

Northumberland County Planning Commission
Meeting MINUTES
Northumberland County Administration Center
339 Stadium Drive, Sunbury PA 17801
June 28, 2022

Call to Order - *The meeting was called to order at 8:00 am by Mr. Hovenstine.*

Roll Call by Roster – *Roll call was made.*

Guests: Mike Thomas, Meck-Tech; Scott Shombach; Josh Hoagland, TCG; Colin Camp, TCG

Approval of Meeting Minutes for June 28, 2022 - *Minutes were reviewed and approved at the June 28, 2022 meeting. Motion was made by Mr. Christiano; Second by Mr. Klinger. Motion Carried*

Public Comments on Agenda Items -

The following subdivision and land development plans must be reviewed by the NCPC for conformance to applicable land use regulations and county planning designations:

A. Local Municipal Subdivision and Land Development Review and Approval:

Motion was made by Mr. Savidge; Second by Mr. Taylor to approve the following subdivision and land development plans reviewed by the NCPC for conformance to applicable land use regulations and county planning designations. Motion Carried

- 1. Lewis Township, Steven & Lynette Lapp, 10.28 Acres, Final Minor Subdivision, Submission Date 5-23-22, DOP 5-5-22, Surveyor: D. Allen Hornberger, PLS
File #6/22-050**
- 2. Point Township, Eugene Dreese & Judy Hafer, 1.934 Acres, Final Add-on Subdivision, Submission Date 5-25-22, DOP 5-17-22, Surveyor: Meck-Tech, Inc.
File #6/22-051**
- 3. East Chillisquaque Township, Arla Rovenolt Poultry Operation, 54.27 Acres, Final Land Development, Submission Date 6-9-22, DOP 6-6-22, Surveyor: Molly Hughes, Red Barn
File #6/22-052**
- 4. Delaware Township, David & Rebecca Hontz, 8.54 Acres, Final Major Subdivision/Land Development, Submission Date 6-9-22, DOP 5-3-22, Surveyor: R. K. Webster, LLC
File #6/22-053**
- 5. Turbot Township, White & Beachel, 3.5 Acres, Final Minor/Add-on Subdivision, Submission Date 6-2-22, DOP 5-27-22, Surveyor: Timothy Wentz, PE, PLS
File #6/22-054**

B. County Subdivision and Land Development Review and Approval:

Motion was made by Mr. Mack; Second by Mr. Klinger to approve the following subdivision and land development plans reviewed by the NCPC for conformance to applicable land use regulations and county planning designations. Mr. Taylor abstaining from Item #3. Item #1 conditional waiver. Item #2 is tabled until next month's meeting. Motion Carried

- 1. Upper Mahanoy Township, Harry Wehry Jr., 113.3728 Acres, Final Minor Subdivision, Submission Date 3-31-22, DOP 3-18-22, Surveyor: The Crossroads Group, LLC
File #6/22-055**

Guests: Josh Hoagland, TCG and Colin Camp, TCG attended the meeting to represent the Harry Wehry subdivision plan.

Mike Thomas, Meck Tech reported on the final review of the Subdivision Plan. "They have a waiver for a maximum scale of 1"=100' provided it would fit on one sheet. Our office stated that we would be in favor of said modification so long as everything is legible. As of the last letter we found it to be legible. Therefore, we would recommend the waiver modification request be granted. The final conditional approval would be to have all signatures and seals on the plan."

Motion was made by Mr. Mack; Second by Mr. Klinger to grant the conditional waiver on Section 302.C.

- 2. Washington Township, David King Operation, 76.34 Acres, Final Land Development, Submission Date 6-10-22, DOP 5-23-22, Surveyor: NCS Consulting Services, Inc.
File #6/22-056**

Mike Thomas, Meck Tech reported that he spoke with Bert Nye, owner of Nye Consultant. He thinks he can have issues addressed before the July meeting. The one that might push it possibly to August would be if he has to get a boundary survey done and until he gets it back. After recommendation by Meck Tech it was decided to table this plan until the next meeting.

- 3. Upper Mahanoy Township, David & Linda Schreffler, 24.13 Acres, Final Minor Subdivision, Submission Date 6-22-22, DOP 5-28-22, Surveyor: Howard Taylor, PLS
File #6/22-057**
- 4. Shamokin Township, Estate of Robert & Pauline Tuckett, 2.103 Acres, Final Minor Subdivision, Submission Date 6-22-22, DOP 6-21-22, Surveyor: Joseph Knapick, PLS
File #6/22-058**

Plans to be Approved at County and Local SALDO Level: 5

Plans to be Approved at County Level: 4

Plans Approved by Planning Office: 0

Sketch Plan Submitted for Review: 0

Extensions: 0

Conditional Approvals: 0

Old Business:

New Business:

- **Notifications**
- **Waiver Requests**
 - **Ivan Lee Lapp, Horse Barn – Requesting a waiver from the land development plan for construction of a horse barn (40x52) with attached garage (32x48). The barn will be used for personal use.**
Motion was made by Mr. Brinkash; Second by Mr. Taylor to grant waiver from land development conditioned on providing a stormwater satisfactory of drainage plan and E&S plan. Motion Carried
 - **Ivan J. Stoltzfus, Dog Kennel – Requesting a waiver from the land development plan for a proposed commercial dog kennel consisting of 2,576 sq. ft. Mr. Stoltzfus is asking for a stormwater management plan and land development plan waiver.**
Motion was made by Mr. Brinkash; Second by Mr. Mack to deny the request for a waiver for land development plan reviewed by the NCPC for conformance to applicable land use regulations and county planning designations. Motion Carried
- **Letter in Lieu of Subdivision – Tuckett**
After review it was determined that plan was related to the aforementioned Shamokin Township, Estate of Robert & Pauline Tuckett, Final Minor Subdivision Plan and therefore is resolved and will need to be recorded.
- **Executive Session**
An executive session was held for discussion regarding plan review procedures.

Fees collected for this Month: \$3,050.00

Meeting adjourned at 8:50 am by Chairman Hovenstine.

Name	TERM	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
Ed Christiano	12/2024	X	X	X	X	X	X						
Ed Hovenstine	12/2022	X	X	X	X	X	X						
Mike Brinkash	12/2022	X	X	A	X	P/NP	X						
Ron Marshall	12/2025	X	A	X	X	X	A						
Jim Eister	12/2023	A	X	A	X	A	A						
John Klinger	12/2023	X	X	X	A	X	X						
Howard Taylor	12/2023	X	X	X	X	X	X						
Pat Mack	12/2022	X	X	X	X	X	X						
Nathan Savidge	12/2024	A	A	A	A	X	X						

*X- Member attended meeting. *A-Member absent from meeting. *N/M-No meeting