

**Muncy Creek Township
Planning Commission**
Regular Meeting

November 1, 2023

The regular meeting of the Muncy Creek Township Planning Commission was held Wednesday, November 1, 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, Harley Fry II, Brian Vann, Jon DeWald

OTHERS: Larry Hoose, Daniel Vassallo, Bill Brown, Cindy & Eric Newcomer, Cari Buck

Reading/Approval of the October 4, 2023 meeting minutes. - A motion was made by M. Kreisher, seconded by B. Vann to waive the reading of the October 4, 2023 minutes. Motion carried.
- A motion was made by M. Kreisher, seconded by B. Vann to approve the minutes of the October 4, 2023 meeting as presented. Motion carried.

Communications & Bills - Codes reports for September 2023
- Sheetz Letter of Credit, shrubs planted. A motion was made by H. Fry, seconded by B. Vann to release the bond/loc for Sheetz. Motion carried.
- Conditional Use Application for Gregory E. Thomas Sr. A motion was made by M. Kreisher, seconded by H. Fry the document was reviewed but no formal recommendation was given. Motion carried.

Old Business

William C. Brown – Fogelman Rd. (Vassallo) – Sub-division - DEP granted approval to cross the stream. No wetlands. Everything from the June meeting was addressed.
- Will Serve letter was received from WBRA. Vassallo is working on the sewage planning exemption approval.
- A motion was made by M. Kreisher, seconded by H. Fry to grant conditional approval pending a note is added to the plan stating that Harris or successors would file a lot consolidation deed that if and when the plan goes through, it will be recorded. Motion carried.

New Business

- None

Public Comment

- H. Fry asked for an updated regarding Kaiser Brothers. Dan Vassallo provided an update. He has been hired by Kaiser Brothers. He has surveyed the site, and is putting a plan together. Working with JC Barr to obtain a “strip” of property along 405, via purchase or lease. The whole area is ROW for PennDOT along 405. Could get a potential easement to park cars, etc. As far as stormwater, it was mentioned that it could qualify as “no harm/no foul” area because of its proximity to Muncy Creek.
- E. Newcomer asked if Kaiser Brothers has done anything since they got the stop order? What about Driveways Express, is that still ongoing?

Adjournment

- The meeting was adjourned at approximately 8:07 p.m. by Chairman Mark Kreisher.

Respectfully submitted by:

Cari Buck, Secretary