Virtual Meeting Instructions for Viewing and Participating

Planning Commission Members and Staff will meet in person. Applicants, Applicants' representatives, and the public are also able to attend the meeting in person. A virtual meeting option for applicants, applicants' representatives and the public is also being made available.

How to Watch

The public meetings can be viewed by accessing the meeting using the ZOOM link provided at the beginning of the agenda. You can sign-up for a free ZOOM account or continue as a guest. Once you have downloaded the app to your smart phone, joined from your web browser or downloaded the ZOOM software on your computer, you will be ready to join the meeting.

If you previously signed up for ZOOM, you can enter the Meeting ID and passcode listed on the top of the agenda.

How to Join with No Smartphone or Computer

If you don't have a smart phone or computer to access the meeting via ZOOM, you can participate on the phone by calling the toll free number listed at the top of the agenda and entering the Meeting ID and passcode when prompted.

How to Participate and Provide Public Comment

There are a few options for those who would like to participate in the public comment portion of the meeting. Please keep in mind, all comments are part of the public record.

- Watch the meeting on ZOOM. During the Public Comment period of the agenda, the chair will ask if there are any public comments. To make public comment, please do the following:
    - Click on the "raise hand" icon. After you click the icon, your name or a portion of your phone number will be announced and your microphone will be unmuted during the designated time.
    - Please have a working microphone connected to your computer to be able to speak so you can be heard by the meeting participants and attendees and refrain from having any background noise.

- Call the ZOOM meeting line toll free. To make public comment, please do the following:
    - To indicate that you would like to speak, enter "*9" (star 9). The system will identify that you wish to provide comment and when it is your turn, the Chair will identify a portion of your phone number to identify you and your phone will be unmuted during the designated time.

- Provide written comment**.** Written comment will be accepted until 12:00PM on the day of the Planning Commission meeting. Comments may be emailed to ssmith@co.schuylkill.pa.us or they can be left at the Planning dropbox at the entrance to the courthouse.

Schuylkill County Planning Commission

AGENDA

Wednesday, June 14, 2023 @ 6PM

Planning Commission Members and Staff will meet in person. The Public may attend in person or virtually.
The meeting will be recorded using ZOOM.

Zoom Meeting Link: https://us06web.zoom.us/j/85901567111?pwd=akp1Z2ZWNVdtTjUza3U2Z1ZrQ1hNdz09
Passcode: 664457
Webinar ID: 859 0156 7111
Telephone Number: US: +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799

1. **Attendance and Call to Order**

2. **Public Comment**

3. **Approval of Minutes**

4 **County Governed Plans** (None)

	Subdivision	Municipality	Tax Parcel Number(s)	Recommended Action	Reviewing Engineer	Action by PC No Later Than
4.1	Annexation Final Plan for Kent Austin Eberly & Diane Faye Eberly	Union Township	30-06-0001.000	Final Plan Approval	Lisa Mahall	08/08/2023
4.2	Final Annexation Plan for Parcels Owned by Charles Werner and Company Inc, Craig R Werner, President	Pine Grove Borough	58-05-0089.000 58-05-0201.000 58-05-0203.002 58-05-0205.000 58-05-0206.000 58-05-0211.002	Conditional Final Plan Approval (Sept)	Lisa Mahall	08/08/2023
4.3	PA American Water – Center Street Treatment Facility	Frackville Borough	43-05-0014.000 43-06-0004.000 43-06-0007.000 43-06-0007.002 43-06-0007.001 43-06-0023.000 43-06-0026.000 43-05-0015.000 43-06-0005.000 43-06-0006.000 43-06-0024.000 43-06-0025.000	Conditional Final Plan Approval (Sept)	WJP	10/11/2023
4.4	AR Process Solutions (Revision)	Frailey Township	12-02-0002.009	Conditional Final Plan Approval	WJP	7/12/2023

5. **Extension Requests**

5.1 **Extension of time for a Planning Commission decision** (None)

5.2 **Extension of time for Planning Commission conditional approval**

	Subdivision	Municipality	Tax Parcel Number(s)	Requested Extension Until
5.2.1	Preliminary/Final Subdivision and Land Development Plan Titus Nolt	Washington Township	33-05-0105.000	9/13/2023
5.2.2	Preliminary/Final Major Subdivision and Land Development Plan – Doli Construction Corp – Proposed Maintenance Garage	Reilly Township	24-04-0026.001 24-04-0025.000 24-04-0032.001	9/13/2023
5.2.3	Final Subdivision Plan of Lands of Harold R and Fawn L Wehry III	Upper Mahantongo Township	31-04-0099.000	9/13/2023

5.3 **Notification of Expiration of Time Extensions (no action required)** (None)

6. **Consideration of Financial Security Release** (None)

7. **Act 247 Reviews**

7.1 **Plan Reviews** (See Attachments)

	Subdivision	Municipality	Tax Parcel Number(s)
7.1.1	Final Subdivision Plan for John E Quick and Denise Mastishin	Butler Township	04-06-0009.004
7.1.2	Quandel Concrete Land Development - Sketch Plan	Cass Township	05-09-0013.000 05-09-0014.000 05-09-0011.002 05-09-0129.002
7.1.3	Minor Subdivision Final Plan of Lands of Ralph Bley	East Union Township	09-06-0029.001
7.1.4	Final Subdivision Plan for Granbury Manor Estates Phase 1 RESUBDIVISION	Norwegian Township	20-02-0015.002
7.1.5	Preliminary/Final Land Development Plans for Pine Grove Dollar General	Pine Grove Township	21-05-0018.002
7.1.6	Mingst Subdivision/Lot Annexation Final Plan	South Manheim Township	28-05-0103.000 28-05-0103.001

7.1.7	Preliminary/Final Land Development Plans for Proposed AutoZone Store #5858	Shenandoah Borough	64-11-0103.000

7.2 **Act 247 Municipal Reviews of Plans and Ordinances** (None)

8. **Project Review List** (See Attachment)

9. **Zoning Report** (See Attachment)

10. **Planning Director's Report**

- Proposed Zoning Ordinance Amendments (Solar) Discussion

11. **New Business**

12. **Adjournment**

Planning Commission
Schuylkill County
MINUTES – April 12, 2023

Commission Members Present: John Malinchok, Chairman; David Briggs, Vice Chairman; Bob Lettich, Secretary; Gary Bender; David Sattizahn; Jesse Fey; Travis Smeltz

Commission Members Absent: Nicholas Boyle; Joseph Palubinsky

Press Attending: None

Guests: Joe Zerbe; Donald Allan; Keith Allar; Rick Ney; Tom Shepstone; Ryan Durkin; Joe Peters*; Jeremy Bittinger*

Staff Attending: Susan Smith, Planning Director; Paul Datte, Esq., Assistant County Solicitor

Reviewing Engineers: Lisa Mahall, P.E.; William Parulis

*attended via ZOOM

The monthly meeting of the Schuylkill County Planning Commission was called to order by John Malinchok on Wednesday, April 12, 2023 at 6:00 PM. This meeting was held in person along with a virtual option using ZOOM.

CHANGES TO AGENDA

Ms. Smith asked for a motion to make changes to the agenda posted online.

Additions to the agenda include the following extension request.

- Final Subdivision Plan of Lands of Harold R and Fawn L Wehry III

MOTION: On the motion of Mr. Briggs, seconded by Mr. Sattizahn, the Planning Commission unanimously approved the changes to the agenda.

PUBLIC COMMENT

None

APPROVAL OF MINUTES

The minutes of the regular Planning Commission meeting held on March 8, 2023 were approved by the Planning Commission.

MOTION: On the motion of Mr. Sattizahn, seconded by Mr. Lettich, the Planning Commission unanimously approved the minutes of the March 8, 2023 Planning Commission Meeting

COUNTY SUBDIVISION AND LAND DEVELOPMENT PLANS

Six plans were submitted to the Planning Commission for discussion.

AUTOZONE RETAIL AUTO PARTS STORE #2800 LAND DEVELOPMENT

East Norwegian Township
08-07-0014.000
62-05-0037.000

MOTION: On the motion of Mr. Smeltz, seconded by Mr. Briggs, the Planning Commission unanimously granted Conditional Final Plan Approval until the July 2023 Meeting.

