

Northumberland County Planning Commission
Meeting MINUTES
Northumberland County Administration Center
339 Stadium Drive, Sunbury PA 17801
April 25, 2023

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 March 28, 2023 - *Minutes were reviewed and approved at the April 25, 2023 meeting. Motion was made by Mr. Eister; Second by Mr. Marshall. Motion Carried.*

Guests: *Maria Bressi ; Ryan Romposki, PennCore (via phone)*

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. Klinger to approve Items #1-8 of the following subdivision and land development plans reviewed by the NCPC for conformance to applicable land use regulations and county planning designations. Mr. Brinkash abstaining from Item #1.
Motion Carried

1. **Coal Township, WAWA Food Market & Fueling Station, 1.5 Acres, Preliminary/Final Land Development, Submission Date 4-3-23, DOP 3-24-23, Surveyor: Dynamic Engineering Consultants, PC**
File #4/25-165
2. **Point Township, Sandra Sulouff, 2.00 Acres, Final Minor Subdivision, Submission Date 4-17-23, DOP 4-4-23, Surveyor: Joseph Knapick, PLS**
File #4/25-166
3. **Point Township, Bettleyon/Feaster, 0.625 Acres, Final Add-on Subdivision, Submission Date 4-17-23, DOP 4-4-23, Surveyor: Joseph Knapick, PLS**
File #4/25-167
4. **Delaware Township, Yoder, 5.453 Acres, Final Minor Subdivision, Submission Date 4-20-23, DOP 3-2023, Surveyor: Nathaniel J. Gearhart, PLS**
File #4/25-168
5. **West Chillisquaque Twp., Lenig-Flemington-Robinson, 3.703 Acres, Final Add-on Subdivision, Submission Date 4-20-2023, DOP 2-2023, Surveyor: Nathaniel J. Gearhart, PLS**
File #4/25-169
6. **Lower Augusta Township, Barton & Cindy Sherman, 49.733 Acres, Final Minor Subdivision, Submission Date 4-20-23, DOP 4-20-23, Surveyor: Joseph Knapick, PLS**
File #4/25-170
7. **Point Township, Elite AutoGlass Plus, 2.239 Acres, Final Minor Subdivision, Submission Date 4-17-23, DOP 4-4-23, Surveyor: KPI**
File #4/25-171
8. **Point Township, Elite AutoGlass Plus, 2.24 Acres, Final Land Development, Submission Date 4-17-23, DOP 4-4-23, Surveyor: KPI**
File #4/25-172

B. County Subdivision and Land Development Review and Approval:

*Motion was made by Mr. Christiano; 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 was made by Mr. Savidge; Second by Mr. Klinger to approve a 90 day extension for #1 and 2. Motion was made by Mr. Savidge; Second by Mr. Eister to table #3 and 5. Motion was made by Mr. Christiano; Second by Mr. Taylor to conditionally approve #4 and approval for #6, and 7. **Motion Carried.***

- 1. Shamokin Township, Great Coasters, 109.9 Acres, Final Land Development, Submission Date 2-13-23, DOP 1-2023, Surveyor: PennCore Consulting, LLC
File #4/28-173**

Tabled.

- 2. Jordan Township, Charlie Long AG Operation, 14.72 Acres, Final Land Development, Submission Date 2-21-23, DOP 2-7-23, Surveyor: Nye Consulting Services, Inc.
File #4/28-174**

Tabled.

- 3. City of Shamokin, B&B Donut Assoc. (Dunkin), 0.33 Acres, Final Land Development, Submission Date 12-27-22, DOP 10-10-22, Surveyor: Dynamic Engineering Consultants, PC
File #4/28-175**

Tabled.

- 4. Washington Township, Melvin Lee & Marian Lapp, 25.519 Acres, Final Land Development, Submission Date 3-22-23, DOP 3-14-23, Surveyor: KPI Technology
File #4/25-176**

Justin Skavery stated that Mike Thomas was unable to attend and in his absence Ryan Romposki is on the phone to discuss this plan. Ryan stated that Melvin Lapp recently subdivided a 25 acre lot from a family member. He is proposing to put in a 10 ft. wide driveway along with a residence and attached dog kennel. Primarily all of the comments that we received were straight forward just asking for additional information such as the stormwater management agreement and all of the other agreements in order to finalize the land development project. He added that a lot of the other comments were minor in nature and they have addressed them and added a sheet and notes to the plan set, also adding more information onto the plan. They also provided a stormwater report for Meck-Tech to review. Ryan Romposki is hoping that at this meeting to get an conditional approval contingent upon Meck-Tech's secondary review of the comments that were addressed and anything moving forward they would work with Meck-Tech to resolve.

