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 in the following way:

- **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@schuylkillcountypa.gov or they can be left at the Planning dropbox at the entrance to the courthouse or they can be delivered directly to the Planning Department .

Schuylkill County Planning Commission
AGENDA
Wednesday, March 13, 2024 @ 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/81681272191?pwd=XM7GGIMeqrrqcWJYPkiCrK4398TY0g.nxF8k05ARN6USVZS
Passcode: 756115
Webinar ID: 816 8127 2191
Telephone Number: US: +1 646 931 3860 or +1 301 715 8592

1. **Attendance and Call to Order**

2. **Public Comment**

3. **Approval of Minutes**

- August 2023, September 2023, October 2023[1], December 2023, January 2024
  [1]*Revised October Minutes – October Minutes were previously approved at the December meeting*
  Reminder that the November 2023 meeting was cancelled so there are no minutes for November

4. **County Governed Plans**

	Subdivision	Municipality	Tax Parcel Number(s)	Staff Recommendation	Reviewing Engineer	Action by PC No Later Than
4.1	AR Process Solutions Land Development Plan (ESPOMA)	Frailey Township	12-02-0002.009	Conditional Final Plan Approval (May)	WJP	4/9/2024
4.2	CVE Kurtz Solar Project Sketch Plan	Washington Township	33-11-0001.003 33-11-0001.004	Discussion/Additional Comments regarding Sketch Plan	WJP	N/A
4.3	Preliminary/Final Minor Subdivision Plan – Fanelli Minor Subdivision	Union Township	30-06-0047.001 30-06-0075.000	Conditional Final Plan Approval (May)	Lisa Mahall	4/9/2024
4.4	Final Lot Annexation Plan for Joseph P & Beverly A Zurat	Porter Township	22-19-0092.000 22-19-0093.000 22-19-0094.000 22-19-0095.000	Conditional Final Plan Approval (May)	Lisa Mahall	4/9/2024
4.5	Kuhns – Overkott Annexation Final Plan	Barry Township	01-07-0020.000 01-07-0019.000 01-07-0027.023	Conditional Final Plan Approval (June)	Lisa Mahall	5/14/2024
4.6	Minor Subdivision Plan for Remaley Associates Inc	Ashland Borough	38-04-0058.000	Conditional Final Plan Approval (June)	Lisa Mahall	5/14/2024
4.7	David G Zimmerman, Jr – 1-Lot Subdivision Final Plan	Washington Township	33-04-0028.000	Conditional Final Plan Approval (June)	Lisa Mahall	5/14/2024

5. **Extension Requests**

5.1 **Extension of time for a Planning Commission decision**

	Subdivision	Municipality	Tax Parcel Number(s)	Staff Recommendation	Reviewing Engineer	CFA Expiration Date
5.1.1	Ashland Solar Land Development Plan	Barry Township	01-06-0033.001	Approve Extension to 6/11/2024	WJP	3/13/2024

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

	Subdivision	Municipality	Tax Parcel Number(s)	Staff Recommendation	Reviewing Engineer	CFA Expiration Date
5.2.1	Lands of Jeanne M Wood & Caleb A Vesnefskie Major Subdivision	Union Township	30-05-0006.100	Approve Extension to 4/10/2024	WJP	2/14/2024
5.2.2	Preliminary/Final Land Development and Lot Consolidation Plan for PA American Water Center Street Water Treatment Facility	Frackville Borough	43-05-0014.000 43-06-0004.000 43-06-0007.001 43-06-0007.002 43-06-0023.000 43-06-0026.000 43-05-0015.000 43-06-0005.000 43-06-0006.000 43-06-0024.000	Approve Extension to 5/8/2024	WJP	3/13/2024

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

6. **Consideration of Financial Security Release**

- Notification regarding release of Dollar General Port Carbon Financial Security – no action by Planning Commission required (see enclosed letter)

7. **Act 247 Reviews**

7.1 **Plan Reviews** (See Attachments)