RAUSCH CREEK LOGISTICS REVISED FINAL LAND DEVELOPMENT AND SUBDIVISION PLAN

Frailey Township
Tremont Township

12-04-0024.000
12-04-0037.000

MOTION: On the motion of Mr. Lettich, seconded by Mr. Bender, the Planning Commission unanimously granted Conditional Final Plan Approval until the July 2023 Meeting.

JUSTIN W. HOPPES ANNEXATION FINAL PLAN

Mahanoy City Borough
48-08-0093.000
48-08-0094.000

MOTION: On the motion of Mr. Fey, seconded by Mr. Smeltz, the Planning Commission unanimously granted Conditional Final Plan Approval until the July 2023 Meeting.

BRIAN YANICK FINAL ANNEXATION PLAN

North Union Township
19-13-0091.000
19-13-0071.000

MOTION: On the motion of Mr. Sattizahn, seconded by Mr. Briggs, the Planning Commission unanimously granted Conditional Final Plan Approval until the July 2023 Meeting.

FINAL PLAN OF SURVEY OF LANDS OF TAMMY M. & JASON D. SCHREFFLER

Upper Mahantongo Township
31-04-0087.000

MOTION: On the motion of Mr. Fey, seconded by Mr. Smeltz, the Planning Commission unanimously granted Conditional Final Plan Approval until the July 2023 Meeting.

ANNEXATION FINAL PLAN SUBDIVISION PLAN OF ROBERT WAYNE SOPHY

East Norwegian Township
08-03-0029.001
08-03-0029.002

MOTION: On the motion of Mr. Sattizahn, seconded by Mr. Lettich, the Planning Commission unanimously granted Conditional Final Plan Approval until the July 2023 Meeting.

EXTENSION REQUESTS

Final Subdivision Plan of Lands of Harold R and Fawn L Wehry III

MOTION: On the motion of Mr. Lettich, seconded by Mr. Fey, the Planning Commission unanimously granted the Extension Request of the Conditional Final Plan approval until the May 2023 Planning Commission meeting.

CONSIDERATION OF FINANCIAL SECURITY RELEASE

None

ACT 247 REVIEWS

PLAN REVIEWS

County staff reviewed 8 plans for the April Planning Commission meeting cycle.

1. Preliminary/Final Subdivision Plan for Donald R. Jr and Traci L. Smith, Butler Township
2. Tokarczyk-Malones Road Lot Annexation, Butler Township
3. Preliminary/Final Land Development Plans Pottsville Cold Storage Facility Truck Trailer Parking Lot Expansion prepared for Tyson Foods Inc, Cass Township
4. Northeastern Power Company Parcel G Minor Subdivision, Kline Township
5. Metz Properties LLC Minor Subdivision Plan, North Manheim Township
6. Final Subdivision Plan of Lands of Terrance Kline, South Manheim Township
7. Krammes/Palerino Annexation, Wayne Township
8. Willow Street Townhouses Subdivision Final Plan, Cressona Borough

MOTION: On the motion of Mr. Briggs, seconded by Mr. Sattizahn, the Planning Commission unanimously approved the Municipal Plan Reviews.

ORDINANCE REVIEWS

None

ACT 537 REVIEWS

None

PROJECT REVIEW LIST

The Planning Commission members reviewed the Project Review Report for the April Planning Commission meeting cycle.

ZONING REPORT

None

PLANNING DIRECTOR'S REPORT

Ms. Smith informed the Planning Commission members that the Hazard Mitigation Plan is kicking off and she asked if any of the member volunteer for the steering committee. Mr. Sattizahn and Mr. Smeltz volunteered to be on the committee.

Ms. Smith informed the Planning Commission that the County submitted a grant to DCNR to update the Park, Recreation, Open Space and Greenway Plan that was last updated in 2006.

Ms. Smith explained that she has spent a considerable amount of time reviewing zoning ordinances, model ordinances, and guidance documents related to solar and has started to put together a presentation. It was recommended that the Planning Commission have a Special Meeting to discuss possible solar related amendments to the County Zoning Ordinance.

NEW BUSINESS

Shenandoah Planning Commission Bower Street Redevelopment Area Resolution

MOTION: On the motion of Mr. Briggs, seconded by Mr. Sattizahn, the Planning Commission unanimously approved a Resolution designating the Bower Street Redevelopment area in Shenandoah Borough as blighted.

Presentation on Zoning Amendment Ordinance and Map Change from Applicant Request.

A request was made by Ryan Durkin, Esq on behalf of his client, Langen Development Economics, LLC to amend to certain sections of the Schuylkill County Zoning Ordinance.

- To amend Section 306.L.1.ffff, which identifies the permitted uses in a C-4 (Regional Highway Commercial) Zoning District. This section currently only allows warehousing and storage as an on-site accessory use. An accessory use is a use that is customarily incidental and subordinate to a principal use or building and is location on the same lot as the principal use. The proposed amendment would allow warehousing and storage as a principal use. A principal use is the dominant or main use on a lot.

- To amend Section 303.B, which discusses map changes, including changes to the boundaries and districts of the Official Zoning map. The proposed amendment would change the zoning district of the entirety of parcel 12-01-0001.000 to a C-4 (Regional Highway Commercial) Zoning District. As noted in the General Information section of this memo, parcel 12-01-0001.000 is located partially in a C-4 district and a CM (Conservation Mining) district.

MOTION: On the motion of Mr. Lettich, seconded by Mr. Briggs, the Planning Commission unanimously voted to recommend that the Board of Commissioners consider amending the Zoning Ordinance as requested by Langen Development Economics LLC with no changes.

MOTION: On the motion of Mr. Briggs, seconded by Mr. Sattizahn, the Planning Commission unanimously voted to authorize special meeting.

ADJOURNMENT

There being no further business to discuss, on a motion by Mr. Briggs seconded by Mr. Sattizahn, the meeting was adjourned. The next scheduled meeting date is May 10, 2023.

Attest:

Secretary:

REVIEWING ENGINEERS REPORT
SCHUYLKILL COUNTY PLANNING COMMISSION

Meeting date: June 14, 2023

Subdivision Name:	Annexation Final Plan, Kent Austin & Diane Eberly
Municipality:	Union Township
Zoning District:	A-Agricultural
Intended Use:	Residential
Total Acres:	+- 54.57
UPI Number:	30-06-0001.000
Number of Lots:	1 + residue
Surveyor of Record:	Ronald L. Wary, PLS/Brinkash & Associates, Inc.
Date of Plan:	April 27, 2023

COMMENTS:

1. A Deed of Annexation has been submitted to the County Planning Office. The Planning Commission Solicitor must review and approval the draft deed prior to final plan approval. All deeds must include specific language as required by the Subdivision Ordinance. (Section 404.D)

SCHUYLKILL COUNTY ZONING OFFICER'S REPORT:

The plan appears to comply with the regulations of the Schuylkill County Zoning Ordinance. The Plan should acknowledge the requirements of Section 310 - Agricultural Nuisance Disclaimer.

REVIEWING ENGINEERS REPORT
SCHUYLKILL COUNTY PLANNING COMMISSION

Meeting date: June 14, 2023

Subdivision Name:	Final Annexation Plan for Parcels Owned by Charles Werner & Co. Inc. & Craig R. Werner
Municipality:	Pine Grove Borough
Zoning District:	R-3 High Density Residential & C-3 Highway Commercial
Intended Use:	Commercial
Total Acres:	6.59938
UPI Number:	58-05-089.000, 58-05-0201.000, 58-05-0203.002, 58-05-0205.000, 58-05-0206.000, & 58-05-0211.002
Number of Lots:	0 new lots
Surveyor of Record:	Robert Lehr, PLS
Date of Plan:	March 28, 2023

COMMENTS:

1. A Deed of Annexation has been submitted to the County Planning Office. The Planning Commission Solicitor must review and approval the draft deed prior to final plan approval. All deeds must include specific language as required by the Subdivision Ordinance. (Section 404.D)

SCHUYLKILL COUNTY ZONING OFFICER'S REPORT:

The plan appears to comply with the regulations of the Schuylkill County Zoning Ordinance.

