

The regular meeting of the Muncy Creek Township Planning Commission was held Wednesday, June 7, 2023 at 7:30 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, Leon Liggitt, Alexis Newcomer, Brian Vann, Jon DeWald

**OTHERS:** Eric Sechrist, Cindy & Eric Newcomer, Rich Opp, Larry Hoose, Cari Buck

***Reading/Approval of the May 3, 2023 meeting minutes.*** - A motion was made by L. Liggitt, seconded by A. Newcomer to waive the reading of the May 3, 2023 minutes. Motion carried.  
- A motion was made by M. Kreisher, seconded by B. Vann to approve the minutes of the May 3, 2023 meeting as presented. Motion carried.

***Communications & Bills*** - Codes reports for April 2023  
- JSSB Muncy As-Built (release of Final Security for the Project). A motion was made by L. Liggitt, seconded by B. Vann to approve the release of the final security for JSSB Muncy per recommendation from Township Engineer Dan Vassallo. Motion carried.

***Old Business***

***Martha E. Smith Living Trust – Solar Renewable Energy, LLC – Shady Lane (Burget & Associates, Inc.) – Land Development*** - The Conservation District is still reviewing.  
- Township Engineer, Dan Vassallo, recommends approval pending resolution to the following items: decommissioning bond & agreement, waiver request approval for sheet size, E&S approval from LCCD, financial construction security & agreement, plans to be sealed and signed by surveyor, exemption request approval for stormwater and owner’s signatures.  
- Also need 15’ setbacks on the plan.  
- A. Newcomer does not recommend conditional approval because the project is large and there are several things still needed.  
- E. Newcomer asked what size is the utility output from the panels? 2.6 MV, 3 Phase. He then stated that 3 Phase requires switchgear and asked if that was going to fit on the pad? Also, what is the voltage out to the pole? 480.  
- A. Newcomer inquired if the transformer pad was in the flood? Yes.  
- Waiver for plan size was granted at the 2/1/23 meeting.  
- C. Newcomer asked if the pad needed to be raised? And if codes inspections have seen the plans? Also, she wondered if underground utility was allowable in flood?

- A motion was made by L. Liggitt, seconded by B. Vann to grant conditional approval per Township Engineer, Dan Vassallo, recommendation. Pending his requirements are met. Also, 15' setback of trees and 18' concrete pad to raise transfer base out of flood. Motion carried. A. Newcomer opposed.

***Service 1<sup>st</sup> Federal Credit Union – Muncy Branch – Muncy Creek Blvd. (Livic Civil) – Land Development  
New Business  
William C. Brown – Fogelman Rd. (Vassallo) – Sub-division***

- No action was taken at this time by the board.

- L. Liggitt suggests the following: engineer and solicitor should review the easement, a permit should be needed from DEP to cross the stream with a driveway, a note on wetlands, should confirm there is no hydric soils, the utilities in the area should be shown on the plan and should check with the township roadmaster regarding the driveway and guiderails on Fogelman Rd.  
- Secretary will reach out (with a letter) to Todd Pysher and Dan Vassallo regarding the comments.  
- No other action was taken at this time.

***Public Comment***

- C. Newcomer: Regarding the land development for solar and conditional approval, if BOS has changes regarding the fence or something, how will that take affect for the ability to move forward? Where would it be documented? Would revised prints be required? The solicitor stated that if the BOS is not satisfied, then conditional approval would be revoked and the developers would have to go back to planning commission.

***Adjournment***

- The meeting was adjourned at approximately 8:26 p.m. by Chairman Kreisher.

Respectfully submitted by:

Cari Buck, Secretary