

Northumberland County Planning Commission
Meeting MINUTES
Northumberland County Administration Center
339 Stadium Drive, Sunbury PA 17801
September 27, 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.*

Approval of Meeting Minutes for August 23, 2022 - *Minutes were reviewed and approved at the September 27, 2022 meeting. Motion was made by Mr. Eister; Second by Mr. Marshall. Motion Carried*

Guests: Bert Nye, NCS, Mark Verica, NCS (both here for the David King plan), Bonnie Kulp-Lundy, Louise Snyder, George Snyder, Mark McCann, Melissa Strohecker, James Strohecker, Jean Bethge, Al Bethge, David King, Melvin Lapp (via phone)

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. Mack; 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. Mr. Brinkash abstained from Item #2 and #3. Motion Carried

- 1. Delaware Township, Parrat-Wolff, Inc., 3.71 Acres, Final Land Development, Submission Date 8-29-22, DOP 8-4-22, Surveyor: Mid-Penn Engineering**
File #9/22-078
- 2. Coal Township, HUD, Inc. (Lots 5, 6, 7), 22.2 Acres, Final Minor Subdivision, Submission Date 7-28-22, DOP 7-21-22, Surveyor: Michael Brinkash, PLS, PE**
File #9/22-079
- 3. Coal Township, Mavis Discount Tire & Arby's, 2.87 Acres, Preliminary/Final Minor Subdivision, Submission Date 8-31-22, DOP 8-24-22, Surveyor: Brinkash and Associates, Inc.**
File #9/22-080
- 4. Ralpho Township, Pantalone, Jarrod & Susan, 8.86 & 31.51 Acres, Final Minor & Add-on Subdivision, Submission Date 9-6-22, DOP 8-23-22, Surveyor: The Crossroads Group, LLC**
File #9/22-081
- 5. Rockefeller Township, Campbell & Klock, 2.654 Acres, Final Minor Subdivision, Submission Date 9-21-22, DOP 9-12-22, Surveyor: Keefer & Associates, LCC**
File #9/22-082

6. **East Chillisquaque Township, Weaver-Longenberger, 2.069 Acres, Final Add-on Subdivision, Submission Date 9-22-22, DOP 9-2022, Surveyor: Nathaniel J. Gearhart, PLS**
File #9/22-083
7. **Delaware Township, Arnold Subdivision, 5.11 Acres, Final Minor Subdivision, Submission Date 9-22-22, DOP 9-2022, Surveyor: Nathaniel J. Gearhart, PLS**
File #9/22-084
8. **Lower Augusta, St. Peters Lutheran Cemetery Assoc. of Lower Augusta Township, 2.29 Acres, Final Add-on Subdivision, Submission Date 9-23-22, DOP Rev. A 8-24-22, Surveyor: Zeigler Surveying, LLC**
File #9/22-085

B. County Subdivision and Land Development Review and Approval:

*Motion was made by Mr. Mack; 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. Mr. Taylor abstained from Item #2 & #6. Mr. Brinkash abstained from Item #6. **Motion Carried***

*Motion was made by Mr. Mack; Second by Mr. Marshall to table Items #1 & #3. **Motion Carried***

*Motion was made by Mr. Mack; Second by Mr. Eister to approve #2. Mr. Taylor abstained. **Motion Carried***

*Motion was made by Mr. Mack; Second by Mr. Eister to grant the extension to #5. **Motion Carried***

*Motion was made by Mr. Mack; Second by Mr. Eister to grant conditional approval to #4 based on the September 20, 2022 letter drafted by Meck-Tech. **Motion Carried***

1. **Jackson Township, Howerter's Store Inc., 1 Acres, Final Minor Subdivision, Submission 9-16-22, DOP 9-8-22, Surveyor: Daniel Dunkelberger**
File #9/22-086

The group tabled the plan.

2. **Washington Township, Edward Snyder, 109.78 Acres, Final Minor Subdivision, Final Minor Subdivision, Submission 9-22-22, DOP 11-12-22, Surveyor: Howard D. Taylor, PLS**
File #9/22-087

3. **West Cameron, Marie Bressi, 14.77 Acres, Final Minor Subdivision, Submission Date 7-20-22, DOP 7-13-22, Surveyor: The Crossroads Group, LLC**
File #9/22-088

The group tabled the plan.