REVIEWING ENGINEERS REPORT
SCHUYLKILL COUNTY PLANNING COMMISSION
Meeting Date: June 14, 2023

Preliminary/Final Land and Lot Consolidation Plan Name:	PA American Water – Center Street Treatment Facility
Municipality:	Frackville Borough
Zoning District:	R-2 (Medium Density Residential)
Intended Use:	Water Treatment Facility
UPI Number(s):	43-05-0014.000, 43-06-0004.00, 43-06-0007.000, 43-06-0007.002, 43-06-0007.001, 43-06-0023.000, 43-06-0026.000. Kleman Properties; 43-05-0015.000, 43-06-0005.000, 43-0006.000, 43-06-0024.000, 43-06-0025.000
Number of Lots:	3
Engineer of Record:	Gannett Fleming
Date of Plan:	February 2022, latest Revision 08/23/22; 12 Sheets
Reviewed By:	WJP Engineers

COMMENTS:

MATERIALS RECEIVED

1. Cover letter from Gannett Fleming, dated April 17, 2023.

2. County Forms:
   a. Appendix B Application for Consideration of Subdivision and/or Land Development Plan dated 04/17/23.

   b. Appendix C.5 Major Final Plan Checklist.

3. Plan:
   Dwg. No. 68718, 12 Sheets, dated February 2022, latest Revision dated 11/30//22, by Gannett Fleming.

4. Stormwater Management Report, prepared by Gannett Fleming, Inc., dated March 1, 2022, revised August 24, 2022.

5. Letter from Law Office of Mark Semanchik, Esquire, dated June 10, 2022.

6. Letter from Alicia Kleman, dated April 28, 2022.

7. Site Work Estimate for Financial Security, not dated, signed or sealed.

8. Items from December 16, 2022, Conditional Approval Submission:

- Cover Letter dated December 16, 2022
- Schuylkill Conservation District Letter, dated October 12, 2022
- PA DEP – Public Water Supply Permit 5422501, dated October 24, 2022
- Email, Good Will Hose Co., Bill Lindenmuth Fire Chief, dated October 19, 2022

PROJECT DESCRIPTION
This site is located south of Laurel Street, between Nice Street and Second Street in Frackville Borough. This plan is a resubmission of Plans originally submitted June 21, 2022, with revised submissions dated August 25, 2022 and December 16, 2022, and subsequently reviewed July 278, 2022, August 31, 2022, and January 20, 2023.

ZONING:
Our review is limited to conformance to the County SALDO. Refer to the Zoning Officers report for Zoning Compliance.

SCHUYLKILL COUNTY SUBDIVISION REGULATIONS

1. Sections 703.C.2, 703.E.1, 804.C.2 – Names and Addresses of Owners should appear on the plan.

2. Sections 703.C.3 and 804C.3 – Certification of Ownership for both record owners, using the format in Appendix F &G should be added to the plan.

3. Sections 703.C.4 and 804.C.4 – Name, Address License No. and Seal of the Professional Engineer and Surveyor responsible for the preparation of the plan are required.

4. Sections 703.C.8 and 804.C.9 – UPI Certification by the County Mapping Department is required.

5. Section 802.C.5.a – Public Water Supply Permit No. 5422501, issued 10/24/22.

6. Section 804.C.5 – Approval / Signature Blocks for Recorder of Deeds and UPI Certification must be added to the plan.

7. Section 804.H – Erosion and Sediment Control Plan – Reviewed by the Schuylkill Conservation District acknowledged by letter dated 10/12/22.

8. Section 805.G – Stormwater Facilities – The current plan cover sheet contains certifications for Stormwater, and a reference to a Stormwater Ownership and Maintenance Agreement. We are not aware that an agreement has been proposed. The Planning Commission should consider if an agreement will be required.

9. Section 805.M – Subsurface Coal Report – A *waiver* has been requested.

10. Section 805.O&Q – Development Schedule and Financial Security should be provided in accordance with Article 9.

11. Section 805.P and Article 12 – Cost estimate for proposed improvements under the Ordinance has been submitted. Cost estimate with total amount of $85,215.78, is acceptable. The estimate should be signed and sealed by the preparer.

12. Section 1118.B – Curbing – A *waiver* for the required curbing for non-residential use has been requested.

13. Section 1121 – Stormwater Management – Prior plan and reviews addressed requirements; *Waivers* of the following requirements have been requested:

    - 1121.O.1 – Requiring the stormwater basin being located at least 50 feet from the proposed structure.

    - 1121.O.6 – Requiring stormwater basin to have 1.5 feet of freeboard over the 100 year flow.

    - 1121.O.8 – Requiring Top Width of the stormwater basin shall be a minimum 10 feet.

    - 1121.P.4 – Requiring the minimum stormwater pipe size to be 15 inch diameter.

REVIEWING ENGINEERS REPORT
SCHUYLKILL COUNTY PLANNING COMMISSION
Meeting Date: June 14, 2023

Final/Preliminary	
Land Development Plan Name:	AB Process Solutions
Municipality:	Frailey Township
Zoning District:	I-C (Industrial Commercial)
Intended Use:	Organic Fertilizer Facility (Special Exceptions)
UPI Number(s):	12-02-0002.009
Number of Lots:	1
Engineer of Record:	Earthres
Date of Plan:	03/12/21; Latest Revision dated 05/03/23
Reviewed By:	WJP Engineers

COMMENTS:

MATERIALS RECEIVED

1. Earthres cover letter, dated May 10, 2023

2. Plans:
   Project No. 191021.006, Sheets 1 to 15 of 15, dated 03/12/21, latest revision dated 05/03/23, by Earthres.

PROJECT DESCRIPTION
The site is located along the Southside of SR 25 in Frailey Township just west of the Reilly Township Line.

This submittal represents a revision to the prior plan which was conditionally approved by the Planning Commission. It is submitted in response to a conference call, May 8, 2023 to discuss construction changes on the active site. A revised plan for County Planning Commission action was requested at that time.

Plan Changes relate mostly to added or revised facilities associated with the Building, including a minor change in building size from 59,000 SF to 59,500 SF and exterior silos on the north side of the building. Further changes indicate that Natural Gas will be extended to the site, instead of the Landfill Gas originally proposed. The plan proposes and adds Propane tanks until the Natural Gas Extension is completed.

ZONING:
Review is limited to conformance to the county SALDO.

SCHUYLKILL COUNTY SUBDIVISION REGULATIONS

Revised Plans provided were reviewed for the changes indicated in the cover letter, and are in compliance with the Ordinance. Several comments from the prior plan review, 06/27/22, have not been completely addressed.

1. Sections 802.C.5.g and 804.G.3 and 805.F – The applicant has provided a letter to serve from Keystone Potato Products, LLC for the water supply to the site. Is the Keystone Potato Products, LLC water supply and treatment system a permitted non-community water system, as defined by PA DEP? Will the Keystone Potato Products, LLC have enough water to supply both facilities? How was this evaluated /calculated?

2. Sections 802.C.5.c and 805.H and 805.S.5 and 1123 – The prior amendment was approved September 16, 2022, NPDES Permit # PAD 54-0024-A1.

3. Sections 802.C.5.d and 805.J and 1105.B and 1121.E.6 and 1121.P.13.a – Comment and approval from PennDOT should be provided.

BRINKASH
& ASSOCIATES, INC
SURVEYING & ENGINEERING
1713 Centre Street ♦ Ashland Pa 17921 ♦ Phone: (570)-875-1018 ♦ Fax: (570)-875-1670

May 26, 2023

Schuylkill County Planning and Zoning Commission
401 N. Second Street
Pottsville, PA 17901

Sent Via Email to:
Susan A. Smith
Planning and GIS Director
Zoning Officer
ssmith@co.schuylkill.pa.us

Re: Titus Nolt Subdivision /Land Development Plan
Time Extension Request

Dear Planning Commission Members,

On behalf of our client, we are respectfully requesting/granting a time extension on their conditional approval until the September Planning Commission Meeting (September 13, 2023). We have run into delays with outside agency approvals, specifically, PennDOT and the sewage planning waiver. The HOP application was initially submitted in January and we have gone through three rounds of comments which included additional applications requested by PennDOT for other driveways located on the farm but nowhere near the proposed entrance. A response to our latest submission is expected by June 1st. With regard to the sewage planning waiver, the document was signed by County Planning and the Township SEO in late March and immediately delivered to the Township. There appears to be some confusion on the Township's end due to change in personnel and our client attended multiple meetings in an attempt to get it signed. We understand that it has only recently been submitted to DEP.