Justin Skavery recommended to potentially conditionally approve #4 and Mike Thomas recommends tabling #1, 2, 3, and 5 because he didn't get a chance to review them.

- 5. Washington Township, Chris Esh AG Operation, 9.85 Acres, Preliminary/Final Land Development, Submission Date 3-27-23, DOP 3-10-23, Surveyor: Nye Consulting Services, Inc.
File #4/25-177**

Tabled.

- 6. Shamokin Township, Lloyd & Pamela Reitz, 44.123 Acres, Final Minor Subdivision, Submission Date 4-3-23, DOP 3-24-23, Surveyor: Meck-Tech, Inc.
File #4/25-178**

- 7. Jordan Township, Moses & Rosanna Peachey, 57.3 Acres, Final Minor Subdivision, Submission Date 4-13-23, DOP 3-27-23, Surveyor: Zeigler Surveying, LLC
File #4/25-179**

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

Plans to be Approved at County Level: 7

Plans Approved by Planning Office: 0

Sketch Plan Submitted for Review:

- **Shamokin Township, Kathy & John Jeremiah Subdivision** – Mr. Zeigler submitted a sketch plan for the Jeremiah Subdivision along with discussion points in relation to possibilities of five new lots. Mr. Taylor remarked that he had some involvement with this as he had met with Mr. Zeigler and Ms. Jeremiah regarding this. He noted that there was confusion due to five lots that were done under the 1976 ordinance and now questioning whether another five lots can be done under the adopted 2008 ordinance which allows for five lots. At this point they have submitted a sketch plan for feedback; it is not an official submission. After discussion the group determined the subdivision to be considered minor subdivision. Justin Skavery will respond to Brad Zeigler by way of letter.

Extensions:

- **City of Shamokin B&B Donut Assoc. (Dunkin')**
- **Shamokin Township Great Coasters**
- **Jordan Township Charlie Long**

Old Business:

- **Modification: Maria Bressi**
Justin Skavery stated that Ms. Bressi is in attendance for her modification request. Mr. Bressi subdivided land that was approved, however in lieu of a bond agreement she sent a check to be put in escrow and she is asking for a waiver for the \$30,000 in an escrow account. Ms. Bressi is planning on building a home and is requesting the \$30,000 to be released so she could make the land improvements. *Motion was made by Mr. Brinkash; Second by Mr. Christiano to waive the \$30,000 in escrow account. Motion Carried.* Justin Skavery stated that he will be mailing Ms. Bressi's check to her.

New Business:

- **Waiver #1: Steve Stoltzfus**
Mr. Stoltzfus is building a 1,944 sq. ft. barn but for his own personal use, hence the waiver request. *Motion was made by Mr. Brinkash; Second by Mr. Eister approve the waiver. Motion Carried.*
- **Waiver #2: Shingara**
The Shingara's are building a 2,400 sq. ft. parking garage for commercial use. *Motion was made by Mr. Christiano; Second by Mr. Brinkash to deny the waiver. Motion Carried.*
- **Waiver #3: Jonathan Fisher**
Mr. Fisher is building a 4,152 sq. ft. agricultural barn for his own personal use. *Motion was made by Mr. Brinkash; Second by Mr. Taylor to approve the waiver. Motion Carried.*
- **Samuel Glick built two hog barns at 10,800 sq.ft and 10,208 sq.ft. respectively.**
Inquiring about a timeline on when to do a retroactive Land Development Plan. *The Commission responded that he should have a consultant within 30 days; submit a plan within 6 months. Motion was made by Mr. Eister; Second by Mr. Savidge to approve the plan. Motion Carried.*

Public Comment: None

Meeting adjourned at 8:51 am.

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

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