

The regular meeting of the Muncy Creek Township Planning Commission was held Wednesday, October 5, 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, Jason Philbin, Larry Hoose, Lucinda Rodgers, Randy Kepner, Lori Miller, Dan Vassallo, Cari Buck

Reading/Approval of the September 7, 2022 meeting minute. - A motion was made by S. Culver, seconded by L. Liggitt to waive the reading of the September 7, 2022 meeting minutes. Motion carried.

- A motion was made by S. Culver, seconded by L. Liggitt to approve the minutes of the September 7, 2022 meeting. Motion carried.

Communications & Bills

- Codes Report for August.

Old Business

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

- Church acknowledged receipt of letter sent by Solicitor DeWald. Nothing else received. Mark will reach out to them.

Autozone – Requesting release of bond

- A motion was made by L. Liggitt, seconded by H. Fry to approve the release of the bond, based on the recommendation from Township Engineer Dan Vassallo. Motion carried.

Lucinda Rodgers (Vassallo) – Sub-division / Lot Add-on – Clarkstown Rd.

- A motion was made by L. Liggitt, seconded by H. Fry to approve the revised plan as presented. Motion carried.

Lori Miller (Vassallo) – Lot Add-on – Kepner Hill Rd.

- A motion was made by L. Liggitt, seconded by S. Culver to approve the revised plan as presented. Motion carried.

Michael C. Philbin Revocable Trust / Linda Philbin Family Trust (Vassallo) – Sub-division / Lot Add-on – John Brady Dr.

- Previous copies of sub-divisions were provided by Dan Vassallo, he also explained the revised plan & answered board questions. The ROW Agreement will be sent to Cari Buck, Township Secretary. Land Development will be addressed. A zoning permit is being worked on with Code Inspections.

- A motion was made by L. Liggitt, seconded by M. Kreisher to approve the revised plan as presented, subject to receiving the ROW Agreement from Dan Vassallo, and it being reviewed by Solicitor DeWald. Motion carried.

New Business

Service 1st Federal Credit Union (Livic Civil) – Land Development – Muncy Creek Blvd.

- Dan Vassallo has not provided his review yet. Did mention that Shoppes at Muncy Creek have 8% impervious area and detention ponds. Stormwater needs to meet water quality volume because stormwater was already taken care of for that area.
- A motion was made by M. Kreisher, seconded by H. Fry to table this until the next scheduled meeting, to wait for the Township Engineer's review. Motion carried.

Permitting Matrice

- Chairman Mark Kreisher is developing a permitting matrice. He explained what he has so far, and shared for review and comment. Code Inspections has reviewed and commented.

Stormwater Discussion

- A brief discussion was had on the new Stormwater Ordinance, created by Todd Pysher. Some concerns were mentioned. Mark suggested the board review the ordinance and provide comments to him by Thursday 10/13.

Public Comment

- None.

Adjournment

- A motion was made by L. Liggitt, seconded by S. Culver, to adjourn the meeting at approximately 9:31 p.m. Motion carried.

Respectfully submitted by:

Cari Buck, Secretary