

**Muncy Creek Township
Planning Commission**
Regular Meeting

November 6, 2024

The regular meeting of the Muncy Creek Township Planning Commission was held on Wednesday November 6th 2024 at 7:30 p.m. at the Muncy Volunteer Fire Company. 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, Leon Liggitt, Alexis Newcomer, Brian Vann, Harley Fry and Jonathan Dewald

OTHERS: Larry Hoose, Eric Newcomer, Cindy Newcomer, David Shearer

Reading /Approval of Minutes

- A motion to waive the reading of the meeting minutes for September 4th, 2024 was made by L. Liggitt and seconded by H. Fry. All were in favor.
- A motion to approve the minutes for the September 4, 2024 meeting was made by L. Liggitt and seconded by A. Newcomer. All were in favor.
- A suggestion was made by L. Liggitt to send out the meeting minutes earlier so that the committee members can review the discussions while the content is fresh in their minds.

Communications and Bills

- Members reviewed the correspondences and bills and there was no comment or discussion.

Old Business

- There was no old business discussed.

New Business

New Business
11/6/2024 Muncy Creek Lime Bluff Solar LLC (RM Group LLC) Land Development

- A discussion took place on the design alterations of access to the installation that changed from the conditional use in regards to the access being adjacent from East Lime Bluff Road at the intersection of Lime Bluff Road and the removal of safety bollards that was outlined as a potential safety measure as protection of traffic. Engineers and representatives from the firm agreed to revisit and provide suggestions on alternate safety measures. Also, a question was asked from the public if they had applied for a second HOP from PennDOT and if they even had the ability to execute the altered plan.
- A question as to if the location of existing drain tiles were located and accounted for in the installation and the firm said that they were.
- A comment was made that screening and

vegetation plans needed to be updated.

- The firm had not received the comments from Township Engineer Dan Vasallo, so M. Kreisher offered a copy to them and to have them contact the township secretary for comments in digital form.

- The firm also confirmed that construction timeframe of a potential start in Q2 or Q3 of 2025 and to be online by 2025.

- A discussion/question was proposed as to any temporary construction yards to be made in order to facilitate traffic flow of construction vehicles and tractor trailer deliveries.

- There were no motions as the membership requested time to review the new proposal.

Penn Roaring Creek Solar- Conditional Use Application

- An overview was presented as to the scope of the project on the 15-acre proposed installation as well as noise studies, glare and access to the facilities including PennDOT HOPs. There were no motions on the information as the membership requested time to review the new proposal.

Solar Ordinance (plus Chickens)

- A discussion was had about the need for a solar ordinance in order to curb the conditional uses of solar installations in the township.

- Mr. Dewald presented his draft sample ordinances for both chickens and solar detailing entities and possible considerations.

- A discussion was made by members in regards to the solar requirements and solar in residential areas.

- Another discussion was had in regard to chicken requirements and questioned whether there was a need for one. There was also discussion in regards to the quantity vs acreage requirements as well as some other verbiage.

- The membership decided to table the conversation to review the samples and come back to the December meeting with recommendations.

- A motion was made by H. Fry and seconded by L. Liggitt to have M. Kreisher send a letter to the supervisors regarding the review and updating of the solar ordinances of Lycoming County and the one prepared by Mr. Dewald. All were in favor.

Website

- There was a small discussion on website development and future discussions.

Public Comment

- There was no public comment.

Adjournment

- The meeting was adjourned at 9:39 pm.

Respectfully submitted by:

Mark Kreisher, Chairman