead of NE it should be SW.
4. Under Site Data, the numbering is not sequential.
5. At multiple spots on the plan, the Tax Parcels for Drumheller appear to be labeled incorrectly, 06-11-061 and 06-11-062. However, on GIS they are labeled as 06-05-061 and 06-05-062. Please verify the information.
6. Under Site Data, the Deed Page appears to be listed incorrectly, as 302. On GIS it's listed as 320. Please verify information.
7. All adjoining properties to the project site should be identified by owner names and tax parcel ID numbers.

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

8/18/26 – 9/18/26

I. Meetings

8/19/26 – MSATC Meeting

8/25/26 – HMP Maintenance Meeting

8/31/26 – Meeting with Conservation, USDA, NRCS – Discuss Land Development

9/1/26 – Farm Board Meeting

9/2/26 – Building Pre-Bid Meeting

9/11/26 – GSVCC Transportation Meeting

9/15/26 – Commissioners Meeting

8/17/26 – SALDO Update Meeting

II. Subdivision Site Inspections

Middlecreek Fellowship Church

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	\$ 89,316.33	\$ 92,233.75

B) General Fund Receipts

	<u>Prior</u>	<u>Current</u>	<u>Year-to-Date</u>
Subdivision Fees	\$10,670.04	\$ 2,340.00	\$13,010.04
Misc. Fees	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL	\$10,670.04	\$ 2,340.00	\$13,010.04

C) Escrow - Current

<u>Previous Balance</u>	<u>Receipts</u>	<u>Paid Out</u>	<u>Current Balance</u>
\$ 392,300.20	\$ 4,000.00	\$ 9,711.50	\$ 386,588.70

D) Overall Expense vs. Revenue

<u>Expenses for Year</u>	<u>GFR</u>	<u>Escrow to GF (YTD)</u>	<u>Overall Expenses</u>
\$ 92,233.75	\$13,010.04	20,112.00	\$ 59,111.71

VII. Special Planning Tasks

- Update of the SALDO (Meeting 9/1726)
- 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
- WVLRP – Selinsgrove Borough – Yard Waste Recycling relocation (Pending)

VIII. Current Violations

None