

Northumberland County Planning Commission
Meeting MINUTES
Northumberland County Administration Center
339 Stadium Drive, Sunbury PA 17801
November 15, 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: Colton Zimmerman, Troy Laudenslager, Bert Nye via phone (representing the Stoltzsfus plan)

Approval of Meeting Minutes for October 25, 2022 - *Minutes were reviewed and approved at the November 15, 2022 meeting. Motion was made by Mr. Eister; 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. 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. Brinkash abstained from Item #1. Motion Carried

1. **Coal Township, Majik Rent-To-Own, 1.56 Acres, Final Land Development, Submission Date 10-3-22, DOP 10-13-22, Surveyor: Penn Terra Engineering, Inc.**
File #11/22-099
2. **Rockefeller Township, Scarlett J. Stout, 14.2 Acres, Final Minor Subdivision, Submission Date 11-7-22, DOP 11-2-22, Surveyor: Mid-Penn Engineering**
File #11/22-100
3. **Rockefeller Township, Anthony Adams, 19 Acres, Final Add-on Subdivision, Submission Date 11-9-22, DOP 10-28-22, Surveyor: Zeigler Surveying, LLC**
File #11/22-101
4. **Upper Augusta Township, Jeffrey & Polly Swank, 6.95 Acres, Final Add-on Subdivision, Submission Date 11-9-22, DOP 10-27-22, Surveyor: Zeigler Surveying, LLC**
File #11/22-102
5. **Lewis Township, Richard & Jeanette Dye, 0.689 Acres, Final Minor Subdivision, Submission Date 11-10-22, DOP 11-9-22, Surveyor: Morningstar Eng. & Land Surveying, LLC**
File #11/22-103

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. Items #2 & #3 were tabled. Mr. Taylor abstained from Items #6 & 7. Motion was made by Mr. Mack; Second by Mr. Marshall to approve #1, 4, 5, 6, 7. Motion Carried

- 1. Washington Township, Ivan & Elizabeth Stoltzfus, 127.67 Acres, Final Land Development, Submission Date 10-3-22, DOP 9-28-22, Surveyor: Bert Nye/Rob Ruth
File #11/22-104**

Motion was made by Mr. Brinkash; Second by Mr. Klinger for approval of three waivers as follows (as noted in Letter from NCS Inc. dated Nov. 8, 2022):

- *Section 205.A – Requirement to submit a preliminary plan for review and approval prior to the submission of the final plan.*
- *Section 304.E.1 – Requirement for professional land surveyor to sign and seal the plans.*
- *Section 304.D.12 & Section 425 – Requirement to submit a landscaping plan in accordance with sections 304.D.12 & 425 of the SALDO*

It was also decided to permit 2A in lieu of paved parking and loading areas.

Conditional plan approval - condition upon the remaining comments on Meck-Tech's November 10, 2022 letter which are minor.

- 2. West Cameron Township, Marie Bressi, 14.77 Acres, Final Minor Subdivision, Submission Date 7-20-22, DOP 7-13-22, Surveyor: The Crossroads Group, LLC
File #11/22-105**
- 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 #11/22-106**
- 4. Jackson Township, Timothy & Hope Wetzel, 9.94 Acres, Final Minor Subdivision, Submission Date 11-9-22, DOP 10-19-22, Surveyor: Zeigler Surveying, LLC
File #11/22-107**
- 5. Shamokin Township, William & Carmel Riggs, 26.98 Acres, Final Minor Subdivision, Submission Date 11-9-22, DOP 10-13-22, Surveyor: Zeigler Surveying, LLC
File #11/22-108**
- 6. Shamokin Township, Daniel & Tehani Shingara, 146.05 Acres, Final Minor Subdivision, Submission Date 11-10-22, DOP 8-20-22, Surveyor: Howard D. Taylor, PLS
File #11/22-109**
- 7. Shamokin Township, Tina L. Beach, 114.58 Acres, Final Minor Subdivision, Submission Date 11-10-22, DOP 9-20-22, Surveyor: Howard D. Taylor, PLS
File #11/22-110**

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

Plans to be Approved at County Level: 7

Plans Approved by Planning Office: 0

Sketch Plan Submitted for Review: 0

Extensions:

- **K-9 Hero**
- **Bressi**

Conditional Approvals: 0

Old Business:

- **10 Kulp Lane, Kulpmont Land Development**
Mr. Skavery reported that he has been unable to contact this individual by phone and/or certified letters. Mike Thomas suggested that Mr. Skavery request his intent in writing within 30-60 days of his intent to do land development.

New Business:

- *Troy Laudenslager, Mahantonga Game Farms/Jordan Twp. – Mr. Laudenslager gave an overview of his project. The site is 129 acres physically under netting. The farm raises game birds and the project is in the center of the farm. The pens have been in that location for about 21 yrs. and the pen’s life expectancy is typically about 20 yrs. until the nets and posts need to be replace. In their current process of moving/rebuilding pens they were questioned about land disturbance. Mr. Laudenslager is here for informational purposes and how to move forward. Mike Thomas reported that his interpretation is that it is considered to be land development by SALDO definition. The game farm is in the process of working with Conservation District and getting a NPDES permit. Mr.Laudenslager is advised to address this matter again with Planning Commission after his meeting with the Conservation District and DEP for the NPDES. Mr.Skavery anticipates attending said meeting as well.*
- *Point Township is amending their SALDO as noted in Mr. Skavery’s comments that were emailed earlier.*

Fees collected for this Month: \$2,550.00

Meeting adjourned at 8:35 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	A	
Ed Hovenstine	12/2024	X	X	X	X	X	X	X	X	X	X	X	
Mike Brinkash	12/2022	X	X	A	X	X	X	X	X	X	A	X	
Ron Marshall	12/2025	X	A	X	X	X	A	X	X	X	A	X	
Jim Eister	12/2023	A	X	A	X	A	A	X	X	X	X	X	
John Klinger	12/2023	X	X	X	A	X	X	X	A	A	X	X	
Howard Taylor	12/2023	X	X	X	X	X	X	X	X	X	X	X	
Pat Mack	12/2022	X	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	

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