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, October 19, 2026--
7:00 p.m.

Basement Meeting Room
Snyder County Courthouse
Middleburg, PA

1. CALL TO ORDER:

2. PUBLIC COMMENT: Earl Aucker – Weaver's parking lot relocation

3. APPROVAL OF THE SEPTEMBER 21ST 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

   - 10/8/26 – Received the latest Escrow Account Statement. Balance as of 9/30/26 was $386,249.45 which matches our records at that date. Current actual balance is $361,104.45

7. ADJOURNMENT

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



TO: Subdivision Review Committee

FROM: Lincoln Kaufman, Planning Director

DATE: October 16, 2026

SUBJECT: Subdivision Review Meeting

The Subdivision Review Committee Work Session is scheduled for Friday, October 16, at 9 a.m. in the Planning Department.

Thank you.

NEW APPLICATIONS RECEIVED:

File #5901 – Gray Squirrel Campsites Lot Addition Plan – Adams Township
File #5902 – Leroy & Connie Walter LDP & Lot Addition – Franklin Township
File #5903 – Earl H. & Betty Martin Horst Subdivision – Chapman Township
File #5904 – Ross & Pamela Wanner Subdivision – West Beaver Township
File #5905 – Savidge Land Development Plan – Penn Township
File #5906 – Scott Apple Subdivision – Perry Township

Google Drive link: October Plans

cc: Snyder County Board of Commissioners
Tony Phillips, Chief Clerk
Jim Bathgate, Wiest, Muolo, Noon, Swinehart & Bathgate, Solicitor
Meck-Tech, Inc., PC Engineer

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



PLANS ON THE AGENDA FOR THIS MEETING:

SECTION A:

File #5905 – Savidge Land Development Plan – Penn Township

SECTION B:

OLD PLANS:

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

NEW PLANS:

File #5902 – Leroy & Connie Walter LDP & Lot Addition – Franklin Township
File #5903 – Earl H. & Betty Martin Horst Subdivision – Chapman Township
File #5904 – Ross & Pamela Wanner Subdivision – West Beaver Township
File #5906 – Scott Apple Subdivision – Perry Township

SECTION C:

File #5901 – Gray Squirrel Campsites Lot Addition Plan – Adams Township

Grayed portions note that action is required at this meeting.

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



SNYDER COUNTY PLANNING COMMISSION
SUBDIVISION REVIEW COMMITTEE REPORT

A. PLANS AND APPLICATIONS FROM MUNICIPALITIES WITH REGULATIONS:

File #5905 **Savidge Land Development Plan; Penn Township; Zeigler Surveying, LLC - Surveyor**

This plan is for the addition of a storage building on tax parcel 13-08-181.

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 October 8, 2026 and is SCPC File #5905. The signature line can be removed.

3. Tax Parcel 13-08-181 is labeled as owner Michael Savidge on the plan, with Deed Book 1448 and Deed Page 194. but labeled as Curtis Pope as owner with Deed Book 407 and Deed Page 516 on GIS. Please verify the information.

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.

NEW PLANS

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".

2. Section 201 – To proceed with final plan without a preliminary plan approval.

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.

File #5904 **Ross and Pamela Wanner Subdivision Plan; West Beaver Township; Hornberger Land Surveying, LLC - Surveyor**

This plan is to subdivide Tax Parcel 20-10-015 into 2 tracts of land. Proposed Lot 1 and Residual. Proposed Lot 1 is 1.092 acres and Residual is 21.259 acres.

General Comments:

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

Plan Comments:

1. Residual acreage on the plan is listed as 21.295 acres. However, it appears to be 21.259 acres. Please verify.

2. Contours need to be shown on the plan.

File #5906 **Scott Apple Subdivision Plan; Perry Township – Snyder County; Zeigler Surveying, LLC – Surveyor**

This plan is for the subdivision of Tax Parcel 14-02-009 into 2 tracts of land. Proposed Lot 1 which is 2.96 acres and the residual tract which is 81.31 acres.

General Comments

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

2. The Snyder County Planning Approval Certificate should list Authorized Signer instead of Planning Director.

Plan Comments:

1. **Section 403.B.29 – Home & Drive Locations**

A possible home and driveway location should be shown on the plan per this section.

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

File #5901 **Triple Horn Hunting Camp and Gray Squirrel Campsites, LLC Lot Addition Plan; Adams Township – Snyder County; Kreamer Survey Associates, Inc. – Surveyor**

This plan is for the subdivision of Tax Parcel 01-01-015 (Triple Horn Hunting Camp) into 2 tracts of land, Proposed Lot 2 and Residual Lot. Then for a Proposed Lot 2 added to Tax Parcel 01-01-017 (Gray Squirrel Campsites, LLC).

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.

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

9/18/26 – 10/16/26

I. Meetings

10/5/26 – Department Head Meeting
10/9/23 – MPO Meeting
10/13/26 – Commissioners Meeting

II. Subdivision Site Inspections

Kline Hollow Properties - #5754
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	$ 102,151.50	$ 111,927.27

B) General Fund Receipts

	Prior	Current	Year-to-Date
Subdivision Fees	$13,010.04	$ 1,550.00	$14,560.04
Misc. Fees	$ 0.00	$ 0.00	$ 0.00
TOTAL	$13,010.04	$ 1,550.00	$14,560.04

C) Escrow - Current

Previous Balance	Receipts	Paid Out	Current Balance
$ 386,588.70	$ 0.00	$25,484.25	$ 361,104.45

D) Overall Expense vs. Revenue

Expenses for Year	GFR	Escrow to GF (YTD)	Overall Expenses
$ 111,927.27	$14,560.04	22,761.50	$ 74,605.73

VII. Special Planning Tasks

- Update of the SALDO (Meeting 9/17/26)
- 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

None