4. **Washington Township, David King Operation, 76.34 Acres, Final Land Development, Submission Date 6-10-22, DOP 5-23-22, Surveyor: Nye Consulting Services, Inc.**
File #9/22-089

Mr. Hovenstine noted that several guests were in attendance for the David King plan. Mr. Thomas noted that Meck-Tech sent out a letter on September 1st and Mr. King addressed many of those concerns. On Meck-Tech's letter dated September 21st Mr. Thomas noted several items to be addressed. Mr. Thomas is recommending conditional approval pending information provided today and input from the public.

Bert Nye of Nye Consulting Services, reported addressing the plan to Washington Township's Supervisor's meeting about a month ago. Feedback from that group resulting in not needing to return to answer any additional questions; they commented that if the County deemed it appropriate they would be willing to sign off on that certificate. Mr. Nye then gave an overview of the King plan addressing the comments on the September 21st letter.

Mr. Nye addressed the water concerns. A Groundwater Recharge Report was discussed. The public asked questions regarding the narrow township road in addition to noise which is a concern; Mr. Hovenstine responded that as far as the road issue there isn't anything that Planning Commission can do. It would be better addressed at the Township to better help the situation.

*Motion was made by Mr. Brinkash; Second by Mr. Eister to grant a waiver for preliminary plan requirements and to allow two driveways for the David King Project. **Motion Carried.***

Mr. Nye thanked the group and left the meeting at this time.

Motion was made by Mr. Brinkash; Second by Mr. Taylor to conditionally approve the plans condition on the Meck-Tech letter drafting a letter to the two townships confirming the adequate distance and bearing requirements are added to the plan.

Motion was made by Mr. Eister; Second by Mr. Mack to conditionally approve the plan subject to completing items in the September 20, 2022 Meck-Tech letter.

- 5. 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 #9/22-090**

The group tabled the plan.

- 6. Shamokin Township, Greystone Estates, 75.06 Acres, Final Major Subdivision, Submission Date 10-21-20, DOP 5-1-20, Surveyor: Zeigler Surveying, LLC
File #9/22-091**

Mr. Brinkash discussed a waiver for final Phase I which includes preliminary Phase II. Asking for a waiver for no landscaping plan, no street trees, a lot-to-width ratio, and asking for no well test for source development.

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

Plans to be Approved at County Level: 6

Plans Approved by Planning Office: 0

Sketch Plan Submitted for Review: 0

Extensions: 1

- Greystone Estates (Expires October 2022)

Conditional Approvals: 0

Old Business: 0

New Business:

- **Notifications**
- **Waiver Request** – *Mr. Skavery stated that Mr. Lapp is building a barn/living quarters in Jordan Township, which is to be roughly 4,700 sq. ft. His family and himself will be on the top and horses and various animals including a kennel with dogs in the additional wing, not directly under the living quarters. Mr. Lapp is requesting a waiver for land development. Mr. Lapp confirmed that in 5-10 yrs. from now he may be building a house. The building will be part commercial and part residential. The lot is 25 ½ acres. The structure is to be towards the middle of the property. Mr. Lapp confirmed that the driveway would be around 400 ft. long with a large staging area outside of it. After discussion, Mike Thomas stated that it was Meck-Tech’s recommendation that it is to be considered land development since there is a commercial component to it.*

Motion was made by Mr. Brinkash; Second by Mr. Mack to deny the waiver for the Lapp Project.

- **Shamokin Township, Snyder Garage Expansion** – *Sue Snyder, Secretary to Mr. Snyder was on the phone representing Mr. Snyder. Justin Skavery stated that Mr. Snyder who owns a garage in Paxinos built on to his existing structure. Per Mr. Skavery’s understanding he received approval for this in 2017 through Light-Heigel. At the time he supposedly spoke with the Planning Department and was told that he did not need to do anything. However, my understanding of the ordinance back then and our current ordinance now given that he is expanding his business it would require at minimum a very minor land fill plan. After discussion, the group will research previous meeting minutes.*

Mr. Skavery stated that there is a Decommissioning Agreement for solar facilities attached to the Agenda.

Fees collected for this Month: \$3,650.00

Meeting adjourned at 9:24 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	X	A			
Ed Hovenstine	12/2022	X	X	X	X	X	X	X	X	X			
Mike Brinkash	12/2022	X	X	A	X	X	X	X	X	X			
Ron Marshall	12/2025	X	A	X	X	X	A	X	X	X			
Jim Eister	12/2023	A	X	A	X	A	A	X	X	X			
John Klinger	12/2023	X	X	X	A	X	X	X	A	X			
Howard Taylor	12/2023	X	X	X	X	X	X	X	X	X			
Pat Mack	12/2022	X	X	X	X	X	X	X	X	X			
Nathan Savidge	12/2024	A	A	A	A	X	X	X	X	A			

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