

Northumberland County Planning Commission  
Meeting Agenda  
Northumberland County Administration Center  
339 Stadium Drive, Sunbury PA 17801  
August 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** – *Matt Madden, Montour Surveying; Mike Thomas, Meck-Tech; Shawn Brandt, New Leaf Energy; Robert Tompkins, New Leaf Energy; Josh Weidler, BL Companies.*

**Approval of Meeting Minutes for July 23, 2024** - *Minutes were reviewed and approved at the August 27, 2024 meeting. Motion was made by Mr. Eister; Second by Mr. Marshall. Motion Carried*

**Public Comments on Agenda Items** – *Josh Weidler along with Shawn Brand and Robert Tompkins presented information about Item #5 in Section B (Jackson Township, Northumberland Solar 1, LLC, Subdivision/Land Development). General discussion about the plan occurred. It was decided that the plan will be tabled to allow Meck-Tech Inc. to properly review the application and provide written comments.*

**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 #1-7 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. Upper Augusta Township, AutoZone Development, LLC, 1.320 Acres, Final Land Development, Submission Date 7-23-24, DOP 5-20-24, Surveyor: MDM Engineers & Surveyors  
File #8/24-066**
- 2. Lewis Township, Martin Subdivision, 54.69 Acres, Final Land Development, Submission Date 8-6-24, DOP 7-29-24, Surveyor: Montour Surveying, LLC  
File #8/24-067**
- 3. Mount Carmel Township, 160 Colonial LLC, 25.53 Acres, Final Minor Subdivision and Land Development, Date 8-15-24, DOP 6-20-24, Surveyor: ARM Group, LLC  
File #8/24-068**
- 4. East & West Chillisquaque, Stoltzfus, Calvin & Joann, 46.457 Acres, Final Minor Subdivision, Submission Date 8-22-24, DOP 7-1-24, Engineer: Gearhart's Surveying  
File #8/24-069**
- 5. Delaware Township, Stephanie Levy, 3.160 Acres, Final Minor Subdivision, Submission Date 8-20-24, DOP 8-2024, Engineer: Nathaniel Gearhart, PLS,  
File #8/24-070**
- 6. Lower Augusta, James & Jennifer Burgess, 4.9 Acres, Final Add-on Subdivision, Submission Date 8-20-24, DOP 7-19-24, Engineer: Zeigler Surveying, LLC,  
File #8/24-071**
- 7. West Chillisquaque, Birchwood Venue, 7.48 Acres, Final Land Development, Submission Date 8-20-24, DOP 8-11-24, Engineer: Axtman Engineering, LLC**

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

*Motion was made by Mr. Savidge; Second by Mr. Mack to approve Items #1-3 and #7-9 and tabling #5 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.***

*Motion was made by Mr. Taylor; Second by Mr. Eister to approve a modification on SALDO Section 425 for Item #4. **Motion Carried.***

*Motion was made by Mr. Savidge; Second by Mr. Eister to approve a modification on SALDO Section 429.B.7 for Item #4. **Motion Carried.***

*Motion was made by Mr. Savidge; Second by Mr. Mack to conditionally approve Item #4, contingent upon the satisfaction of outstanding comments from Meck-Tech's August 8, 2024 letter. **Motion Carried.***

*Motion was made by Mr. Taylor; Second by Mr. Mack to approve a modification on SALDO Section 425 for Item #6. **Motion Carried.***

*Motion was made by Motion was made by Mr. Savidge; Second by Mr. Mack to approve a modification on SALDO Section 205 for Item #6. **Motion Carried.***

*Motion was made by Mr. Mack; Second by Mr. Taylor to conditionally approve Item #6. **Motion Carried.***

1. **Lower Mahanoy Twp., Lenker Subdivision, 64.08 Acres, Final Minor Subdivision, Submission Date 8-2-24, DOP 6-3-24, Engineer: William A. Burch and Assoc.  
File #8/24-073**
2. **Washington and Jackson Twps., Steven & Diane Kieffer, 123.56 Acres, Final Minor Subdivision, Submission Date 8-20-24, DOP 8-2-24, Engineer: Zeigler Surveying, LLC  
File #8/24-074**
3. **Lower Mahanoy, The Shoop Irrevocable Residential & Income Trust, 73 Acres, Final Minor Subdivision, Submission Date 8-12-24, DOP 8-6-24, Engineer: PennCore Consulting LLC  
File #8/24-075**
4. **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 #8/24-076**
5. **Jackson Township, Northumberland Solar 1, LLC, (Sweppenhiser, Phyllis, Mark, Nicole), 165.69 Acres, Prelim./Final Minor Subdivision/Land Development, Submission Date 8-19-24, DOP 5-8-24, Surveyor: New Leaf Energy, Inc. File #8/24-077**
6. **Shamokin Township, Abner Miller, 102.5 Acres, Final Land Development, Submission Date 8-21-24, DOP 8-1-24, Surveyor: Meck-Tech Inc.  
File #8/24-078**
7. **Mt. Carmel Borough, BDL Properties, LLC (Lawler), Final Minor Subdivision, Submission Date 8-19-24, DOP 7-8-24, Surveyor: Mark Brinkash, PLS  
File #8/24-079**

8. **Washington Township, Keim Properties, Final Minor Subdivision, Submission Date 8-20-24, DOP 8-12-24, Surveyor: Zeigler Surveying LLC**

**File #8/24-080**

9. **Shamokin Township, Steven & Victoria Gallie, Final Minor Subdivision, Submission Date 8-20-24, DOP 8-17-24, Surveyor: Zeigler Surveying LLC**

**File #8/24-081**

**Plans to be Approved at County and Local Level: 7**

**Plans to be Approved at County Level: 9**

**Plans Approved by Planning Office:**

**Sketch Plan Submitted for Review:**

**Extensions:**

**Old Business: Daniel Glick Land Development**

*As a follow up to last month's meeting, Justin Skavery reported that Mr. Daniel Glick, who built two hog barns on his property without Land Development approval, does not plan to proceed with submitting an application. The group discussed the matter and it was decided that unless Mr. Glick can provide evidence from his bank about his financial status, the Commission will not consider any extension requests. Justin will write a letter to Mr. Glick detailing this discussion as well as the penalties for violating the SALDO.*

**New Business:**

**Notifications:**

**Public Comment:**

*The meeting was dismissed at 8:25 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	X				
Ed Hovenstine	12/2024	X	X	X	X	X	X	X	X				
Mike Brinkash	12/2025	X	X	X	X	X	A	X	A				
Ron Marshall	12/2025	A	X	X	X	X	X	A	X				
Jim Eister	12/2027	X	X	X	X	A	X	X	X				
Howard Taylor	12/2027	X	X	A	A	X	X	X	X				
Pat Mack	12/2025	X	X	X	A	X	X	A	X				
Nathan Savidge	12/2024	A	X	X	X	X	X	X	X				
Joseph Knapick	12/2027	X	X	X	A	X	X	X	A				

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