	Subdivision	Municipality	Tax Parcel Number(s)
7.1.1	Preliminary/Final Lot Consolidation & Land Development Plan Schuylkill Reclamation Corporation CLS Solar Project	Branch Township Cass Township	03-02-0068.000 05-08-0041.000 05-08-0041.001 05-08-0041.002 05-08-0041.003 05-08-0044.000
7.1.2	Preliminary/Final Land Development Plans Truck Repair Facility Prepared for Tyson Foods Inc	Cass Township	05-02-0002.011
7.1.3	McAdoo Project Final Revised Subdivision Plan	Kline Township	15-08-0003.000 15-08-0004.000 15-04-0006.011 15-04-0010.000 15-04-0011.000 15-04-0014.000 15-04-0008.000 15-08-0004.001 15-08-0004.002 15-08-0004.003 15-04-0025.000 15-04-0025.002
7.1.4	Final Plan of Record of Subdivision/Annexation Plan of Wayne Earl Brensinger & Elaine T Maneval	South Manheim Township	28-08-0013.000 28-08-0013.002
7.1.5	Bradley 3-Lot Annexations	Wayne Township	34-18-0018.004 34-18-0018.002 34-18-0018.000
7.1.6	Smith/Glunz Minor Subdivision Final Plan	West Brunswick Township	35-05-0110.001 35-05-0111.000 35-05-0112.001
7.1.7	Final Subdivision Plan of Lands of Valeria M Seroka	West Penn Township	37-19-0038.006
7.1.8	Preliminary/Final Plan Land Development Plan for Gregory & Jodi Duschak	West Penn Township	37-15-0140.000
7.1.9	Subdivision Final Plan of Annexation of Thomas E & Christine M Hale and James J & Patricia Hale	Saint Clair Borough	62-02-0120.000 62-04-0054.000
7.1.10	Final Subdivision Plan of Lands of George W & Donna M Baker	Shenandoah Borough	64-06-0038.000 64-06-0038.001 64-06-0038.002 64-06-0040.000

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**

11. **New Business**

12. **Adjournment**

NEXT SCHEDULED MEETING: Wednesday, April 10, 2024

Planning Commission
Schuylkill County
MINUTES – August 9, 2023

Commission Members Present: John Malinchok, Chairman; David Briggs, Vice Chairman; Bob Lettich, Secretary; David Sattizahn; Jesse Fey; Joseph Palubinsky

Commission Members Absent: Gary Bender; Travis Smeltz; Nicholas Boyle

Press Attending: None

Guests: *Scott McDonald; Kevin Bensinger, P.L.S.

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

Reviewing Engineers: Lisa Mahall, PE.; William Parulis, PE

*attended via ZOOM

The monthly meeting of the Schuylkill County Planning Commission was called to order by John Malinchok on Wednesday, August 9, 2023 at 6:00 PM. This meeting was held in person along with a virtual option using ZOOM.

CHANGES TO AGENDA

None

PUBLIC COMMENT

None

APPROVAL OF MINUTES

The minutes of the regular Planning Commission meeting held on July 12, 2023 were approved by the Planning Commission.

MOTION: On the motion of Mr. Palubinsky, seconded by Mr. Lettich, the Planning Commission unanimously approved the minutes of the July 12, 2023 Planning Commission Meeting.

COUNTY SUBDIVISION AND LAND DEVELOPMENT PLANS

Seven plans were submitted to the Planning Commission for discussion.

LOT ANNEXATION PLAN OF LANDS OF RONALD ROBERT JR & DORINE MARIE FORMAN

Barry Township
01-07-0031.002
01-07-0031.003

MOTION: On the motion of Mr. Sattizahn, seconded by Mr. Briggs, the Planning Commission unanimously granted Conditional Final Plan Approval until the November 8, 2023 Planning Commission Meeting.

Conditions:

- A Deed of Annexation must be submitted to the County Planning Office for review and approval by the Schuylkill County Planning Commission's Solicitor prior to final plan approval (Section 404.D).
- Both UPI Numbers should be listed in the "Notes" on the plan (Section 404.B).

LOT ANNEXATION PLAN OF LANDS OF ANTHONY JOSEPH WELSH III

Barry Township
01-15-0095.000

MOTION: On the motion of Mr. Lettich, seconded by Mr. Fey, the Planning Commission unanimously granted Conditional Final Plan Approval until the November 8, 2023 Planning Commission Meeting.

Conditions:

- A Deed of Annexation must be submitted to the County Planning Office for review and approval by the Schuylkill County Planning Commission's Solicitor prior to final plan approval (Section 404.D).

