

The regular meeting of the Muncy Creek Township Planning Commission was held Wednesday, September 7, 2022 at 7:30 p.m. at the Township Building. The meeting was called to order by the chairman, Mark Kreisher.

MEMBERS: Mark Kreisher, Leon Liggitt, Steve Culver, Harley Fry II

OTHERS: Solicitor Jon DeWald, Rich Opp, Larry Hoose, Bill Titus, Cindy & Eric Newcomer, Cari Buck

Reading/Approval of the August 3, 2022 meeting minute.

- A motion was made by H. Fry, seconded by L. Liggitt to waive the reading of the August 3, 2022 meeting minutes. Motion carried.
- A motion was made by L. Liggitt, seconded by H. Fry to approve the minutes of the August 3, 2022 meeting. Motion carried.

Communications & Bills

- Codes Report for July.
- Request Cari Buck send the letter to the Board of Supervisors regarding receiving all permits in the township building prior to going to codes. See previous month's minutes.

Old Business

Methodist Church – Completion of stormwater plan, as-built needed

- An update was received from the township engineer, Dan Vassallo.
- A motion was made by M. Kreisher, seconded by L. Liggitt to have the solicitor send a letter to the church regarding a timeline for completion of the project. Motion carried.

New Business

Lucinda Rodgers (Vassallo) – Sub-division / Lot Add-on – Clarkstown Rd. 9/7/22 starts 90-days.

- A motion was made by L. Liggitt, seconded by H. Fry, to table the plan until next meeting and request that a proposed deed be presented with the plan at the next meeting, per Engineer Todd Pysher's review comments. Motion carried.

Lori Miller (Vassallo) – Sub-division / Lot Add-on – Kepner Hill Rd. 9/7/22 starts 90-days.

- A motion was made by L. Liggitt, seconded by S. Culver, to table the plan until next meeting and request that notes be added to the plan comparable to notes 9 & 10 on Lucinda Rodgers plans, regarding integrating the parcel. Also, it is requested that a proposed deed be presented with the plan at the next meeting, per Engineer Todd Pysher's review comments. Motion carried.

***Michael C. Philbin Revocable Trust /
Linda Philbin Family Trust (Vassallo) –
Sub-division / Lot Add-on – John Brady
Dr.
9/7/22 starts 90-days.***

- A motion was made by M. Kreisher, seconded by L. Liggitt requesting the following items:
 1. Board would like someone (Engineer) present at the next meeting to discuss the plan.
 2. A note be added to the plan regarding stormwater.
 3. Provide copies of previous sub-divisions to property in question.
 4. Present proposed lot consolidation deed at next meeting.
 5. Ensure labels on plan match parcel numbers.
 6. Show all structures on properties, explain how 1 structure will be on 2 properties, show set-backs.
 7. Provide 50' ROW agreement, or develop one.
 8. Show have ROW shown on Starlight Drive and Logan Drive.
 9. Provide land development for 40-003-101.AMotion carried.

- Questions arose as to when 4B on the plan was stoned? It went from topsoil to storage. There should have been a land development plan provided for the area.

Stormwater Discussion

- Review/discuss information from last meeting.
- Received copy of proposed amendment to the existing stormwater ordinance drafted by Mike Wiley.

- A motion was made by H. Fry, seconded by L. Liggitt for Cari Buck to draft a letter to the Board of Supervisors asking that they not take action on the amendment to the stormwater ordinance until comments are received from the Planning Commission. And also, Todd Pysner is working on an ordinance to replace the existing stormwater ordinance (not amend) and they would like for that to be received and reviewed prior to a decision as well. Motion carried.

- The Planning Commission is also working on a system for tracking.

Public Comment

- C. Newcomer: Now is a good time to encourage the Board of Supervisors to start the re-codification process for the ordinances as it takes a while.

- A motion was made by H. Fry, seconded by L. Liggitt to have Cari Buck draft a second letter to the Board of Supervisors to encourage them to re-codify the ordinances after the stormwater is figured out. Motion carried.

- H. Fry: Need to get the Planning Commission Tab on the webpage up and running. Have a punch list.

- E. Newcomer: Website is confusion, needs to be more clear. Have minutes and agendas separate and clearly identified. Maybe you could get volunteers from the MCT message board?

H. Fry: It would be nice to send something out to the residents to let them know about the website.

Adjournment

- A motion was made by L. Liggitt, seconded by S. Culver, to adjourn the meeting at approximately 9:25 p.m. Motion carried.

Respectfully submitted by:

Cari Buck, Secretary