Please let me know if you have any questions. Thank you.

Sincerely,

Michael P. Brinkash, PLS, PE
Brinkash & Associates, Inc.

Alfred Benesch & Company
400 One Norwegian Plaza
Pottsville, PA 17901
www.benesch.com
P 570-622-4055

May 19, 2023

Schuylkill County Planning and Zoning
401 North 2nd Street
Pottsville, PA 17901

Subject: **Accretion Properties, LLC – Doli Construction Corporation Proposed Maintenance Garage**
Conditional Approval Time Extension
Reilly Township, Schuylkill County
Project No. 31259.00

Dear Members:

On behalf of the applicant, Accretion Properties LLC, we respectfully request a 90-day time extension of the Conditional Approval for the Accretion Properties, LLC – Doli Construction Corporation Proposed Maintenance Garage project located in Reilly Township. The request is to extend the previous June 14, 2023 deadline for an additional 90 days to **September 13, 2023**.

The Highway Occupancy Permit (HOP) application is currently going through the review process with PennDOT, which approval will not be obtained by the June 14 deadline. The HOP is anticipated to be the longest wait item. All other conditions have been provided to the County for review or are currently being coordinated with the County, including the Developer's Agreement and establishment of financial security.

If the County has any additional questions or needs additional information to be considered, we will provide accordingly, please contact our office.

Thank you for your time and consideration in this matter.

Respectfully,

Kevin A. Marmas, P. E.
Project Manager

Christopher G Bentz P. E.
Civil Group Manager

Attachments

cc: Joe Patalak, Accretion Properties, LLC (via Email)

Y:\Pottsville\31200S\31259.00_Doli\Office_Docs\Correspondence\Letters\LT.County Time Extension_2023.0519.docx

From: Robert O'Neill
To: Smith, Susan
Subject: Re: Wehry Extension
Date: Thursday, June 8, 2023 8:59:42 AM

Susan, The Township signed the public sewage portion of the module application, not the onlot portion. DEP emailed me that all they need is the Township to sign the correct portion of the application, I gave Whery a copy for the township to sign 2 weeks ago. Im not sure of the status at this point, so i'd like to request an extension until 9/13/2023.

On Wed, May 31, 2023 at 11:28 AM Robert O'Neill <bob@oneillsurveying.com> wrote:

> Susan, The SEO addressed the issues with the testing and I'm in contact with DEP via emails to resolve the issues. I sent DEP the info they requested last week, I got a reply today saying they just need it officially submitted through there web site portal. I'll get it officially submitted today and give them a call to see what the time frame is and get back to you.
>
> On Wed, May 31, 2023 at 9:16 AM Smith, Susan <ssmith@co.schuylkill.pa.us> wrote:
>
> > Bob: The Wehry plan's extension runs out concurrent with the 6/14/23 PC Meeting. Where are you with the DEP approvals? If you need an extension, I need the request ASAP. Also, I would suggest asking for an extension until 9/13/2023 so we aren't needing to keep doing this month to month. If you have any questions, please let me know. Susan
> >
> > ---
> >
> > **From:** Robert O'Neill <bob@oneillsurveying.com>
> > **Sent:** Wednesday, May 3, 2023 1:32 PM
> > **To:** Smith, Susan <ssmith@co.schuylkill.pa.us>
> > **Subject:** Re: Wehry Extension
> >
> > Susan, I would like to request a extension of 30 days for the Whery subdivision plan, The SEO is going to contact DEP about the issues with the sewage planning module tomorrow.
> >
> > thanks
> >
> > On Tue, May 2, 2023 at 2:57 PM Smith, Susan <ssmith@co.schuylkill.pa.us> wrote:
> >
> > > Mr. O'Neill:
> > >
> > > You need to make the request for the time extension for a specific date or period of time (i.e. 30 days, 90 days, etc).

Susan

From: Robert O'Neill <bob@oneillsurveying.com>
Sent: Tuesday, May 2, 2023 11:51 AM
To: Smith, Susan <ssmith@co.schuylkill.pa.us>
Subject: Re: Wehry Extension

Susan, I contacted DEP yesterday and they reviewed the Whery testing this morning and got back to me, they said there is some issues with the testing that needs to be resolved and they will email me sometime today.

I'm not sure what their requesting and the time frame. To be safe if there is anyway of getting an extension it would be appreciated.

thank you

On Mon, May 1, 2023 at 10:51 AM Smith, Susan <ssmith@co.schuylkill.pa.us> wrote:

> Where does the Wehry plan stand with its sewage approval? Time Extension for Conditional Plan Approval will expire coincident with the 5/10/2023 PC Meeting. If requesting an additional extension, I need the request by the end of today.
>
> Thank you.
>
> Susan
>
> ---
>
> **From:** Smith, Susan
> **Sent:** Friday, April 14, 2023 11:28 AM
> **To:** Robert O'Neill <bob@oneillsurveying.com>
> **Subject:** Wehry Extension
>
> Good Day: Please see attached letter confirming extension for the Wehry Plan.
> Susan

Susan A. Smith

Director of Planning and GIS | County of Schuylkill

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RESOURCES YOU MAY FIND HELPFUL

Schuylkill County Map Viewer

Schuylkill County Planning and Zoning Website

Schuylkill County Zoning Permit Application

Schuylkill County Local Municipal Contact Information

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SCHUYLKILL COUNTY

May 17, 2023

Butler Township
211 Broad St
Ashland PA 17921

SUBJECT: **Act 247 Plan Review**

Plan Name:	Final Subdivision Plan for John E Quick and Denise Mastishin
Professional of Record:	Brinkash
Owner(s)/Applicant(s):	John E Quick, Denise Mastishin
Tax Parcel Number(s):	04-06-0009.004
Plan Date:	04/25/2023
Date Received:	05/03/2023

Dear Municipal Officials:

This plan has been reviewed by the Schuylkill County Planning Commission staff, which has prepared the following comments in accordance with the *Pennsylvania Municipalities Planning Code* (§502). The comments are based on items we consider pertinent to this submission and are provided to assist you with your decision on this proposal. **This review was endorsed by the Schuylkill County Planning Commission at their June 14, 2023 meeting.**

PROJECT INFORMATION

Location	21 White Ln
Zoning District(s)	R-1
Water	Existing Onsite (Residue), Proposed Onsite (Parcel 2)
Sewer	Existing Municipal, Proposed Municipal (Parcel 2)
Present Use	Residential/Vacant Land
Proposed Use	Residential
Number of New Lots	1

This plan proposes the subdivision a 0.93 acre lot from 04-06-0009.004. The new lot (Parcel 2) is proposed for single family residential use.

COMMENTS

1. **Number of Copies**: Two copies of the plan were submitted. Our office keeps a copy of the submitted plan for our record after review and endorsement by the Schuylkill County Planning Commission. If only one plan is submitted, we will keep it. The Schuylkill County Recorder of Deeds Office requires two

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copies of a reviewed and stamped plan for recording. Please note that all additional plans that were not initially submitted to our office must then be brought back for a review stamp.

2. **UPI Certification**: The UPI Numbers must be certified by the Schuylkill County Assessment Office prior to recording in the Schuylkill County Recorder of Deeds.

3. **Waivers**: Three waivers have been requested (identified on the plan sheet) from the Butler Township SALDO. The applicant must state in full grounds and facts of unreasonableness or hardship on which the request for modification is based, the provision of the ordinance involved, and the minimum modifications necessary (*See §512.1 of the PA Municipalities Planning Code*). It is recommended that any approved modifications be noted on the plan along with the approval date. If the waivers are denied, the Waiver Note should be removed from the plan prior to signing by the Township.

4. **Proposed Private Water Supply:** The plan states that the proposed Parcel 2 will be serviced by a private well. The property owner must maintain compliance with applicable PADEP regulations.

5. **Proposed Public Sewer System:** The plan states that the proposed Parcel 2 will be connected to a public sewer system. It is recommended that Butler Township receive a letter from the governing sewer authority.

6. **Lot Access**: Parcel 2 is proposed for a single family residential use, which will require future access to a municipal road. Prior to construction of a new driveway, permission to connect to a municipal road should be requested from the municipality by the individual lot owner.