MINOR SUBDIVISION FINAL PLAN FOR VINCENT D BOYLAN JR & ELIZABETH C COURNOYER

North Union Township
19-05-0071.000

MOTION: On the motion of Mr. Briggs, seconded by Mr. Palubinsky, the Planning Commission unanimously granted Conditional Final Plan Approval until the November 8, 2023 Planning Commission Meeting.

Conditions:

- An Easement Agreement was submitted to the County Planning Office for review but must be approved by the Schuylkill County Planning Commission's Solicitor prior to final plan approval (Section 504.H).
- Written correspondence from the Schuylkill Conservation District or PA DEP (when applicable) indicating that Chapter 102 requirements have been satisfied, shall be submitted to the County Planning office prior to final plan approval (Section 504.J.3).

LAND OF JEANNE M WOOD & CALEB A VESNEFSKIE MAJOR SUBDIVISION

Union Township
30-05-0006.100

MOTION: On the motion of Mr. Sattizahn, seconded by Mr. Palubinsky, the Planning Commission unanimously denied the plan unless an extension is received by September 12, 2023.

UPPER MAHANTONGO TOWNSHIP

Upper Mahantongo Township
31-04-0034.003

Upper Mahantongo Township proposes to construct a small office building with a meeting room adjacent to the existing Township Building. The new proposed building will be 1152 SF and will be connected to the existing on-site sewer and water. Upper Mahantongo Township through a letter from their attorney dated 7/25/2023 has requested a waiver from the requirement of the SALDO that a Land Development Plan be submitted for non-residential construction.

MOTION: On the motion of Mr. Briggs, seconded by Mr. Palubinsky, the Planning Commission unanimously granted a waiver.

ZIMMERMAN IRREVOCABLE GRANTOR TRUST FINAL PLAN

Washington Township
33-04-0028.000

MOTION: On the motion of Mr. Lettich, seconded by Mr. Briggs, the Planning Commission unanimously granted Conditional Final Plan Approval until the November 8, 2023 Planning Commission Meeting.

Conditions:

- An Easement Agreement was submitted to the County Planning Office for review but must be approved by the Schuylkill County Planning Commission's Solicitor prior to final plan approval (Section 504.H).
- A Sewage Facilities Planning Module signed by the appropriate SEO has been submitted. However, written correspondence from PA DEP is required prior to final plan approval (Section 504.F).
- Written correspondence from the Schuylkill Conservation District or PA DEP (when applicable) indicating that Chapter 102 requirements have been satisfied, shall be submitted to the County Planning office prior to final plan approval (Section 504.J.3).

DIPPEL LOT ANNEXATION FINAL PLAN

Deer Lake Borough
42-03-0053.000
42-03-0061.000
42-03-0062.000
42-03-0063.000
42-03-0054.001

MOTION: On the motion of Mr. Sattizahn, seconded by Mr. Fey, the Planning Commission unanimously granted Final Plan Approval.

EXTENSION REQUESTS

Tremont Logistics Center-North Lot 3 at S.R. 209 Final Land Development and Subdivision Plan

MOTION: On the motion of Mr. Palubinsky, seconded by Mr. Lettich , the Planning Commission unanimously granted the Extension Request of the Conditional Final Plan approval until the August 15, 2024 Planning Commission meeting.

Rausch Creek Logistics Revised Final Land Development and Subdivision Plan

MOTION: On the motion of Mr. Sattizahn, seconded by Mr. Briggs, the Planning Commission unanimously granted the Extension Request of the Conditional Final Plan approval until the September 13, 2023 Planning Commission meeting.

PA American Water- Center Street Treatment Facility

MOTION: On the motion of Mr. Malinchok, seconded by Mr. Briggs, the Planning Commission unanimously granted the Extension Request of the Conditional Final Plan approval until the November 28, 2023 Planning Commission meeting.

CONSIDERATION OF FINANCIAL SECURITY RELEASE

None

ACT 247 REVIEWS

Blue Mountain School District

MOTION: On the motion of Mr. Lettich, seconded by Mr. Sattizahn, the Planning Commission unanimously approved the Act 247 Review.

PLAN REVIEWS

County staff reviewed 1 plan for the August Planning Commission meeting cycle.

1. Preliminary/Final Subdivision Plan for Scott D & Debra C Martz, Hubley Township

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

ORDINANCE REVIEWS

None

ACT 537 REVIEWS

None

PROJECT REVIEW LIST

The Planning Commission members reviewed the August Project Review Report.

ZONING REPORT

The July 2023 Zoning Report was reviewed by the Planning Commission.

