

Northumberland County Planning Commission  
Meeting Minutes  
Northumberland County Administration Center  
339 Stadium Drive, Sunbury PA 17801  
October 22, 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; Josh Weidler, BL Companies (Jackson Twp. Solar); Joseph Gushen, Kulpmont Carwash*

**Approval of Meeting Minutes for September 24, 2024** - *Minutes were reviewed and approved at the September 24, 2024 meeting. Motion was made by Mr. Marshall; Second by Mr. Savidge. 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. Christiano; Second by Mr. Marshall to approve Items #1, 3, 4, 5, 6, and 7 of the following subdivision and land development plans reviewed by the NCPC for conformance to applicable land use regulations and county planning designations. Item #2 was a ratification and was given departmental approval by Justin Skavery. Mr. Knapick abstained from Items #2 & #7. Motion Carried.*

- 1. West Chillisquaque Township, Sheetz-Montandon, 2.36 Acres, Final Land Development, Submission Date 10-7-24, DOP 10-4-24, Surveyor: RETTEW Associates, Inc. File #10/24-090**
- 2. Lower Augusta Township, Latsha-Shaffer, 1.37 Acres, Final Add-on Subdivision, Submission Date 10-7-24, DOP 10-7-24, Surveyor: Joseph Knapick, PLS (Ratification) File #10/24-091**
- 3. Northumberland Borough, Strauser & Hollabaugh, 11 Acres, Final Minor Subdivision, Submission 10-16-24, DOP 9-9-24, Surveyor: Zeigler Surveying LLC File #10/24-092**
- 4. Rockefeller Township, Pivot Solar PAL056, 53.5 Acres, Preliminary & Land Development, Submission 9-27-24, DOP 9-17-24, Surveyor: BL Companies File #10/24-093**
- 5. Delaware Township, David & Linda Becker, 5.311 Acres, Final Minor Subdivision, Submission Date 10-10-24, DOP 8-12-24, Surveyor: Hal Thomas File #10/24-094**
- 6. Delaware Township, Rovendale AG Store LLC, 1.142 Acres, Final Minor/Add-on Subdivision, Submission Date 10-17-24, DOP 5-2024, Surveyor: Nathan J. Gearhart, PSL File #10/24-095**
- 7. Point Township, Thomas & Anne Gates, 41.391 Acres, Final Add-on Subdivision, Submission Date 10-1-24, DOP 10-14-24, Surveyor: Joseph Knapick, PLS File #10/24-096**

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

*Motion was made by Mr. Savidge, Seconded by Mr. Mack to conditionally approve Item #1 contingent upon satisfaction of any outstanding items as noted in Meck-Tech's letter dated 9-3-24.*

*Motion was made by Mr. Eister; Seconded by Mr. Mack to grant approval of Item #1 for a waiver request for SALDO Section 429 Stormwater to allow it to remain pervious.*

*Motion was made by Mr. Savidge; Seconded by Mr. Marshall to approve Items #2 & #3 of the following subdivision and land development plans reviewed by the NCPC for conformance to applicable land use regulations and county planning designations.*

- 1. 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 #10/24-097**

*Josh Weidler, BL Companies (Jackson Twp. Solar), provided updates of outstanding items. Mike Thomas recommended conditional approval upon satisfying the outstanding items listed by Meck-Tech's 9/3/24 letter.*

- 2. Jackson Township, Gylene A. Snyder, 2.312 Acres, Final Minor/Add-on Subdivision, Submission Date 9-25-24, DOP 9-18-24, Surveyor: Mid-Penn Engineering Corp.**

**File #10/24-098**

- 3. Washington Township, Marlin & Joan Rothermel, 32.98 Acres, Final Add-on Subdivision, Submission Date 10-16-24, DOP 10-14-24, Surveyor: Zeigler Surveying**

**File #10/24-099**

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

**Plans to be Approved at County Level: 3**

**Plans Approved by Planning Office: 1**

- Lower Augusta Township, Latsha-Shaffer, 1.37 Acres, Final Add-on Subdivision, Submission Date 10-7-24, DOP 10-7-24, Surveyor: Joseph Knapick, PLS**

**Sketch Plan Submitted for Review: 2**

- Kathryn Dewees, Subdivision Sketch, East Cameron Township** – *Justin Skavery reviewed with the group the plan that is being subdivided, it is the mother's property being subdivided for her children. There is no development on the lot but there is a pre-existing road. The group reviewed the plan.*
- Joe Gushen, Carwash Sketch, Kulpmont Borough** – *Mr. Gushen discussed the proposed car wash at an existing building at 1541 Chestnut St., Kulpmont. The main building would be 108'x54' which meets the 25' setback requirement. However, the cement islands for vacuums would be about 10' feet from the property line. The group discussed the plan with Mr. Gushen.*

**Extensions:**

**Old Business:**

- **Daniel Glick Bank Letter, Little Mahanoy Township** – Justin Skavery reported that Mr. Glick has until December 2, 2024, to come up with a plan and if not, he will be fined per the protocols listed in the SALDO. Mr. Glick is requesting an extension to give him time to get a plan in order. Mr. Glick’s bank has provided a letter addressed to the Planning Commission requesting an extension of one (1) year and explained the financial status of Mr. Glick. Motion was made by Mr. Savidge; Second by Mr. Mack to grant the extension of one (1) year from the December 2, 2024 deadline contingent upon Mr. Glick submitting a written plan for compliance and a monthly status report to the Commission until the extension expires or upon the submission of an official application. **Motion Carried.**

**New Business:**

- **Kozy Kabins, East Cameron Township-** Justin Skavery gave an update on Kozy Kabins and explained that they received several permits from East Cameron Township in 2019, 2020, and 2022. Mr. Skavery noted that in April of 2023, per the request of the Planning Commission, he sent a letter out to all municipalities that are under the County’s SALDO reminding them to withhold permits until Planning Commission approval was given to all applicable projects. Discussion occurred and it was decided that a letter will be sent to the owner of Kozy Kabins to submit a Land Development application in accordance with the SALDO. Motion was made by Mr. Mack; Second by Mr. Knapick. **Motion Carried.**

**Notifications:**

**Public Comment:**

*The meeting was dismissed at 9:04 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	X	X		
Ed Hovenstine	12/2024	X	X	X	X	X	X	X	X	X	X		
Mike Brinkash	12/2025	X	X	X	X	X	A	X	A	X	A		
Ron Marshall	12/2025	A	X	X	X	X	X	A	X	X	X		
Jim Eister	12/2027	X	X	X	X	A	X	X	X	X	X		
Howard Taylor	12/2027	X	X	A	A	X	X	X	X	X	A		
Pat Mack	12/2025	X	X	X	A	X	X	A	X	X	X		
Nathan Savidge	12/2024	A	X	X	X	X	X	X	X	X	X		
Joseph Knapick	12/2027	X	X	X	A	X	X	X	A	X	X		

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