If you have any questions, feel free to contact me at (570) 628-1038 or by email at ssmith@co.schuylkill.pa.us.

Respectfully,

Susan A. Smith
Director

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May 19, 2023

Cass Township
1209 Valley Rd
Pottsville PA 17901

SUBJECT: **Act 247 Plan Review**

Plan Name:	Quandel Concrete Inc Land Development – Sketch Plan
Professional of Record:	Entech Engineering
Owner(s)/Applicant(s):	Quandel Concrete Inc
Tax Parcel Number(s):	05-09-0013.000, 05-09-0014.000, 05-09-0011.002, 05-09-0129.002
Plan Date:	04/03/2023
Date Received:	05/12/2023

Dear Municipal Officials:

This plan has been reviewed by the Schuylkill County Planning Commission staff, which has prepared the following comments in accordance with the *Pennsylvania Municipalities Planning Code* (§502). The comments are based on items we consider pertinent to this submission and are provided to assist you with your decision on this proposal. **This review was endorsed by the Schuylkill County Planning Commission at their June 14, 2023 meeting.**

PROJECT INFORMATION

Location	9 Schaeffer Hill Rd
Zoning District(s)	C (Commercial)
Water	Public Water
Sewer	Public Sewer
Present Use	Industrial
Proposed Use	Industrial
Number of New Lots	0
SF of Proposed Building(s)	9235 (total)

This sketch plan appears to propose the annexation of several lots and the redevelopment of the new concrete plant and facilities to replace existing buildings destroyed by fire. The buildings include a 3600SF vehicle maintenance garage, a 3057SF office and operations building and a 2578SF concrete plant enclosure.

COMMENTS

1. **Sketch Plan:** This sketch plan submission provides Cass Township the opportunity to review the concept layout of the project prior to formal preliminary and final plan phases. This gives Cass Township

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the ability to guide design characteristics and layout features and avert potential development proposal issues during official review.

2. **Typical Plan Elements (UPI Certification, Owner Acknowledgement, Approval Blocks, etc)**: As this is a sketch plan submission, the plan is absent of typical elements including but not limited to UPI Certification, owner acknowledgement and approval blocks. These will need to be included on the formal submission.

3. **Annexation**: It appears that this plan also proposes the annexation of several lots, which are separately described in Deed Book 2765 Page 188. If this is correct, the plan purpose should indicate the intention to annex the lots. The Township should consider having the applicant submit a draft Deed of Annexation.

4. **Waivers**: The applicant is seeking waivers from the below referenced Sections of the Cass Township SALDO. These modification requests were included on a letter from Entech Engineering dated 4/26/2023. The applicant must state in full grounds and facts of unreasonableness or hardship on which the modification is based, the provision of the ordinance involved and the minimum modifications necessary (See Section 512.1 of the PA Municipalities Planning Code). It is recommended that any approved modifications be noted on the plan along with the date the modifications were approved.

    - Sections 302.3.1 and 302.4.1 – Preliminary and Final Plans: The applicant is requesting that the Township allow the plan to be reviewed under one process combining the Preliminary and Final Plan stage rather than the separate process required by the SALDO.
    - Section 703.2.3.1 – Drawing Scale: The applicant is requesting that the plan be drawn at a scale of 1" = 30' to allow for increased clarity and legibility.
    - Section 803.3 – Landscaping Plan: The applicant states that there is no proposed landscaping and is requesting a waiver of the requirement to submit a landscaping plan.
    - Section 1132.4 – Buffer Yards: The applicant states that there are no existing buffer yards in the area of the plan and is requesting a waiver of the requirement to not require a buffer yard.
    - Section 1302.6.1 – Permanent Fences: The applicant is requesting a waiver of the requirement to install an 8-foot high permanent fence adjacent to any residential property.

    It appears that the Township's Zoning Ordinance sets forth requirements for landscaping, buffer yards and fencing. It is recommended that the Township Zoning Officer review the proposed plan for determine if the plan complies with the requirements of the Township Zoning Ordinance.

If you have any questions, feel free to contact me at (570) 628-1038 or by email at ssmith@co.schuylkill.pa.us.

Respectfully,

Susan A. Smith
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May 31, 2023

East Union Township
10 E Elm St
PO Box 295
Sheppton PA 18248

SUBJECT: **Act 247 Plan Review**

Plan Name:	Minor Subdivision Final Plan of Lands of Ralph Bley
Professional of Record:	Brinkash
Owner(s)/Applicant(s):	Ralph Bley
Tax Parcel Number(s):	09-06-0029.001
Plan Date:	12/16/2022
Date Received:	05/26/2023

Dear Municipal Officials:

This plan has been reviewed by the Schuylkill County Planning Commission staff, which has prepared the following comments in accordance with the *Pennsylvania Municipalities Planning Code* (§502). The comments are based on items we consider pertinent to this submission and are provided to assist you with your decision on this proposal. **This review was endorsed by the Schuylkill County Planning Commission at their June 14, 2023 meeting.**

PROJECT INFORMATION

Location	405 Phineyville Rd
Zoning District(s)	A-1
Water	Existing On-Lot (Parcel A), None Proposed (Residue)
Sewer	Existing On-Lot (Parcel A), None Proposed (Residue)
Present Use	Residential (Parcel A) with Agricultural use
Proposed Use	Residential (Parcel A), Agricultural use (Residue)
Number of New Lots	1
SF of Proposed Building(s)	N/A

This plan proposes to create a 1-acre lot, which is the minimum lot size for the zoning district, with an existing house and outbuilding. The residue lot has an acreage of 18.8 acres.

COMMENTS

1. **Process:** This plan was approved by the East Union Township Board of Supervisors at their May 11, 2023 meeting. The County received the plan on May 26, 2023. Section 502.b of the PA Municipalities Planning Code requires municipalities to forward upon receipt plans to the County Planning Agency for

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review and report. This Section of the PA Municipalities Planning Code further requires that a municipality not approve a plan until the County report is received or until the expiration of 30 days from the date the plan was forwarded to the County.

This plan was presented to the County for a review so that the County could complete the review process, the staff review is endorsed by the County Planning Commission, and the County's review stamp is added to the plan along with my signature. The plan is not able to be recorded without the County's review, stamp, and signature.

2. **Number of Plans**: The Planning and Zoning Office keeps a copy of your submitted plan for our record after review and endorsement by the Planning Commission. Two copies were submitted and one is being returned. The Recorder of Deeds Office requires two (2) copies of a reviewed and stamped plan for recording. All additional plans that were not initially submitted to our office must then be brought back for a review stamp.

3. **UPI Certification**: The UPI Number must be shown on all plans and shall be certified by the County Assessment Office prior to recording in the County Recorder of Deeds.

4. **Waivers**: It appears that the applicant has requested modifications from your Subdivision and Land Development Ordinance. The applicant must state in full grounds and facts of unreasonableness or hardship on which the request for modification is based, the provisions of the ordinance involved, and the minimum modifications necessary (See Section 512.1 of the PA Municipalities Planning Code). If the waiver was approved, the approval date should be included on the plan. If the waiver was denied, the note regarding the waiver should be removed.

5. **Lot Access**: It appears that this plan proposes access to both lots by means of an access easement through Parcel A. The applicant should submit a proposed maintenance agreement between the parties for review as part of the plan approval process.

If you have any questions, feel free to contact me at (570) 628-1038 or by email at ssmith@co.schuylkill.pa.us.

