

**Muncy Creek Township  
Planning Commission**  
*Regular Meeting*

**January 10, 2024**

The regular meeting of the Muncy Creek Township Planning Commission was held on Wednesday January 10, 2024 at 7:30 p.m. at the township building. The meeting was called to order by chairman, Mark Kreisher. Roll call was done by Chairman Kreisher and the following were present:

**MEMBERS:** Mark Kreisher, Alexis Newcomer, Brian Vann, Harley Fry, Jon Dewald

**OTHERS:**

***Appointment of Temporary Chairman***

-Current chairman Mark Kreisher appointed mr. Jon Dewald as the Temporary Chairman.

***Receivment of Nominations***

-Temporary chairman, Mr. Jon DeWald opened the floor to nominations of chairman. Harley Fry made a motion to nominate Mark Kreisher as Chairman. All were in favor. Brian Vann made a motion to nominate Harley Fry as Vice Chairman. All were in favor. Temporary chairman, Mr. Jon DeWald turned the meeting over to Chairman Mark Kreisher.

***Appointment of Secretary***

-Mark Kreisher asked for nominations for the secretary position. A motion was made by Harley Fry and seconded by Alexis Newcomer to appoint Cari Buck as Secretary. The motion carried.

***Appointment of Solicitor***

-Mark Kreisher asked for nominations for the solicitor. A motion was made by Harley Fry and seconded by Brian Vann to appoint Jon Dewald as Solicitor, or in his absence, a representative from his firm. The motion carried.

***Appointment of Engineer***

-Mark Kreisher asked for nominations for the township engineer position. A motion was made by Mark Kreisher and seconded by Brian Vann to appoint Vassallo Engineering as Primary and Pysher Associates as alternate engineer. The motion carried.

***Reorganizational Meeting Dates***

-Chairman Kreisher asked Solicitor Dewald to explain the alignment of meetings dated to the 1st Wednesday of each month and how the January reorganizational meeting is on the second Wednesday of the month. A motion was made by Harley Fry and seconded by Mark Kreisher to have Mr. DeWald prepare a draft amendment of the bylaws change. Motion carried.

***Reading/Approval of the November 1, 2023 meeting minutes***

-A motion was made by H. Fry and seconded by A. Newcomer to waive the reading of the November 1, 2023 meeting minutes. Motion Carried.

-A motion was made by H. Fry and seconded by B. Vann, to approve the meeting minutes. Motion Carried.

-It was noted that there was not a meeting in December.

***Communications and Bills***

-Codes report for October 2023, November 2023 and December 2023.

***Conditional Use Presentation- Muncy Creek Lime Bluff Solar LLC.***

- Representatives of the organization as well as the landowner and son were present to present their vision for the development of a parcel into solar installations. The panels were to be single axis tracking panels with a perimeter fence and screening to Lime Bluff Road and access from Lime Bluff Road. They plan to use a 17 Foot setback and plan on using gravel pads for access. There is not a plan for storage on site. They did acknowledge the application of an NPDES permit and HOP as well as working with the committee on Stormwater Management at the Land Development Stage of the Construction Process. -A recommendation was to further complete the noise management study to address testing and remediation of noise if necessary in the future. A motion was made by M. Kreisher and seconded by H. Fry to recommend further noise management plan improvement, further research shrubs and plantings, look at EMS access and further develop the construction process plan to address staging concerns and that the planning commission does not endorse nor does it condone or reject the proposed project prior to the conditional use hearing.

***Old Business***

***Brown-Fogelman Road (Vasallo) Sub Division***

-There was a small discussion reviewing the status of the subdivision status that was conditionally approved 11/1/23. There appears to be talks among parties of add on/deed recording issues.

***New Business***

***1/10/24 Kepner- Maple Lane (Hopkins) Subdivision***

-After review of the township Engineer's letters, a discussion was had with the landowner about all of the delinquent or outstanding documentation that was missing. Chairman Kreisher shared a

copy of the letter of the Engineer to the landowner to pass along to Mr. Hopkins. It was decided to table the review until the next meeting.

***1/10/24 Susquehanna Yurts LLC.- Musser Lane (Gavitt) Subdivision***

-After review of the township Engineer's letters, a discussion was had to table the review due to the lack of landowners right-of-way agreements being outstanding.

***Summary***

-A motion was made by M. Kreisher and seconded by A. Newcomer to have the township secretary contact both Kepner and Susquehanna Yurts LLC. to provide them with a copy of the township engineer's letter and that they should satisfy the requirements prior to consideration of approval.

***Public Comment***

-There were no public comments to discuss.

***Adjournment***

-The meeting was adjourned at 9:29 pm.

Respectfully submitted by:

Mark Kreisher, Chairman