MOTION: On the motion of Mr. Fey, seconded by Mr. Briggs, the Planning Commission unanimously accepted the Zoning Report.

	July 2023	**Year To Date**
Number of Permits Requested	20	131
Total Fees Collected	$2,400	$15,090

NEW BUSINESS

None

PLANNING DIRECTOR'S REPORT

Ms. Smith provided a Hazard Mitigation Plan update. She informed the Planning Commission that to requests have been sent out the to municipalities, all school districts and to special districts. Ms Smith explained that the municipal response has been disappointing as compared to the last two rounds of Hazard Mitigation plan updates. Ms. Smith further explained that during

the last two plan updates major flooding events occurred; county staff has considered that the previous flood events had a direct correlation to higher municipal participation rates.

Ms. Smith gave a presentation about the Zoning Amendment Solar Panels.

ADJOURNMENT

There being no further business to discuss, on a motion by Mr. Fey seconded by Mr. Briggs, the meeting was adjourned. The next scheduled meeting date is September 13, 2023.

Attest: _____

Secretary: _____

Planning Commission
Schuylkill County
MINUTES – September 13, 2023

Commission Members Present: John Malinchok, Chairman; David Briggs, Vice Chairman; Gary Bender; David Sattizahn; Jesse Fey; Nicholas Boyle; Travis Smeltz

Commission Members Absent: Bob Lettich, Secretary; Joseph Palubinsky

Press Attending: None

Guests: Joseph Chicora; Martin Cerullo; *Shawn Donohue; * Liz Cournoyer; *2154001536

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

Reviewing Engineers: Lisa Mahall, P.E.

*attended via ZOOM

The monthly meeting of the Schuylkill County Planning Commission was called to order by John Malinchok on Wednesday, September 13, 2023 at 6:00 PM. This meeting was held in person along with a virtual option using ZOOM.

CHANGES TO AGENDA

None

PUBLIC COMMENT

None

APPROVAL OF MINUTES

A vote on the August 9, 2023 Planning Commission meeting minutes was unanimously tabled by the Planning Commission.

COUNTY SUBDIVISION AND LAND DEVELOPMENT PLANS

Three plans were submitted to the Planning Commission for discussion.

BLACKWOOD/ WITHELDER

Reiley Township
24-08-0002.000

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

SNYDER LOT ANNEXATION PLAN

Deer Lake Borough
42-03-0132.000

MOTION: On the motion of Mr. Sattizahn, seconded by Mr. Boyle, the Planning Commission unanimously voted to table this plan.

ANNEXATION FINAL PLAN CESCON ANNEXATION PLAN

Mahanoy City Borough
48-07-0093.000
48-07-0095.000

MOTION: On the motion of Mr. Briggs, seconded by Mr. Smeltz, the Planning Commission unanimously granted Conditional Final Plan Approval until the December 13, 2023 Planning Commission Meeting.

- A Deed of Annexation must be submitted to the County Planning Office for review and approval by the Schuylkill County Planning Commission's Solicitor prior to final plan approval (Section 404.D). All deeds must include specific language as required in Section 404.D.

EXTENSION REQUESTS

The Planning Commission considered two Time Extension Requests.

VESNEFSKIE MAJOR SUBDIVISION 2023

Union Township
30-05-0006.100

MOTION: On the motion of Mr. Briggs, seconded by Mr. Sattizahn, the Planning Commission unanimously granted the Extension Request of the Conditional Final Plan approval until November 8, 2023.

RAUSCH CREEK LOGISTICS CENTER REVISED LDP

Frailey Township
12-04-0024.000
12-04-0024.005

MOTION: On the motion of Mr. Smeltz, seconded by Mr. Fey, the Planning Commission unanimously granted the Extension Request of the Conditional Final Plan approval until the October 11, 2023 Planning Commission meeting.

CONSIDERATION OF FINANCIAL SECURITY RELEASE

FRACKVILLE FLATS SENIOR HOUSING LAND DEVELOPMENT PLAN

Frackville Borough
43-04-0471.000

MOTION: On the motion of Mr. Bender, seconded by Mr. Sattizahn, the Planning Commission unanimously approved the financial security release in the amount of $27,533.00, which is a final release of the Financial Security.

ACT 247 REVIEWS

PLAN REVIEWS

County staff reviewed 6 plans for the September Planning Commission meeting cycle.

