

**Muncy Creek Township
Planning Commission**
Regular Meeting

August 7, 2024

The regular meeting of the Muncy Creek Township Planning Commission was held Wednesday, August 7, 2024 at 7:32 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: Scott Kepner, Chris Kepner, Jeff Kepner, Dan Vassallo, Larry Hoose, Jared Marten, Josh Leidhecker, Cindy & Eric Newcomer, Sam Wiser, Cari Buck

Reading/Approval of the June 5, 2024 meeting minutes. - A motion was made by H. Fry, seconded by A. Newcomer to waive the reading of the June 5, 2024 minutes. Motion carried.
- A motion was made by L. Liggitt, seconded by H. Fry to approve the June 5, 2024 minutes as presented. Motion carried.

Communications & Bills - Codes reports for May & June 2024 received
- An update was given by D. Vassallo regarding the Boose property, behind 998 Musser Lane, they need a NPEDS permit. The Susquehanna Yurts property too.
- NO July planning commission meeting.

Old Business

Kepner – Maple Lane (Hopkins) – Sub-division - Additional 90-day extension granted 6/11/24 (exp. 9/9/24)
- A motion was made by L. Liggitt, seconded by H. Fry to approve the plan & authorizing signing of the non-building waiver. Motion carried.

New Business

Bollinger Solar, LLC – Fogelman Road (Vassallo) – Conditional Use Application - Presentation by Bollinger. Discussion/Questions between board, Vassallo, Sam & Jared. PC comments to BOS. PP&L says fence cannot be around transformer?
- A motion was made by H. Fry, seconded by LL to recommend approval to the board with conditions: Fencing, vegetation, PPL fencing, parking/unloading, reference prior approvals (Smith & Fry), emergency access & fire department training.

Today Farm – Shady Lane Sketch Plan

- Proposed modification of building 1 to add bathrooms and certified kitchen.
- Looking for clarification on land development requirements?
- A presentation was given by Mr. Leidhecker. Discussion had with board and Mr. Leidhecker. Proposed sanitary sewer, need written easement zoning approval, will-serve letter from WBRA. Codes requested a current flood elevation study. Justin Reese is going to do a FEMA evaluation (50% value). Construction within existing buildings. Maybe hard-scaping parking stalls?

Chickens in Residential Zone (Revise ordinance with conditions?)

- Tabled until future meeting.

Website Review

- Mark sent his write-up to Jon. Jon reviewed. Mark will be sending back to everyone on the board to take another look before the next meeting.

Public Comment

- E. Newcomer: Google drive stuff has started. E-mails are active.
- L. Liggitt: Meetings will be at the MAVFC 932 Penn St. for the next few months due to township building renovations.
- H. Fry: Not a fan of solar farms. Can the planning commission get an ordinance in place with the BOS? Also, what is going on at Fraley's? What is that property zoned?

Adjournment

- The meeting was adjourned at approximately 9:52 p.m. by Chairman Mark Kreisher.

Respectfully submitted by:

Cari Buck, Secretary