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



M E E T I N G A G E N D A

--REGULARLY SCHEDULED MEETING--
--Monday, November 16, 2026--
7:00 p.m.

Basement Meeting Room
Snyder County Courthouse
Middleburg, PA

1. CALL TO ORDER:

2. PUBLIC COMMENT: Earl Aucker – Discussion on moving some parking at Weavers.

3. APPROVAL OF THE OCTOBER 19TH 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:

   For discussion and possible action:

- Discussion of the amended SALDO with the possibility of action being taken to send it on to the County Commissioners for their review and approval to put it out for public comment prior to final adoption.
- Discussion and possible action on the public comments from Earl Aucker and Weaver's parking relocation
- Acceptance of an extension for the Matthew Hauck Poultry Project. File #5900.
- Christmas Dinner and meeting location.

   INFORMATION ONLY:

- 11/6/26 – Received the latest Escrow Account Statement. Balance as of 10/31/26 was $360,101.95 which matches our records at that date. Current actual balance is $360,421.20

7. ADJOURNMENT

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TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: November 12, 2026

SUBJECT: Subdivision Review Meeting

The Subdivision Review Committee Work Session is scheduled for Thursday, November 12, at 9 a.m. in the Planning Department.

Thank you.

NEW APPLICATIONS RECEIVED:

File #5907 – Michael Apple Subdivision – Perry Township
File #5908 – Keith & Annie Martin Subdivision – Chapman Township

Google Drive link: November 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:

File #5900 – Matthew Hauck Poultry – Beaver & Franklin Townships – Action must be taken at the November Meeting.
File #5902 – Leroy & Connie Walter LDP & Lot Addition – Franklin Township
File #5903 – Earl H. & Betty Martin Horst Subdivision – Chapman Township

NEW PLANS:

File #5907 – Michael Apple Subdivision – Perry Township
File #5908 – Keith & Annie Martin Subdivision – Chapman 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

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 Townships on tax parcel 06-03-002.

This plan is under review by Meck-Tech. Action must be taken at the November 16th Meeting. See the extension letter provided by the Engineer.

File #5902 **Leroy and Connie Walter Lot Addition Plan; Franklin Township; Morningstar Engineering and Land Surveying, LLC - Surveyor**

This plan is for the addition of Tax Parcel 06-03-034 to Tax Parcel 06-03-040, along with the addition of another home on the new parcel.

Waiver Request:

1. Section 403.A – To allow this plan to be plotted on a plan size of 18" x 24" as opposed to 24" x 36". – DENIED (10/19/26)

2. Section 201 – To proceed with final plan without a preliminary plan approval. APPROVED (10/19/26)

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. Soil definitions should be shown on the plan.

3. A tract map should be shown on the plan.

4. Eastern border of the add-on lot does not appear to have coordinates.

5. ~~Plan Title should be relabeled as Final Land Development/Lot Addition Plan.~~

6. **Section 403.B.4 –** 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.

File #5903 **Earl H. and Betty Martin Subdivision Plan; Chapman Township; Hornberger Land Surveying, LLC - Surveyor**

This plan is to subdivide Tax Parcel 05-05-109 into 2 tracts of land. Proposed Lot 1 and Residual. Proposed Lot 1 is 5 acres and Residual is 17.118 acres.

General Comments:

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

NEW PLANS

File #5907 **Michael Apple Land Development Plan; Perry Waypoint Designs, LLC - Engineer**

This plan is to add a service garage, driveway, parking along with stormwater controls and site related amenities.

This plan is under review by Meck-Tech. See the attached comment letter from reviewing engineer Meck-Tech Inc.

File #5908 **Keith & Annie Martin Subdivision Plan; Chapman Township; Hornberger Land Surveying, LLC - Surveyor**

This plan is to subdivide Tax Parcel 05-04-052 into 2 tracts of land. Proposed Lot 1 and Residual. Proposed Lot 1 is 1.596 acres and Residual is 93.2± acres.

General Comments:

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

2. The tract owned by Danny Crawford, which is south of the Martin tract, is listed as 05-04-051 on the Tract Maps and the Plan View and should be actually to 05-04-053 per our GIS. This should be verified.

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

10/16/26 – 11/13/26

I. Meetings

10/21/26 – MSATC Meeting
11/3/26 – Commissioners Meeting
11/4/26 – SALDO Update Meeting
11/10/26 – Commissioners Meeting
11/13/26 – GSVCC Transportation Meeting
11/13/26 – CPDAP Meeting

II. Subdivision Site Inspections

Ben Hoffman Poultry - #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

	Prior Year to Date	Current Year-to Date
Expenses	$ 112,304.16	$ 121,994.13

B) General Fund Receipts

	Prior	Current	Year-to-Date
Subdivision Fees	$14,260.04	$ 600.00	$14,860.04
Misc. Fees	$ 0.00	$ 0.00	$ 0.00
TOTAL	$14,260.04	$ 600.00	$14,860.04

Scott Apple Subdivision was withdrawn and their $300 application fee was returned

C) Escrow - Current

Previous Balance	Receipts	Paid Out	Current Balance
$ 361,104.45	$ 2,000.00	$ 2,683.25	$ 360,421.20

D) Overall Expense vs. Revenue

Expenses for Year	GFR	Escrow to GF (YTD)	Overall Expenses
$ 121,994.13	$14,860.04	23,799.00	$ 83,335.09

VII. Special Planning Tasks

- Update of the SALDO (Meeting 11/4/26)
- 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
- WVLRP – Selinsgrove Borough – Yard Waste Recycling relocation (Pending)

VIII. Current Violations

Randy & Susan Dock