Respectfully,

Susan A. Smith
Director

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SCHUYLKILL COUNTY

May 22, 2023

Norwegian Township
506 Maple Ave
PO Box 251
Mar Lin PA 17951

SUBJECT: **Act 247 Plan Review**

Plan Name:	Final Subdivision Plan for Granbury Manor Estates Phase 1
Professional of Record:	C2C Design Company
Owner(s)/Applicant(s):	Grande Land LP
Tax Parcel Number(s):	20-02-0015.002
Plan Date:	10/11/2017, last revised 03/06/2023
Date Received:	05/18/2023

Dear Municipal Officials:

This plan has been reviewed by the Schuylkill County Planning Commission staff, which has prepared the following comments in accordance with the *Pennsylvania Municipalities Planning Code* (§502). The comments are based on items we consider pertinent to this submission and are provided to assist you with your decision on this proposal. **This review was endorsed by the Schuylkill County Planning Commission at their June 14, 2023 meeting.**

PROJECT INFORMATION

Location	East of Peach Mountain Rd
Zoning District(s)	A-2 (Agricultural)
Water	Public Water
Sewer	Public Sewer
Present Use	Residential
Proposed Use	Residential
Number of New Lots	1[1]
SF of Proposed Building(s)	

This plan is a resubdivision of a recorded plan. The recorded plan had a last revised date of 3/3/2020 and proposed 50 single family residential lots (phase 1), 1 recreational land parcel, 3 stormwater management parcels to be owned by an HOA and 1 residue lot for future phases. This resubdivision proposes the elimination of the recreational land parcel (Lot 87) and changes the proposed use to a single-family residential lot. This change increases the total proposed single-family lots (phase 1) to 51[1]. This plan also removes planned sidewalks from the subdivision. The plan further revises Lots 67, 68, 69, 70, 71, and 93 to show an existing PPL lot, which was recorded in 1946 but was not shown on the recorded Granbury Manor Estate Plan.

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COMMENTS

1. **Process:** This plan was approved by the Norwegian Township Board of Supervisors at their March 6, 2023 meeting. Section 502.b of the PA Municipalities Planning Code requires municipalities to forward upon receipt plans to the County Planning Agency for review and report. This Section of the PA Municipalities Planning Code further requires that a municipality not approve a plan until the County report is received or until the expiration of 30 days from the date the plan was forwarded to the County.

   This plan was presented to the County for a review stamp on 05/18/2023. I am unable to provide that stamp and signature until the plan is reviewed and the staff review is endorsed by the County Planning Commission.

2. **Lot Revision**: It appears that Lot 92 was also revised as part of correcting/showing the PPL lot. If correct, the revision block should be updated to include this lot as well.

Lastly, when the plan was submitted to the County, the required County Act 247 Municipal Review Fee ($75) was not provided. Mr. Miller indicated that he would submit the payment as early as the next day but as of the date of this letter, the required Review Fee has not been received. Please provide the payment no later than the end of June.

If you have any questions, feel free to contact me at (570) 628-1038 or by email at ssmith@co.schuylkill.pa.us.

Respectfully,

Susan A. Smith
Director

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SCHUYLKILL COUNTY

May 19, 2023

Pine Grove Township
175 Oak Grove Rd
Pine Grove PA 17963

SUBJECT: **Act 247 Plan Review**

Plan Name:	Preliminary/Final Land Development Plans for Pine Grove Dollar General
Professional of Record:	Brinkash
Owner(s)/Applicant(s):	LRZ LTD (Record Owner) Hanjack Realty LLC/Pat Higgins (Developer)
Tax Parcel Number(s):	21-05-0018.002
Plan Date:	05/17/2023
Date Received:	05/18/2023

Dear Municipal Officials:

This plan has been reviewed by the Schuylkill County Planning Commission staff, which has prepared the following comments in accordance with the *Pennsylvania Municipalities Planning Code* (§502). The comments are based on items we consider pertinent to this submission and are provided to assist you with your decision on this proposal. **This review was endorsed by the Schuylkill County Planning Commission at their June 14, 2023 meeting.**

PROJECT INFORMATION

Location	87 Tremont Rd
Zoning District(s)	C-2 (General Commercial)
Water	Public Water
Sewer	Public Sewer
Present Use	Existing Commercial (Vacant Bowling Alley)
Proposed Use	Proposed Commercial (Retail Store)
Number of New Lots	0
SF of Proposed Building(s)	10734SF

This plan proposes the demolition of an existing, vacant bowling alley and paved areas and the construction of a 10,734 SF Dollar General along with new parking, landscaping, stormwater and other site improvements.

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COMMENTS

1. **UPI Certification**: The UPI Numbers must be certified by the Schuylkill County Assessment Office prior to recording in the Schuylkill County Recorder of Deeds.

2. **Owner Acknowledgement**: Hanjack LLC is identified on the plan as the developer and not the record owner; however, the certification of ownership identifies the signatory as the record owner.

3. **Lot Access:** It appears that the applicant has started the application process with PennDOT and that PennDOT has completed its review of a TIS Determination and Scoping Meeting Application.

4. **Proposed Public Sewer System:** The plan states that the proposed Parcel 2 will be connected to a public sewer system. It is recommended that Butler Township receive a letter from the governing sewer authority.

5. **Flood Hazard**: The *Schuylkill County Hazard Mitigation Plan* established a strategy to reduce the impact of hazards throughout the county. Flooding has been identified in the Hazard Mitigation Plan as a high risk/high impact hazard. UPI No. 21-05-0018.002 appears to be located within both a FEMA-designated Regulatory Floodway and the 0.2% Annual Chance Floodway. It is recommended that the Pine Grove Township Floodplain Ordinance Administrator (or their delegate) review the plan and provide comment to ensure compliance of the proposed development with the Township's Floodplain Ordinance.

6. **Editorial**: Note #8 on Sheet 1 includes reference to Coal Township. This should be corrected.

If you have any questions, feel free to contact me at (570) 628-1038 or by email at ssmith@co.schuylkill.pa.us.

Respectfully,

Susan A. Smith
Director

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PLANNING · ZONING · GIS
SCHUYLKILL COUNTY

May 16, 2023

South Manheim Township
3089 Fair Rd
Auburn PA 17922

SUBJECT: **Act 247 Plan Review**

Plan Name:	Mingst Subdivision/Lot Annexation Final Plan
Professional of Record:	WJP Engineers
Owner(s)/Applicant(s):	John Mingst, Mindy Mingst
Tax Parcel Number(s):	28-05-0103.000, 28-05-0103.001
Plan Date:	04/12/2023
Date Received:	05/05/2023

Dear Municipal Officials:

This plan has been reviewed by the Schuylkill County Planning Commission staff, which has prepared the following comments in accordance with the *Pennsylvania Municipalities Planning Code* (§502). The comments are based on items we consider pertinent to this submission and are provided to assist you with your decision on this proposal. **This review was endorsed by the Schuylkill County Planning Commission at their June 14, 2023 meeting.**

PROJECT INFORMATION

Location	1483 Summer Hill Rd
Zoning District(s)	R (Rural)
Water	Existing Onsite *Proposed future well on 28-05-0103.000
Sewer	Existing Onsite *Proposed future system on 28-05-0103.000
Present Use	Residential/Vacant Land
Proposed Use	Residential

This plan proposes the subdivision a 0.883 acre lot from 28-05-0103.000 to 28-05-0103.001.

COMMENTS

1. **UPI Certification**: The UPI Numbers must be certified by the Schuylkill County Assessment Office prior to recording in the Schuylkill County Recorder of Deeds.

2. **Proposed Private Water Supply**: The plan shows the approximate location of a proposed future well on 28-05-0103.000. The property owner must maintain compliance with applicable PADEP regulations.

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3. **Proposed Septic System:** The plan shows testing locations on 28-05-0103.000 for a proposed future septic system. It is recommended that a PADEP Sewage Planning Module be completed.

If you have any questions, feel free to contact me at (570) 628-1038 or by email at ssmith@co.schuylkill.pa.us.

Respectfully,

Susan A. Smith
Director

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SCHUYLKILL COUNTY

May 19, 2023

Shenandoah Borough
15 W Washington St
Shenandoah PA 17976

SUBJECT: **Act 247 Plan Review**

Plan Name:	Preliminary/Final Land Development Plans for AutoZone Store #5858
Professional of Record:	MDM Surveyors and Engineers LLC
Owner(s)/Applicant(s):	Joseph Shustack, Karen Shustack (Record Owners) Autozone Development LLC (Developer)
Tax Parcel Number(s):	64-01-0021.001
Plan Date:	05/17/2023
Date Received:	05/18/2023

Plan Name:	Preliminary/Final Gold Star Highway Minor Subdivision
Professional of Record:	Valley Land Services LLC
Owner(s)/Applicant(s):	Joseph Shustack, Karen Shustack (Record Owners)
Tax Parcel Number(s):	64-01-0021.001
Plan Date:	10/19/2022
Date Received:	05/18/2023

Dear Municipal Officials:

These plans has been reviewed by the Schuylkill County Planning Commission staff, which has prepared the following comments in accordance with the *Pennsylvania Municipalities Planning Code* (§502). The comments are based on items we consider pertinent to this submission and are provided to assist you with your decision on this proposal. **This review was endorsed by the Schuylkill County Planning Commission at their June 14, 2023 meeting.**

PROJECT INFORMATION

Location	Gold Star Highway
Zoning District(s)	C (Commercial)
Water	Public Water
Sewer	Public Sewer
Present Use	Commercial
Proposed Use	Commercial (Retail Store)
Number of New Lots	0
SF of Proposed Building(s)	7382SF

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It appears as though there are two plans that are combined under one cover sheet for the land development. The first being a proposed minor subdivision creating a 29660SF lot. The second, proposing the construction of a 7,382 SF AutoZone along with new parking, landscaping, stormwater and other site improvements.

