

Northumberland County Planning Commission
Meeting MINUTES
Northumberland County Administration Center
339 Stadium Drive, Sunbury PA 17801
February 27, 2024

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*

Public Comments on Agenda Items – *None.*

Approval of Meeting Minutes for January 23, 2024 - *Minutes were reviewed and approved at the February 27, 2024 meeting. Motion was made by Mr. Marshall; Second by Mr. Eister. 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. Mack; Second by Mr. Marshall to approve Items #1, 3, 4, 5, 6 of the following subdivision and land development plans reviewed by the NCPC for conformance to applicable land use regulations and county planning designations. Justin Skavery reported that Item #2 is a ratification to receive departmental approval. Mr. Eister and Mr. Savidge have abstained from Item #3. Motion Carried.

1. **Upper Augusta Township, Thomas/Meckley, 1.630 Acres, Final Add-on Minor Subdivision, Submission Date 1-25-24, DOP 1-11-24, Surveyor: Meck-Tech Incorporated**
File #2/27-010
2. **Turbot Township, John Foust, Jr., 2.56 Acres, Final Minor Subdivision, Submission Date 2-6-24, DOP 2-2-24, Surveyor: Wayne Hildebrand, PLS (Ratification)**
File #2/27-011
3. **Sunbury City, SWEEP Trail Project, 4.449 Acres, Final Land Development, Submission Date 2-20-24, DOP 9-29-23, Surveyor: CES Engineering, LLC**
File #2/27-012
4. **Ralpho Township, Pine Hill Cemetery, 6.24 Acres, Final Minor Subdivision, Submission Date 2-22-24, DOP 2-14-24, Surveyor: Zeigler Surveying, LLC**
File #2/27-013
5. **Rockefeller Township, Paul Q. Ross, 20.15 Acres, Final Minor Subdivision, Submission Date 2-22-24, DOP 2-14-24, Surveyor: Zeigler Surveying, LLC**
File #2/27-014
6. **East Chillisquaque, Jeffrey & Rhonda Artley, 3.264 Acres, Final Minor Subdivision, Submission Date 2-21-24, DOP 1-24-24, Surveyor: Gearhart's Surveying**
File #2/27-015

B. County Subdivision and Land Development Review and Approval:

Motion was made by Mr. Christiano; Second by Mr. Brinkash 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. Mack and Mr. Savidge to grant a 90-day extension to Item #1.

- 1. 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 #2/27-016

- 2. Zerbe Township, Harry L. Rebuck, 12.88 Acres, Final Minor Subdivision, Submission Date 2-22-24, DOP 2-14-24, Surveyor: Zeigler Surveying, LLC**

File #2/27-017

- 3. Lower Mahanoy Township, Curvin & Lisa Martin, 6.41 Acres, Final Add-on Subdivision, Submission Date 2-22-24, DOP 10-14-23, Surveyor: Zeigler Surveying, LLC**

File #2/27-018

Plans to be Approved at County and Local Level: 6

Plans to be Approved at County Level: 3

Plans Approved by Planning Office: 1

- Turbot Township, John Foust, Jr.**

Sketch Plan Submitted for Review: 1

- Kevin & Janet Yordy** – *This sketch plan for the Pine Grove Meadows project located in McEwensville Borough was submitted for feedback. Mr. Mack commented that if they were observing the original lot lines they could sell the lots individually, however, if they are moving the lot lines then a new subdivision plan would be needed. It was recommended by the Group to submit a new plan.*

Extensions: - Turbotville Borough, Turbotville MCS Associates

Old Business: -

New Business: - **Alvin King- Waiver Request** – *Mr. King is building a residential barn for his horses 60'x42'. He has asked for a waiver because it is over 1,700 sq. ft. Motion was made by Mr. Mack and Second by Mr. Savidge to table the waiver in anticipation that the SALDO would be revised next week to amend the 1,700 sq.ft. requirement.*

Troy Laudenslager- Waiver Request – *Mr. Laudenslager is building biohazard sheds for his flock. They are biosecurity entrance buildings to mitigate High Path Avian Influenza. Per USDA it is required to put up sheds to clean yourself off when you have to go to different sections of the farm. Mr. Laudenslager has submitted several to Justin Skavery and two of them were under the 1,700 sq. ft. minimum and he reviewed those as he does with stormwater because he counts them as an accessory building to an overall structure. These two are over the 1,700 sq. ft. minimum and that is why they are here today. One is 1,800 sq. ft. and the other is 3,528 sq. ft. They are all on his property but on different lots. Motion was made by Mr. Mack and Second by Mr. Knapick to table waiver in anticipation that the SALDO would be revised next week to amend the 1,700 sq.ft. requirement.*

Notifications-

Public Comment-

Meeting adjourned at 8:22 AM.

| NAME | TERM | JAN | FEB | MAR | APR | MAY | JUNE | JULY | AUG | SEPT | OCT | NOV | DEC |
|----------------|---------|-----|-----|-----|-----|-----|------|------|-----|------|-----|-----|-----|
| Ed Christiano | 12/2025 | A | X | | | | | | | | | | |
| Ed Hovenstine | 12/2024 | X | X | | | | | | | | | | |
| Mike Brinkash | 12/2025 | X | X | | | | | | | | | | |
| Ron Marshall | 12/2025 | A | X | | | | | | | | | | |
| Jim Eister | 12/2027 | X | X | | | | | | | | | | |
| Howard Taylor | 12/2027 | X | X | | | | | | | | | | |
| Pat Mack | 12/2025 | X | X | | | | | | | | | | |
| Nathan Savidge | 12/2024 | A | X | | | | | | | | | | |
| Joseph Knapick | 12/2027 | X | X | | | | | | | | | | |

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