

**Muncy Creek Township
Planning Commission**
Regular Meeting

April 3, 2024

The regular meeting of the Muncy Creek Township Planning Commission was held Wednesday, April 3, 2024 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, Harley Fry II, Alexis Newcomer, Brian Vann, Jon DeWald

OTHERS: Larry Hoose, Josh Leidhecker, Hunter Heivly, Jim Hill, William Fortin, Cindy & Eric Newcomer, Cari Buck

Reading/Approval of the March 6, 2024 meeting minutes. - A motion was made by L. Liggitt, seconded by H. Fry to waive the reading of the March 6, 2024 minutes. Motion carried.
- A motion was made by L. Liggitt, seconded by H. Fry to approve the minutes of the March 6, 2024 meeting as presented. Motion carried.

Communications & Bills - Codes reports for March 2024
- Conditional Use Application for Today Farm. Applicant presented letters of support and narrative for property. Asking for a favorable recommendation from the planning commission to the board of supervisors. L. Liggitt inquired about “non-ag events”. The applicant stated they could be events such as 4th Friday, Music on the farm, kind of ag adjacent, community and family involvement. H. Fry questioned alcohol sales and M. Kreisher asked about traffic turning left onto Water Street from the farm and how that may impact things. What about a traffic study, traffic light, traffic control for events? Applicant did mention he may have a deeded right of way onto Mechanic Street. A motion was made by L. Liggitt, seconded by H. Fry to recommend approval to the board of supervisors considering comments and discussion. A letter will be provided to the board of supervisors. Motion carried.

Old Business

Kepner – Maple Lane (Hopkins) – Sub-division - A motion was made by M. Kreisher, seconded by L. Liggitt to grant an extension for 90 days to address remaining outstanding items. Motion carried.

Susquehanna Yurts LLC – Musser Lane (Gavitt) – Sub-division - A. Newcomer noted that the deed lists the Bohenek property at 5.72 acres, but the plan states 5.932 acres.
- Board questioned if the flood plain data was correct?
- Could Dan Vassallo review the plan again for completeness? Cari will send to Dan.
- A motion was made by H. Fry, seconded by L. Liggitt to grant an extension for 45 days to address remaining outstanding items. Mr. Fortin (applicant) approves the extension. Motion carried.

New Business - None

Today Farm – Component II Sewage Module - Applicant mentioned that this is not a permanent solution. DEP suggests this as a temporary answer.
- A. Newcomer asked about the existing sewer, has that been capped, cut and filled? Was not filled. Would be better to make the lines less accessible to prevent re-connection, by filling them.
- A motion was made by M. Kreisher, seconded by L. Liggitt to approve the module and have Cari sign. A. Newcomer opposed. Motion carried.

Approve Amended Bylaws - A motion was made by L. Liggitt, seconded by H. Fry to approve the amended bylaws for the annual organizational meeting to be held on the first Wednesday of January of each year at 7:30 p.m. unless that Wednesday is a holiday, then it will be held on the second Wednesday of January at 7:30 p.m. Motion carried.

Discussion of Violations - H. Fry inquired about the list that used to be kept at the bottom of the board’s agenda each month. Clarification, that list was typically outstanding bonds and land development projects, not violations.

Website Review - Board needs to get content on website. How do we accomplish that task? Schedule additional meetings for specific topics?

Discussion of Special Topic Meetings for Website/Stormwater/Zoning Map Review - A motion was made by M. Kreisher, seconded by A. Newcomer to advertise additional planning commission meetings on April 17, 2024 and May 15, 2024 at 7:30 p.m. to discuss special topics. Motion carried.

Public Comment - None

Adjournment - The meeting was adjourned at approximately 8:46 p.m. by Chairman Mark Kreisher.

Respectfully submitted by:

Cari Buck, Secretary