

Northumberland County Planning Commission
Meeting MINUTES
Northumberland County Administration Center
339 Stadium Drive, Sunbury PA 17801
October 24, 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.*

Guests – *Mike Thomas, Meck-Tech; Scott Richel, Tom Katelhon, David Krewson, Joe Green, MNS Energy; Justin Kim, Mike Slodysko, Joe Malacavage, Douglas & Susan Martz, Nathan C. Favreau, Esq., Karen Miscavige, Archie Miscavige, Gerry Knapp*

Public Comments on Agenda Items -

Approval of Meeting Minutes for September 26, 2023 - *Minutes were reviewed and approved at the October 24, 2023 meeting. Motion was made by Mr. Eister; Second by Mr. Klinger. Motion Carried.*

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. Taylor to approve Items #1-6 of 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. **Ralphe Township, Michael Lerch, 0.40 Acres, Final Land Development, Submission Date 9-28-23, DOP 9-28-23, Surveyor: The Crossroads Group, LLC**
File #10/24-236
2. **West Chillisquaque Township, Tom Ross, 15.7 Acres, Final Minor Subdivision, Submission Date 10-19-23, DOP 10-19-23, Surveyor: Mid-Penn Engineering**
File #10/24-237
3. **Lewis Township, Clifford & Nancy Hoffman, 36.263 Acres, Final Minor Subdivision, Submission Date 10-19-23, DOP 10-16-23, Surveyor: Mid-Penn Engineering**
File #10/24-238
4. **Point Township, Jeffrey Mertz, 17.166 Acres, Final Add-on Subdivision, Submission Date 10-20-23, DOP 10-9-23, Surveyor: Keefer & Associates Land Surveying**
File #10/24-239
5. **Ralphe Township, Trevor Knoebel, 0.147 Acres, Final Add-on Subdivision, Submission Date 10-19-23, DOP 9-7-23, Surveyor: KPI Technology**
File #10/24-240
6. **Ralphe Township, Linda Berkheiser, 4.09 Acres, Final Minor Subdivision, Submission Date 10-18-23, DOP 10-7-23, Surveyor: Zeigler Surveying LLC**
File #10/24-241

B. County Subdivision and Land Development Review and Approval:

*Motion was made by Mr. Savidge; Second by Mr. Eister to approve Items #1-4 of 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 #3. Item #6 is tabled. **Motion Carried.***

*Motion was made by Mr. Klinger and Second by Mr. Brinkash to table Item #5 given the Engineer's remarks and the developers working with local property owners. Motion to table #6. **Motion Carried.***

- 1. Little Mahanoy, Samuel & Elizabeth Glick, 100.30 Acres, Final Minor Subdivision, Submission Date 10-3-23, DOP 8-2-23, Surveyor: William A. Burch & Associates
File #10/24-242**
- 2. Shamokin Township, Abner Riehl, Anna Riehl, Michael Riehl, 10.236 Acres, Final Add-on, Submission Date 10-19-23, DOP 10-19-23, Surveyor: Keefer & Associates
Land Surveying
File #10/24-243**
- 3. Shamokin Township, Shelley Thomas, Andrew Thomas, Matthew Thomas, 32.86 Acres, Final Minor Subdivision, Submission Date 10-18-23, DOP 9-20-23, Surveyor: Howard Taylor, PLS
File #10/24-244**
- 4. Jackson Township, Tannie Long, 13.89 Acres, Final Add-on Subdivision, Submission Date 10-19-23, DOP 10-3-23, Surveyor: Zeigler Surveying LLC
File #10/24-245**
- 5. Shamokin Township, Shamrock Solar, 420 Acres, Preliminary/Final Land Development, Submission Date 8-28-23, DOP 8-25-23, Surveyor: Kimley-Horn & Assoc., Inc.
File #10/24-246**

Justin Skavery asked that the revisions to the plan be reported by the engineers. Justin Kim, Engineering Analyst, reported that they have made revisions to the initial stormwater facility basins as well as an infiltration berm as well as having a slight shift. They will be submitting by the end of the month and will be treating stormwater on-site in order to prevent additional stormwater run-off to adjacent properties and neighbors. It was noted that many of the revisions came from gradings from water and erosion and sediment control and through this recent submission they went through and went down the list of all of the comments that were listed. Addressed in the resubmission were: erosion and sediment control were additional calculations, stormwater management – additional information that was asked regarding the basin, more intricate measures of the designs with orifice elevations, etc., grading comments with panel grading as well as grading to the access into the site. Those were the high level design comments that were part of the comment letter.

Mr. Thomas commented that he was provided revisions on October 12th in response to Meck-Tech's September letter which was recently reviewed and provided a comment letter Monday 23rd at 5 PM so it was not expected to have time to respond yet to that. Mr. Thomas is recommending that the Plan be tabled to allow them adequate time to address the additional technical comments that came as a result of the revised document submitted on October 12th.

The other item is the visual site assessment which will provide different view points of what the site will look like once they implement their landscaping and screening plan. It is important for the board to review that and give feedback on whether they think that it's adequate. The ordinance states very clearly that the facility is to be effectively screened so as not to be visible from parking areas, roadways or adjacent properties. Such areas shall be screened with architectural masonry, fencing or landscaping with a height of at least 6 feet. The initial planting plan does not meet that requirement to the letter. They did show

that once the trees have matured around the 5-10 yr. mark that it does look like it is effectively screened at that time. Mr. Thomas stated that it is up to the Commission to determine whether you think the initial proposed plan for the first five years where it's not completely screened, according to the images they provided, is adequate.

Guests were then given the opportunity to make comments as follows:

Question: Scott Rishel asked - By law, how long must they maintain this if something happens 10 yrs. down the road. Mr. Rishel also asked about the angle of the panels, and if the view will be blocked when looking up the hill from his home.

Question: Nathan Favreau, Esq., representing Archie Miscavage, asked about the height of the trees represented in the picture.

Question: Archie Miscavage asked about the row of trees that exist on his property and the distance between his property and the solar panels.

Question: Joe Malacavage has concerns about the visual aspects of the plan. He lives on the other side of Snyderstown Road.

Mr. Hoffenstine reiterated that each of the concerns of the guests were addressed.

- 6. Turbotville Borough, Turbotville MCS Associates, 4.873 Acres, Final Add-on Subdivision/Land Development, Submission Date 9-12-23, DOP 8-22-23, Surveyor: Axtman Engineering, LLC File #10/24-247**

Plans to be Approved at County and Local Level: 6

Plans to be Approved at County Level: 6

Plans Approved by Planning Office: 0

Sketch Plan Submitted for Review: 0

Extensions:

Old Business: - Mahantongo Game Farms – Accessory building would be exempt.

New Business: - Kathleen Moran - Waiver Request – Barn is to be used for personal use. Motion was made by Mr. Brinkash and Mr. Savidge to approve the waiver request for Moran. **Motion Carried.**

- Jesse & Deborah Weaver - Waiver Request – This is over the threshold by 2,800 ft. Motion was made by Mr. Eister and Mr. Taylor to approve the waiver request for Weaver. **Motion Carried.**

Notifications: None

Public Comment: None

Meeting adjourned at 8:43 am.

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

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