

Northumberland County Planning Commission
Meeting MINUTES
Northumberland County Administration Center
339 Stadium Drive, Sunbury PA 17801
October 25, 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 September 27, 2022 - *Minutes were reviewed and approved at the October 25, 2022 meeting. Motion was made by Mr. Eister; Second by Mr. Mack. 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. Mack 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. Ralpho Township, George & Christine Richard, 87.6 Acres, Final Minor Subdivision, Submission Date 10-12-22, DOP 8-29-22, Surveyor: David Drumheller, PLS
File #10/22-092**
- 2. Point Township, James A. Sr. & Jean E. Neitz, 4.3127 Acres, Preliminary/Final Minor Subdivision, Submission Date 10-17-22, DOP 9-28-22, Surveyor: Vassallo Engineering & Surveying, Inc.
File #10/22-093**
- 3. Lewis Township, Hauck & McCarty, 1.593 Acres, Final Minor Subdivision, Submission Date 10-17-22, DOP 10-8-22, Surveyor: Wentz Surveying
File #10/22-094**

B. County Subdivision and Land Development Review and Approval:

*Motion was made by Mr. Christiano; Second by Mr. Savidge 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. Hovenstine reported that the Group is tabling #1, approving an extension on #2, tabling #3 and conditional approval on #4.
Motion Carried*

- 1. Washington Township, Ivan & Elizabeth Stoltzfus, 127.67 Acres, Final Land Development, Submission 10-3-22, DOP 9-28-22, Surveyor: Bert Nye/Rob Ruth
File #10/22-095**
- 2. 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 #10/22-096**
- 3. 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 #10/22-097**

4. Jackson Township, Howerter’s Store Inc., 1 Acre, Final Minor Subdivision, Submission 9-16-22, DOP 9-8-22, Surveyor: Daniel Dunkelberger

File #10/22-098

Mr. Skavery noted that Colton Zimmerman and Daniel Dunkelberger of Penn Core, were on the phone to answer any questions the group may have. At the last meeting on September 27, 2022 the Group expressed their concerns of the plans and elected to table the project until further review by Meck-Tech. The plans have since been revised to describe the intensions of the lots. After discussion it was decided that the Commission will grant conditional approval of the plan. The Group has asked for a revised copy of the plan addressing this condition.

Plans to be Approved at County and Local SALDO Level: 3

Plans to be Approved at County Level: 4

Plans Approved by Planning Office: 0

Sketch Plan Submitted for Review: 0

Extensions: 1

- **Shamokin Township, K-9 Hero Haven**

Conditional Approvals: 0

Old Business:

New Business:

- **Notifications - Mt. Carmel Cogen Inc.** has applied for a DEP Air Quality Title V Permit.
- **Mahantango Game Farms** – Justin Skavery stated that he was notified by Chris Tanczos, of the Northumberland County Conservation District (joining the meeting via phone) about land being developed at Mahantango Farm. Justin Skavery gave a brief overview noting that the land is owned by Troy Laudenslager and he is currently constructing pheasant farms with structures at approximately 12,555 sq. ft. They house pheasants for a period of time and then they cycle out. The structure consists of netting on the top and bottom, with metal siding on both sides and wooden panels to support the structure. They are in what’s called an Agricultural Security Area (ASA). ASA states the landowner is essentially exempt from local municipal ordinance. Chris said the owner will be getting an MPDS permit for the site. Mr. Hovenstine reported this plan must be submitted for land development. Justin Skavery will send a notification to Mr. Laudenslager regarding Mahantango Game Farms.
- **Gowen City Convenience Store** – The structure located in Gowen City (previously known as Bubbas) will be torn down and replaced with a convenience store. It was advised that it will take a land development.

It was reported that there are two members of the Planning Commission that are terming their membership by the end of the year (Mike Brinkash and Pat Mack).

Fees collected for this Month: \$1,200.00

Meeting adjourned at 8:32 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	X		
Ed Hovenstine	12/2024	X	X	X	X	X	X	X	X	X	X		
Mike Brinkash	12/2022	X	X	A	X	X	X	X	X	X	A		
Ron Marshall	12/2025	X	A	X	X	X	A	X	X	X	A		
Jim Eister	12/2023	A	X	A	X	A	A	X	X	X	X		
John Klinger	12/2023	X	X	X	A	X	X	X	A	A	X		
Howard Taylor	12/2023	X	X	X	X	X	X	X	X	X	X		
Pat Mack	12/2022	X	X	X	X	X	X	X	X	X	X		
Nathan Savidge	12/2024	A	A	A	A	X	X	X	X	A	X		

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