1. Preliminary/Final Minor Subdivision Showing Lands Now or Formerly of Dennis B Maurer & Penny L Maurer, Hegins Township
2. JMAC Realty LLC Norwegian Woods Phases IV and V Re-platting Final Plan, Norwegian Township
3. Consolidation of Lots UPI #28-02-0005.001 and UPI #28-02-0005.000 Minor Subdivision Final Plan, South Manheim Township
4. Preliminary/Final Plan for Nassar Subdivision, West Brunswick Township
5. Preliminary/Final Minor Subdivision Lot Line Adjustment Plan for Jerome & Melissa Keifer, West Penn Township
6. Glenn Snyder 2-Lot Subdivision, West Penn Township

MOTION: On the motion of Mr. Smeltz, seconded by Mr. Fey, 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 September Planning Commission meeting cycle.

ZONING REPORT

The Zoning Report for the month of August 2023 was reviewed by the Planning Commission.

MOTION: On the motion of Mr. Fey, seconded by Mr. Sattizahn, the Planning Commission unanimously accepted the Zoning Report.

	August 2023	**Year To Date**
Number of Permits Requested	25	156
Total Fees Collected	$1,950	$17,040

NEW BUSINESS

None

PLANNING DIRECTOR'S REPORT

Ms. Smith provided an update on the Eastern PA Freight Plan, which includes Lehigh, Northampton, Berks, Lebanon, Schuylkill, Carbon, Monroe, Pike and Luzerne Counties. She informed the Planning Commission that a stakeholder meeting involving freight generators and other stakeholders is scheduled.

Ms. Smith also provided an update on the Long Range Transportation Plan being prepared by the NEPA MPO. Public Meetings in each of the four MPO Counties are being held in conjunction with the plan update. Recently, the Schuylkill County Public Meeting was held. Those attending discussed issues with transit and trails. In terms of highway projects, attendees appeared to be in agreement that congestion related issues in the boroughs of Cressona and Tamaqua are priorities.

It was reported that the 4 regional municipal meetings occurred as the County updates the Hazard Mitigation Plan. Ms. Smith indicated that while she was not able to attend the meetings, it was reported that the meetings were well attended and were productive. A Core Planning Team meeting is scheduled for October 4th at Alvernia CollegeTowne.

Ms. Smith informed that Planning Commission that she was contacted by Commissioner Hess regarding biosolids and timbering. Commissioner Hess asked if the Planning Commission could examine these issues and provide recommendations to the Board of Commissioners regarding potential ordinance amendments. Ms. Smith recommended to the Planning Commission that they take a similar first step as was done with the ongoing solar discussions and start with training and research on the topics.

ADJOURNMENT

There being no further business to discuss, on a motion by Mr. Briggs seconded by Mr. Boyle, the meeting was adjourned. The next scheduled meeting date is October 11, 2023.

Attest:

Secretary:

Planning Commission
Schuylkill County
MINUTES – October 11, 2023

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

Commission Members Absent: David Sattizahn; Joseph Palubinsky; Nicholas Boyle

Press Attending: None

Guests: Gary Ryan; Joe Zerbe; Kathy Bosak; James Bosak; Kermit Snyder; Alice Snyder

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

Reviewing Engineers: None

*attended via ZOOM

The monthly meeting of the Schuylkill County Planning Commission was called to order by John Malinchok on Wednesday, October 11, 2023 at 6:00 PM. This meeting was held in person along with a virtual option using ZOOM.

CHANGES TO AGENDA

None

PUBLIC COMMENT

None

APPROVAL OF MINUTES

A vote on the September 2023 Planning Commission meeting minutes was unanimously tabled by the Planning Commission.

COUNTY SUBDIVISION AND LAND DEVELOPMENT PLANS

Two plans were submitted to the Planning Commission for discussion.

BETTINGER/CHICORA SUBDIVISION/LOT ANNEXATION FINAL PLAN

Reiley Township
24-02-0010.000
24-09-0001.000

MOTION: On the motion of Mr. Fey, seconded by Mr. Lettich, the Planning Commission unanimously granted Conditional Final Plan Approval until the January 10, 2024 Planning Commission Meeting.