COMMENTS

1. **Plan Organization**: As noted above, this submission appears to be two plans submitted under one cover sheet as a land development. The 4th sheet in the packet is titled as "Preliminary/Final Gold Star Highway Minor Subdivision" and carries its own Surveyor Certification, Owner Certification, approval blocks for signature, plan date, etc. It does not appear that this plan was ever previously reviewed and approved. The Borough should decide whether to treat this as two separate plans or as one plan (pull them apart). If treating as one plan, the Owner Certification, approval blocks, etc should be removed to eliminate confusion. Regardless of whether the Borough opts to treat as one or two plans, the plan set should be renumbered.

2. **UPI Certification**: There are two parcels numbers identified on Sheet 1 of 2 of the Valley Land Services LLC Survey. The first, contained in the site data, is 64-11-0103.000. The second is 64-01-0021.001, which is listed in the Legal Description. These parcels appear to have been last transferred in Deed Book 2784-2879. While this deed describes each parcel number separately, it does state that the purpose of the deed is to combine the two lots together. The parcels were subsequently combined by the County Assessment Office under parcel 64-01-0021.001. The UPI Numbers on the plan sets should be corrected.

   In addition, the "Preliminary/Final Gold Star Highway Minor Subdivision" does not appear to include 64-11-0103.000 in the property boundary despite Deed 2784-2879 combining the legal descriptions as described above. Further the plans reference the ownership of 64-11-0103.000 as Ateeco Inc and not by the Shustack's. The UPI Numbers will need to be certified by the Schuylkill County Assessment Office prior to recording in the Schuylkill County Recorder of Deeds.

3. **Owner Acknowledgement**: The owners' signatures and acknowledgement of the plan have not been provided. These items must be shown on all plans and be notarized prior to recording in the Schuylkill County Recorder of Deeds Office. Further, if the Borough decides to treat this as two distinct plans, the Shustack's should sign the Minor Subdivision.

4. **Proposed Connection to Public Water System:** This plan proposes a connection to a public water supply for the Autozone. It is recommended that the municipality receive a letter from the governing water authority. §503.1 of the *PA Municipalities Planning Code* requires applications to present evidence to the governing body or planning agency that the project is to be supplied water by a certified public utility, a bona fide cooperative association of lot owners, or by a municipal cooperation, authority, or utility.

5. **Proposed Connection to Public Sewer System:** The plan proposes that Autozone will be connected to a public sewer system. It is recommended that Butler Township receive a letter from the governing sewer authority.

6. **Lot Access**: A *Highway Occupancy Permit* application must be submitted to the appropriate state or local department for review prior to construction. §508.6 of the *PA Municipalities Planning Code* states, in part, "No plat which will require access to a highway under the jurisdiction of the Department of Transportation shall be finally approved unless the plat contains a notice that a highway occupancy

permit is required pursuant to §420 of the *Act of June 1, 1945* known as the *State Highway Law* before any driveway access to a state highway is permitted."

7. **Editorial**: In the title of the Cover Sheet, there is a placeholder ("XXX") for an address for the proposed AutoZone. An address should be provided by the appropriate authority and the cover sheet updated prior to Final Plan Approval and signature by the municipality.

If you have any questions, feel free to contact me at (570) 628-1038 or by email at ssmith@co.schuylkill.pa.us.

Respectfully,

Susan A. Smith
Director

PLANNING · ZONING · GIS
SCHUYLKILL COUNTY

Project Reviews

June 2023 Planning Commission Meeting

Land Use Review of Permits

Applicant	**Natural Soil Products**
Letter Received From	**Mavickar Environmental Engineering Consultants**
Municipality	**Frailey Township**
Location	**200 Main St**
Activity	**Minor Permit Modification Request to PADEP**

NSP is seeking a minor permit modification approval from PADEP to modify/upgrade the existing Windrow biosolids processing process to a patented Gore forced air fixed windrow system to provide for the complete mitigation/treatment of potential malodors. The Gore windrow process will ensure and maintain an aerobic windrow process which was demonstrated at the NSP composting facilities in July 2022.

Applicant	**Schuylkill County Municipal Authority**
Letter Received From	**Schuylkill County Municipal Authority**
Municipality	**North Manheim Township**
Location	**SR 901 Gordon Nagle Trail**
Activity	**NPDES Permit Application**

SCMA is applying for a renewal of the NPDES permit for their Seiders Hill Wastewater Treatment Plant.

Applicant	**New Ringgold Borough**
Letter Received From	**SDE**
Municipality	**New Ringgold Borough**
Location	**New Ringgold WWTP (W Railroad St)**
Activity	**NPDES Permit Application**

New Ringgold Borough is applying for a NPDES permit renewal for the Borough's Wastewater Treatment Plant.

Applicant	**Phineyville Road Solar 1, LLC (c/o New Leaf Energy Inc)**
Letter Received From	**ARM Group LLC**
Municipality	**East Union Township**
Location	**129 Phineyville Rd**
Activity	**NPDES Permit Application**

The 129 Phineyville Road Solar Project involves the construction of a 5MW AC Solar Farm. The total limit of disturbance for this project is approximately 39.7 acres. This project received Conditional Use approval from the East Union Township Board of Supervisors on 11/17/2022.

Applicant	**Schuylkill Haven Municipal Authority**
Letter Received From	**Entech**
Municipality	**Schuylkill Haven Borough**
Location	**Schuylkill Haven WWTP**
Activity	**NPDES Permit Application**

Schuylkill Haven Municipal Authority is submitting a renewal application to DEP for the wastewater treatment plant's NPDES permit to discharge.

Act 537: Sewage Facilities Planning

The Pennsylvania Department of Environmental Protection (DEP) has reviewed the following submitted project(s):

Municipality	Subdivision Plan or Facility	Activity
Rush Township	Tamaqua Taco Bell	DEP has approved a plan revision to the rush Township Act 537 plan for a project involving the construction of a 2722 SF Taco Bell fast food restaurant on a 1.7 acre parcel located on Tide Rd. The development will connect to the privately owned Tamaqua Associates LP's HT Commons Sanitary Sewer Main and generate 1275 GPD (150 patrons/day) of sewage floes. The project will be served by the Rush Township's sewage collection system and the Borough of Tamaqua's WWTP. Water will be provided by a public water supply.
Foster Township	CES Biogas RNG Plant	PADEP has indicated that there is no sewage planning needed as the project does not meet the definition of a subdivision under the PA Sewage Facilities Act.

Grants

Applicant	Grant Program	Activity
Frackville Area Municipal Authority	PENNVEST	Removal of the existing Fireman's Road Pump Station, clearing, grubbing, grading and installation of approximately 3100 LF of 10" sanitary sewer, 11 manholes, cross country to Starter Drive. In addition, installation of approximately 1100LF of 1.5" low pressure sanitary sewer system sliplined within existing piping and 2 grinder pumps with electric and controls, and surface restoration

Other

Applicant	**PPL Electric Utilities Corporation**
Letter Received From	**Post & Schell Attorneys at Law**
Municipality	**Butler Township**
Location	**Butler Township**
Activity	**Request from PUC for approval to rebuild transmission lines**

PPL has filed a request with the PUC to rebuild a total of approximately 0.9 miles of the existing Eldred – Fracville 23o kV, Siegried – Frackville 230 kV, and Columbia – Frackville Transmission lines located in Butler Township and to re-terminate them into the new Frackville Substation, which is to be built just east of the existing substation near Englewood. Per the filing, this project is being driven by the need to replace assets that have reached their

end-of-life. Further, the filing states that "the equipment within the existing Frackvkille…. Substation… have reached an age and condition that the facilities must be replaced in order to ensure safe and reliable service to electric customers…."

