

Northumberland County Planning Commission  
Meeting MINUTES  
Northumberland County Administration Center  
339 Stadium Drive, Sunbury PA 17801  
July 23, 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** – *Matt Madden, Montour surveying; Trever Hess, Meck-Tech, Tyson Johnson*

**Approval of Meeting Minutes for June 25, 2024** – *Minutes were reviewed and approved at the July 23, 2024 meeting. Motion was made by Mr. Eister; Second by Mr. Christiano. **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. Knapick; Second by Mr. Savidge to approve Item #1 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. Coal Township, Reed/Shingara Restoration Ministries of Shamokin, Inc., 0.896 Acres, Final Add-on Subdivision, Submission Date 7-8-24, DOP 6-13-24, Surveyor: PennCore Consulting, LLC (Ratification)**

**File #7/24-061**

**B. County Subdivision and Land Development Review and Approval:**

*Motion was made by Mr. Savidge; Second by Mr. Brinkash to deny item #1.*

*Motion was made by Mr. Knapick; Seconded by Mr. Eister approve Items #2 & #4 of 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. Christiano to table Item #3.*

*Motion was made by Mr. Christiano; Second by Mr. Brinkash to amend the agenda to add the Jesse Knorr plan as Item #4. The Knorr plan was on the agenda on June 25, 2024 as an add-on subdivision and it is now coming back to this month's agenda as a regular subdivision to be discussed and/or approved or denied.*

- 1. Turbotville Borough, Turbotville MCS Associates, Inc., 4.873 Acres, Final Add-on Subdivision/Land Development, Submission Date 9-12-23, DOP 8-22-23, Engineer: Axtman Engineering, LLC**

**File #7/24-062**

*Justin Skavery commented that this plan has been on the agenda since September 2023. They still have not addressed the revisions and they have not requested an additional extension. They were given an extensive list from Meck-Tech to complete. Trever Hess of Meck-Tech stated that they are building a car wash and their comments largely relate to stormwater management. The reason for delay is not known.*

- 2. Jordan Township, Troutman & Michetti, 44.02 Acres, Final Minor Subdivision, Submission Date 7-8-24, DOP 6-18-24, Surveyor: Zeigler Surveying, LLC**

**File #7/24-063**

**3. Shamokin Township, Miller Horse Barn, 5.9 Acres, Preliminary/Final Lane Development, Submission Date 7-15-24, DOP 7-8-24, Surveyor: CDR Maquire Engineering**

**File #7/24-064**

*The consultants for Mr. Miller were in attendance to explain some brief details of the plan. The proposal is for a 24,000 sq. ft. horse barn situated on an existing parcel utilizing the existing access road. This will include a small gravel area for parking and maneuvering and stormwater infiltration basins. The purpose of the barn is for raising and boarding horses (personal agriculture use). The barn seems substantial in size; part of the building is for equipment storage, office space, a small kitchen and possibly indoor manure storage. The Millers live in Indiana and are looking at retiring back to Central PA and want to raise and care for horses. There are existing buildings on the farm right now to include a house and some old outbuildings. For the sewage planning they did backup testing for the existing structure. They are looking for a waiver for landscaping. There was general discussion on the topic.*

**4. Upper Mahanoy Township, Jessie Knorr, 125 Acres, Final Subdivision, Submission Date 6-14-24, DOP 6-6-24, Surveyor: Zeigler Surveying, LLC**

**File# 6/24-065**

**Plans to be Approved at County and Local Level: 1**

**Plans to be Approved at County Level: 4**

**Plans Approved by Planning Office:**

**Coal Township, Reed/Shingara Restoration Ministries of Shamokin, Inc., 0.896 Acres, Final Add-on Subdivision, Submission Date 7-8-24, DOP 6-13-24, Surveyor: PennCore Consulting, LLC (Ratification)**

**File #7/23-061**

**Sketch Plan Submitted for Review:**

**Extensions:**

**Old Business:**

**New Business: Daniel Glick Land Development**

*Justin Skavery reported that Mr. Daniel Glick built two hog barns on his property without Land Development approval. A letter was sent to Mr. Glick on June 4, 2024, from the Department detailing the steps to complete an official application. The letter gave 180 days from the aforementioned date to meet the requirement. Mr. Glick is requesting an year long extension to meet the requirements due to financial reasons. Mr. Glick describes that he is in debt to his bank for approximately \$20,000. The Commission requested a letter from his bank detailing his financial status.*

**Notifications:**

**Public Comment:**

*The meeting was dismissed at 8:34 am*

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

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