

The regular meeting of the Muncy Creek Township Planning Commission was held Wednesday, July 5, 2023 at 7:30 p.m. at the Township Building. The meeting was called to order by the vice-chairman, Harley Fry II. Roll call was done by the secretary, the following were present:

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

**OTHERS:** Bill Titus, Rich Trowbridge, Cindy & Eric Newcomer, Becky Hibschan, Zachary Wallace, Dayne Foreman, Larry Hoose, Cari Buck

***Reading/Approval of the June 7, 2023 meeting minutes.*** - A motion was made by B. Vann, seconded by A. Newcomer to waive the reading of the June 7, 2023 minutes. Motion carried.

- A motion was made by B. Vann, seconded by A. Newcomer to approve the minutes of the June 7, 2023 meeting as presented. Motion carried.

***Communications & Bills***

- Codes reports for May 2023
- Letter was received from Sheetz Store Development, regarding the Muncy location. They are requesting their LOC be returned. The solicitor is going to send them a letter informing them that they have not resolved the issue from the 2015 e-mail.

***Old Business***

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

- No action was taken at this time by the board, waiting on conditions to be met. A discussion was had regarding section 22-17.6 of the ordinance, and how it applies to this plan.

***Service 1<sup>st</sup> Federal Credit Union – Muncy Branch – Muncy Creek Blvd. (Livic Civil) – Land Development***

- A motion was made by B. Vann, seconded by A. Newcomer to grant a 90-day extension on the decision for land development. Motion carried.

***William C. Brown – Fogelman Rd. (Vassallo) – Sub-division***

- An update was provided; no new materials were submitted. No action was taken at this time by the board.

***New Business***

***Pfleeger – Musser Ln. (Hawbaker Eng.) – Sub-division***

- Dan Vassallo's review comments were addressed, except: 1. Final Plan Size, 2. Driveway Permits (2), 3. Favorable review from PHMC.

- A motion was made by B. Vann, seconded by A. Newcomer to approve the final plan size to be 1' = 150'. Motion carried.

- C. Newcomer suggested signing the component II module, so they can proceed to the BOS meeting and keep the clock moving.

- Tabled until next meeting.

***Public Comment***

- B. Hibschan: Her property touches the Pflieger lot and she asked if it is intended to stay an 80-acre lot?

***Adjournment***

- A motion was made by B. Vann, seconded by A. Newcomer to adjourn the meeting at approximately 8:13 p.m. Motion carried.

Respectfully submitted by:

Cari Buck, Secretary