A letter dated 6/1/2023 was received from Post & Schell correcting Figures 1-2 and 3-1 of the original submission.

Applicant	**Aqua Pennsylvania**
Letter Received From	**Aqua**
Municipality	**North Union Township**
Location	**North Union Township**
Activity	**SRBC Water Withdrawal Application**

Aqua has provided notice of the filing of their application with SRBC to withdraw 216,000 gallons per day, on a 30-day average from Well ER-7. The water will be used as a source for the public water supply system owned by Aqua Pennsylvania that serves the Eagle Rock Resort.

Applicant	**N/A**
Letter Received From	**PennDOT**
Municipality	**Ryan Township**
Location	**SR 1011-01B (Brockton Mountain Drive) over Locust Creek**
Activity	**Public Plans Display**

PennDOT has begun planning and design work for the State Route 1011 (Brockton Mountain Drive), Section 01B Bridge Replacement Project and has sent an invitation for the Public Plans Display to be viewed at https://www.penndot.pa.gov/RegionalOffices/district-5/PublicMeetings/Schuylkill-County/Pages/default.aspx. The website has a project overview and plans depicting the project as well as a stakeholder questionnaire for the public to complete and return. The information will be available until 6/23/23.

year	month	Permit Number	Zoning Hearing Board	Property Owners	Municipality	Tax Parcel Number(s)	Date Issued or Denied	Purpose	Sqft	Permit Fee	Zoning District	Construction Cost	Applicant
2023	5	19350		Morgan, Colt	Washington Township	33-11-0072.000	05/01/23	New Single Family Home	2004	90	A	400,000	Morgan, Colt
2023	5	19351		McCabe, Paul T.	Frailey Township	12-07-0114.000	05/01/23	Residential Storage Building (Shed)	288	90	R-3	7,500	McCabe, Paul T.
2023	5	19352		Hoppes, Justin	Mahanony City Borough	48-08-0493.000 & 48-08-0494.000	05/01/23	Change of Use- Converting from duplex to single family dwelling	3125	90	R-3	N/A	Hoppes, Justin
2023	5	19353		Wise, Thomas	Port Carbon Borough	60-04-0022.000	05/01/23	Conversion of Single Family Dwelling into Two-Family Dwelling	2880	120	R-3	150,000	Wise, Thomas
2023	5	19354		Verbish, William	Ashland Borough	38-06-0090.000	05/01/23	Remove Existing Deck for Residential Addition	144	90	R-3	48,000	Verbish, William
2023	5	19355		Davis, Jeffrey E.	Washington Township	33-10-0024.000	05/04/23	Equipment Storage/Animal Shelter	1920	150	A	80,000	Davis, Jeffrey E.
2023	5	19356		Kobularik, Joseph M.	Porter Township	22-16-0001.000	05/08/23	Residential Accessory Storage Building (Garage)	936	90	R-2	23,500	Kobularik, Joseph M.
2023	5	19357		AutoZone c/o Leemilt's Petroleum, Inc.	Saint Clair Borough, East Norwegian Township	62-05-0037.000/ 08-07-0014.000	05/10/23	Automotive Parts Store	42275	150	C-3	1,332,544	AutoZone c/o Leemilt's Petroleum, Inc.
2023	5	19358		Rodichok, Jonathan	Porter Township	66-01-0309.000	05/10/23	2nd Story Residential Addition	288	90	R-3	47,994	Rodichok, Jonathan
2023	5	19359		Luckenbill, Rodney	Pine Grove Borough	58-05-0133.000	05/10/23	Residential Addition	187	90	R-3	124,440	Luckenbill, Rodney
2023	5	19360		Marlow, Kevin	Barry Township	01-06-0010.001	05/11/23	Pole Building	1008	90	A	32,633	Marlow, Kevin
2023	5	19361		Martin, Ronald K.	Barry Township	01-06-0060.000	05/03/23	Agricultural Storage Building	3500	150	A	120,000	Martin, Ronald K.
2023	5	19362		Conway, John J.	Port Carbon Borough	59-02-0334.001	05/11/23	Residential Storage Building	864	90	R-2	46,300	Conway, John J.
2023	5	19363		Moyer, Todd	Auburn Borough	39-02-0158.000	05/15/23	Enclosed Porch	250	90	R-3	14,000	Moyer, Todd
2023	5	19364		Klinger, Allen J.	Eldred Township	10-11-0001.001	05/16/23	Residential Detached Storage Structure (Shed)	240	90	A	9,300	Klinger, Allen J.
2023	5	19365		Klinger, Allen J.	Eldred Township	10-11-0001.001	05/16/23	Residential Detached Storage Structure (Pole Building)	768	90	A	11,000	Klinger, Allen J.
2023	5	19366		Benson, Timothy J.	Tremont Township	29-06-0093.013	05/16/23	New Single Family Residence	2912	90	C-3	215,000	Benson, Timothy J.
2023	5	19367		Piccola, Robert J.	North Union Township	19-05-0048.003	05/16/23	New Single Family Dwelling	3777	90	A	438,850	Piccola, Robert J.
2023	5	19368		Spotts, Joshua I.	Upper Mahantongo Township	31-10-0014.000	05/17/23	Detached Residential Storage Building (Shed)	891	90	A	N/A	Spotts, Joshua I.
2023	5	19369		Rick Romig, LLC	Union Township	30-05-0055.000	05/17/23	Lot 2635- Place a pre-owned manufactured home	956	90	R-3	15,000	Rick Romig, LLC
2023	5	19370		Rick Romig, LLC	Union Township	30-05-0055.000	05/17/23	Lot 2634- Place a pre-owned manufactured home	956	90	R-3	15,000	Rick Romig, LLC
2023	5	19371		Rick Romig, LLC	Union Township	30-05-0055.000	05/17/23	Lot 2629- Place a pre-owned manufactured home	816	90	R-3	15,000	Rick Romig, LLC
2023	5	19372		Rick Romig, LLC	Union Township	30-05-0055.000	05/17/23	Lot 2628- Place a pre-owned manufactured home	956	90	R-3	15,000	Rick Romig, LLC
2023	5	19373		Horvath Communications	Girardville Borough	45-01-0001.002	05/17/23	Concrete pad for communication equipment	35	150	CR	35,000	Hennessy, Kate
2023	5	19374		Pennsylvania Power & Light, Inc.	Tremont Township	29-01-0026.000	05/17/23	Concrete pad for communication equipment	35	150	I-C	35,000	Hennessy, Kate
2023	5	19375		Reading Anthracite Company	Ashland Borough	38-01-0011.000	05/17/23	Concrete pad for communication equipment	35	150	CR	35,000	Hennessy, Kate
2023	5	19376		Longenecker, Michael R.	Tremont Borough	67-02-0028.000	05/23/23	Enclosing Rear Porch	117	90	R-2	1,000	Longenecker, Michael R.
2023	5	19377		Risser, Jeff	Washington Township	33-08-0067.000	05/23/23	Residential Deck Addition	120	90	A	N/A	Beachler, Josh
2023	5	19378		Trygar, Frances M.	Gilberton Borough	44-05-0055.003	05/24/23	Detached Garage	960	90	R-3	6,000	Trygar, Frances M.
2023	5	19379		Wetzel, Samantha	Barry Township	01-06-0040.001	05/24/23	Residential Addition	1729	90	A	200,000	Wetzel, Samantha
2023	5	19380		Burchess, Theodore P.	Union Township	30-06-0005.000	05/24/23	Detatched Residential Storage Structure (Garage)	1200	90	A	48,000	Burchess, Theodore P.
2023	5	19381		Kubis, Melissa H.	Eldred Township	10-08-0029.005	05/31/23	Residential Animal Shelter	420	90	A	16,211	Kubis, Melissa H.
2023	5	19382		Kubis, Melissa H.	Eldred Township	10-08-0029.005	05/31/23	Residential Animal Shelter	420	90	A	15,933	Kubis, Melissa H.
2023	5	19383		Bruso, John D.	Barry Township	01-10-0079.000	05/31/23	Detatched Residential Storage Building (Pole Shed)	1080	90	A	25,000	Bruso, John D.