

Northumberland County Planning Commission
Meeting MINUTES
Northumberland County Administration Center
339 Stadium Drive, Sunbury PA 17801
July 26, 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; Dave Hanes, Livic Civil; Ami & Ben Britton; Louise & George Snyder

Approval of Meeting Minutes for June 28, 2022 - *Minutes were reviewed and approved at the July 26, 2022 meeting. Motion was made by Mr. Klinger; Second by Mr. Marshall. 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. Marshall; 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. **Delaware Township, Stoltzfus Subdivision, 10.528 Acres, Final Minor Subdivision, Submission Date 7-1-22, DOP 6-22, Surveyor: Nathaniel J. Gearhart, PLS**
File #7/22-059
2. **Delaware Township, Newton Subdivision, 0.550 Acres, Final Minor Subdivision, Submission Date 7-1-22, DOP 6-22, Surveyor: Nathaniel J. Gearhart, PLS**
File #7/22-060
3. **Delaware Township, John Lapp Subdivision, 2.116 Acres, Final Minor Subdivision, Submission Date 7-1-22, DOP 6-22, Surveyor: Nathaniel J. Gearhart, PLS**
File #7/22-061
4. **Upper Augusta Township, United Plate Glass Building Addition, 1.045 Acres, Final Land Development, Submission Date 7-1-22, DOP 6-24-22, Surveyor: Livic Civil, LLC – Justin Ross, PE**
File #7/22-062
5. **Rush Township, Carl Hower Subdivision, 11.005 Acres, Final Minor Subdivision, Submission Date 7-12-22, DOP 6-6-22, Surveyor: Wayne G. Hildebrand, PLS (Ratification)**
File #7/22-063
6. **Delaware Township, Gilbert & Melony Balliet, 0.916 Acres, Final Add-on Subdivision, Submission Date 7-14-22, DOP 6-10-22, Surveyor: Joshua A. Gavitt, PLS**
File #7/22-064
7. **Delaware Township, Randy & Candace Metzger, 4.25 Acres, Final Minor Subdivision, Submission Date 6-19-22, DOP 7-19-22, Surveyor: Montour Surveying, LLC**
File #7/22-065

- 8. West Chillisquaque, Robert C. Snyder Farms, Inc., 74.61 Acres, Final Minor Subdivision, Submission Date 7-20-22, DOP 6-18-22, Surveyor: Zeigler Surveying, LLC
File #7/22-066**

A. County Subdivision and Land Development Review and Approval:

Motion was made by Mr. Eister; Second by Mr. Marshall 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 was made by Mr. Klinger; Second by Mr. Savidge to table Items #1 & 2. **Motion Carried***

- 1. 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 #7/22-067**

Justin Skavery reiterated that David King is building three chicken barns in Washington Township and submitted the plan last month and it was tabled due to comments that Meck-Tech had. We have yet to receive the revised copy of these plans to review. Mr. Nye, the engineer, has requested permission to table the plan until he gets time to go over everything. Justin Skavery has received various messages from Washington Township residents with some concerns they have regarding the project. He has explained that the Planning Commission does things within the confines of the SALDO and cannot do anything beyond that.

Louise & George Snyder attended the meeting in regard to the plan for the David King Operation. They came to observe and see what the procedure is. They commented that if the plan was going to be tabled they did not need to speak. Mike Thomas was asked to review the comments. There was discussion about the plans and zoning and the stormwater plan. Louise Snyder commented that the plan she originally saw was not as detailed and had a different scale. Mike Thomas explained that the revised plans may have more detail.

- 2. Shamokin Township, K-9 Hero Haven, 10 Acres, Final Land Development, Submission Date 7-12-22, DOP 7-12-22, Surveyor: Livic Civil, LLC – Justin Ross, PE
File #7/22-068**

Dave Hanes, Livic Civil, LLC was in attendance to submit a revised stormwater plan in response to Meck-Tech's review and comments.

Tabled until next month's meeting.

- 3. West Cameron, Salvatore Rosso, Et. Al. 14.77 Acres, Final Minor Subdivision, Submission Date 7-20-22, DOP 7-13-22, Surveyor: Zeigler Surveying, LLC
File #7/22-069**

Plans to be Approved at County and Local SALDO Level: 8

Plans to be Approved at County Level: 3

Plans Approved by Planning Office: 1

- **Rush Township, Carl Hower Subdivision, 11.005 Acres, Final Minor Subdivision, Submission Date 7-12-22, DOP 6-6-22, Surveyor: Wayne G. Hildebrand, PLS
File #7/22-070**

Sketch Plan Submitted for Review: 0

Extensions: 1

- **Greystone Estates**

Mike Brinkash commented that he submitted a 90-day extension and is waiting on a permit and all material to be returned which will then be given to Mike Thomas for review.

Motion was made by Mr. Savidge; Second by Mr. Mack to grant the 90-day extension.

Motion Carried

Conditional Approvals: 0

Old Business:

New Business:

- **Notifications** – *Planning Commission briefly discussed notifications that were sent to the Department.*

- **Kulpmont Borough, ATV Garage, Potential SALDO Violation**

Justin Skavery stated that Ami & Ben Britton are in attendance representing the ATV Garage located in Kulpmont that is approximately 2,700 sq. ft. They applied for permitting, starting with residential and then switching to commercial. The structure was built and by his definition and interpretation by SALDO it should be a land development but it's already up and he is requesting feedback from the Planning Commission. Ben Britton commented that the garage is the only structure on the lot at this time; at some point they would like to build a home on it also. He had a commercial blueprint done by Mike Catino. Tri-County then contacted him about permits. He commented that he was not aware of the permit process and stormwater was not addressed at any point. He intends to have a gravel parking lot. Mike Thomas stated that according to the SALDO "Commercial parking lots have to be paved in Northumberland County, however Northumberland County works very well with operations like your own and they do have a clause in there that allows the Planning Commission at its discretion to allow dust-free compacted gravel". It is anticipated that Ami & Ben will submit a land development plan for review.

Fees collected for this Month: \$2,700.00

Meeting adjourned at 8:41 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	X					
Ed Hovenstine	12/2022	X	X	X	X	X	X	X					
Mike Brinkash	12/2022	X	X	A	X	P/NP	X	P/NP					
Ron Marshall	12/2025	X	A	X	X	X	A	X					
Jim Eister	12/2023	A	X	A	X	A	A	X					
John Klinger	12/2023	X	X	X	A	X	X	X					
Howard Taylor	12/2023	X	X	X	X	X	X	X					
Pat Mack	12/2022	X	X	X	X	X	X	X					
Nathan Savidge	12/2024	A	A	A	A	X	X	X					

*X- Member attended meeting. *A-Member absent from meeting. *N/M-No meeting *Attendance by Phone-Not in Person