

The regular meeting of the Muncy Creek Township Planning Commission was held Wednesday, April 5, 2023 at 7:31 p.m. at the Township Building. The meeting was called to order by the chairman, Mark Kreisher. Roll call was done by the secretary, the following were present:

MEMBERS: Mark Kreisher, Harley Fry II, Alexis Newcomer, Brian Vann, Jon DeWald

OTHERS: Rich Opp, Chris Ebner, Derek Redden, Larry Hoose, Eric Sechrist, Ken Blessing, Eric Newcomer, Cindy Newcomer, Cari Buck

Reading/Approval of the March 1, 2023 meeting minutes. - A motion was made by H. Fry, seconded by B. Vann to waive the reading of the March 1, 2023 minutes. Motion carried.

- A motion was made by H. Fry, seconded by B. Vann to approve the minutes of the March 1, 2023 meeting as presented. Motion carried.

Communications & Bills

- Codes reports for February 2023

Old Business

Martha E. Smith Living Trust – Solar Renewable Energy, LLC – Shady Lane (Burget & Associates, Inc.) – Land Development

- A presentation was provided, as well as an explanation of the packet that was received by the board. They are asking for conditional approval pending Dan’s comments and sending bond info to the solicitor for approval.

- A. Newcomer had a few concerns after review of the plans. Setbacks need to be 15’. What type of vegetation will be used? What is the silt sock size? What about destructive water from panels? An ENS permit is still needed?

- M. Kreisher inquired about maintenance of the grass?

- H. Fry asked about the type of fencing they intend to use. Needs to be “sufficient to prevent access to site”. C. Newcomer asked what fencing is allowed?

- E. Newcomer inquired as to the angle of the panels and what the voltage was going into the transformer?

- A. Newcomer asked if they have obtained their HOP? And will equipment cause damage to the property? Has the true height at the end been determined?

- The board decided they wanted to wait to talk to Dan Vassallo, and review his comments. Will still need to go to the board of supervisors for approval on the conditions from the conditional use hearing.

- A motion was made by A. Newcomer, seconded by B. Vann to table until the next meeting.

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

- Still needed: NPEDS (work in progress), Financial Security, Waivers, Executing Agreements.
- M. Kreisher stated that check and plan were received, conditional approval was given, then revoked, Service 1st FCU will need to re-apply/re-submit to the board.

New Business

- None.

Public Comment

- H. Fry: He is putting up a building at his farm. Documentation is needed on file that he has covered his stormwater. Can something be provided on letterhead? Solicitor informed him that the stormwater ordinance is governed by the Board of Supervisors.

- C. Newcomer: Regarding stormwater, in the context of the solar, it's part of their conditions, Board of Supervisors would approve, if it's outside land development planning commission cannot make a decision?

Adjournment

- A motion was made by H. Fry, seconded by B. Vann, to adjourn the meeting at approximately 8:31 p.m. Motion carried.

Respectfully submitted by:

Cari Buck, Secretary