

Northumberland County Planning Commission
Meeting MINUTES
Northumberland County Administration Center
339 Stadium Drive, Sunbury PA 17801
November 21, 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; Tom Katelhon, David Krewson, Joe Green, MN8 Energy; Justin Kim, Douglas Martz, Frank Martz, Archie Miscavige*

Public Comments on Agenda Items -

Approval of Meeting Minutes for October 24, 2023 - *Minutes were reviewed and approved at the November 21, 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. Christiano; Second by Mr. Savidge 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. Motion Carried

1. **City of Sunbury, McDonald's-Sunbury, 0.88 Acres, Preliminary/Final Land Development, Submission Date 11-9-23, DOP 10-25-23, Surveyor: Bohler Engineering PA, LLC**
File #11/21-248
2. **Rush Township, Shultz, Orville & Alice, 130.27 Acres, Final Minor Subdivision, Submission Date 11-13-23, DOP 11-1-23, Surveyor: Zeigler Surveying LLC**
File #11/21-249
3. **Upper Augusta Township, Pope, Gary & Ann, 78.84 Acres, Final Minor Subdivision, Submission Date 11-13-23, DOP 11-1-23, Surveyor: Zeigler Surveying LLC**
File #11/21-250
4. **Milton Borough, Patton Building #1 Addition, 24.32 Acres, Final Land Development, Submission Date 11-9-23, DOP 10-31-23, Surveyor: Mid-Penn Engineering**
File #11/21-251
5. **Milton Borough, Patton Building #3 Addition, 5.00 Acres, Final Land Development, Submission Date 11-9-23, DOP 10-31-23, Surveyor: Mid-Penn Engineering**
File #11/21-252
6. **Mount Carmel Township, Latovich-Helfrick, 0.744 Acres, Final Add-on Subdivision, Submission Date 11-16-23, DOP 11-14-23, Surveyor: Keefer & Associates Land Surveying**
File #11/21-253
7. **Ralpho Township, Drumheller Estate, 105.30 Acres, Final Minor Subdivision, Submission Date 11-16-23, DOP 11-15-23, Surveyor: Randall L. Eby, Jr., PLS**
File #11/21-254

8. **Delaware Township, William & Amber Spencer, 147.48 Acres, Final Add-on Subdivision, Submission Date 11-16-23, DOP 9-29-23, Surveyor: Michael Maneval (Ratification)**

File #11/21-255

B. County Subdivision and Land Development Review and Approval:

Motion was made by Mr. Savidge; Second by Mr. Mack to approve Items #3 & 5 of the following subdivision and land development plans reviewed by the NCPC for conformance to applicable land use regulations and county planning designations. Items #1, 2 & 4 were tabled for further review. Motion Carried.

1. **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 #11/21-256

Mike Thomas reported that due to the timing of the response letter of the engineers to Shamrock Solar he recommended giving them more time and tabling the plan to December to address Meck Tech's comments. The plan change that he noted was of the four parcels on all of the previous submissions; it appears that the Fox parcel was removed from the plan as well as all of the solar arrays and BMPs associated with it. It was previously on four parcels; now it's on three parcels and all three of the parcels are Martz entities. Mr. Green reported that Mr. Fox decided that he did not want to participate in the project. The latest plan submission reflects that change. What they have done is condensed the array design to compensate for the loss. Everything is a little bit tighter now than it was before. The loss of acreage is 50 acres. He noted that he has met with several of the neighbors to answer any questions they may have. Mike Thomas recommended tabling the waiver today until they receive conditional approval.

2. **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 #11/21-257

Justin Skavery recommended tabling the plan due to lack of a revised submission.

3. **Herndon Borough, Hetrick, Dennis & Donna, 1.06 Acres, Final Add-on Subdivision, Submission Date 11-13-23, DOP 11-1-23, Surveyor: Zeigler Surveying, LLC**

File #11/21-258

4. **Shamokin Township, Benuel Lapp, 29.123 Acres, Final Land Development, Submission Date 11-14-23, DOP 11-3-23, Surveyor: Meck-Tech, Inc.**

File #11/21-259

Justin Skavery recommended tabling the plan for further review.

5. **Shamokin Township, Persing, 8.387 Acres, Final Minor Subdivision, Submission Date 11-10-23, DOP 11-8-23, Surveyor: Keefer & Associates Land Surveying**

File #11/21-260

Plans to be Approved at County and Local Level: 8

Plans to be Approved at County Level: 5

Plans Approved by Planning Office: 1

Sketch Plan Submitted for Review: 0

Extensions:

Old Business: -

Mahantongo Game Farms – *Justin Skavery reported that Mahantongo Game Farms were given exemption for land development contingent upon proof of a NPDES permit or the equivalent and no one is able to produce either. DEP does not have anything; Conservation District does not have anything, and the landowner does not have anything. The paperwork was done in 2019 and at that time, the SALDO had a waiver for accessory buildings which he may have fallen under. Mike Thomas recommended to call Nathan Brophy, Conservation District, and ask to have his office go out and take a look at it and if they can provide a letter that states that they do not have an issue with development as done and they do not see any accelerated erosion risks we can put it to bed. But if they go out and it is way too impervious then we have the ability at that point to say they need a NPDES permit to satisfy the Conservation District to honor that waiver requested previously.*

Motion was made by Mr. Mack; Second by Mr. Klinger to authorize Justin Skavery to contact Nathan Brophy, Conservation District, to question the accuracy of the Mahantongo Farms

New Business:

Notifications:

Public Comment:

Meeting adjourned at 8:16 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	X	
Ed Hovenstine	12/2024	A	X	X	X	X	X	X	X	A	X	X	
Mike Brinkash	12/2025	A	X	X	X	X	X	A	X	X	X	A	
Ron Marshall	12/2025	X	A	X	X	X	X	X	X	X	X	X	
Jim Eister	12/2023	X	X	X	X	X	X	X	X	X	X	X	
John Klinger	12/2023	A	X	X	X	X	A	X	A	A	X	X	
Howard Taylor	12/2023	A	X	X	X	X	A	X	X	A	X	A	
Pat Mack	12/2025	X	X	A	A	A	X	X	X	X	A	X	
Nathan Savidge	12/2024	X	A	X	X	X	X	X	X	X	X	X	

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