- Correct the description – the Deed from Bettinger to Chicora appears to be missing the fifth course and distance

SNYDER LOT ANNEXATION PLAN

Deer Lake Borough

- A Deed of Annexation must be submitted to the County Planning Office for review and approval by the Schuylkill County Planning Commission's Solicitor prior to final plan approval (Section 404.D). All deeds must include specific language as required in Section 404.D.
- An Easement Agreement between Lots 1 and 2 for the well must be submitted to the County Planning Office for review and approval by the Schuylkill County Planning Commission's Solicitor prior to final plan approval (Section 504.H).
- The plan notes that Parcel 2 has a well existing on the lot, but no sanitary sewer system, while noting a future public sewage disposal. Because Parcel 2 is a developed lot with an existing commercial garage constructed on it and has an on-lot well, a sanitary sewer system shall be installed (Section 1120.A).
- Plan notes say Lots 3 and 4 are Not for Development. However, should the intended use of the lots change, or be sold, Subdivision Plans may be required in the future.
- Plan approval is also conditioned on recording of the Water Supply Easement Agreement in conjunction with the initial conveyance of Parcel 1.

MOTION: On the motion of Mr. Smeltz, seconded by Mr. Briggs, the Planning Commission unanimously granted Conditional Final Plan Approval until the January 10, 2024 Planning Commission Meeting.

EXTENSION REQUESTS

None

CONSIDERATION OF FINANCIAL SECURITY RELEASE

SISTER'S EARLY LEARNING CENTER LAND DEVELOPMENT PLAN

Frackville Borough
43-02-0002.002
43-02-0002.004

MOTION: On the motion of Mr. Bender, seconded by Mr. Briggs, the Planning Commission approved the financial security release in the amount of $27,017.00, which is a final release of the Financial Security.

5 Yes Votes:	David Briggs; Bob Lettich; Gary Bender; Jesse Fey; Travis Smeltz
1 No Vote:	John Malinchok

ACT 247 REVIEWS

PLAN REVIEWS

County staff reviewed 6 plans for the October Planning Commission meeting cycle.

1. De Facto Subdivision Plan CDB: Burma Rd, Blythe Township
2. Land Development, Stormwater Management/Erosion and Sedimentation Control Plan for Masser Farms Realty LTD, Hubley Township
3. Sterman Masser Corp Preliminary/Final Land Development Plans prepared for Mowery Construction, Hubley Township
4. Hazleton Beltway Center Minor Subdivision Plan, Kline Township
5. Preliminary/Final Land Development Plans for Provco Pineville Tamaqua LLC Proposed WAWA Food Market, Rush Township

6. 900 W Market St Subdivision Plan, Orwigsburg Borough

MOTION: On the motion of Mr. Lettich, seconded by Mr. Smeltz, the Planning Commission unanimously approved the Municipal Plan Review.

ORDINANCE REVIEWS

None

ACT 537 REVIEWS

None

PROJECT REVIEW LIST

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

ZONING REPORT

The Zoning Report for the month of September 2023 was reviewed by the Planning Commission.

MOTION: On the motion of Mr. Briggs, seconded by Mr. Fey, the Planning Commission unanimously accepted the Zoning Report.

	September 2023	**Year To Date**
Number of Permits Requested	18	174
Total Fees Collected	$2,145	$19,185

NEW BUSINESS

2024 Planning Commission Dates

MOTION: On the motion of Mr. Fey, seconded by Mr. Lettich, the Planning Commission unanimously approved the 2024 Planning Commission Dates.

PLANNING DIRECTOR'S REPORT

Ms. Smith informed the Planning Commission the October meeting is likely to be lenghty. She informed the Planning Commission members that PSATS is offering a free educational webinar on utility scale solar, which is being hosted by the Planning Department. The training is November 15th at the Pottsville Collegetown Alvernia campus and is open to municipal officials including municipal solicitors.

ADJOURNMENT

There being no further business to discuss, on a motion by Mr. Briggs seconded by Mr. Smeltz, the meeting was adjourned. The next scheduled meeting date is November 8, 2023.

Attest:

Secretary:

Planning Commission
Schuylkill County
MINUTES – December 13, 2023

Commission Members Present: John Malinchok, Chairman; David Briggs, Vice Chairman; Bob Lettich, Secretary; Jesse Fey; Travis Smeltz; David Sattizahn; Joseph Palubinsky; Nicholas Boyle

Commission Members Absent: Gary Bender

Press Attending: None

Guests: Kenneth Dengler; Corey Bray*; Daniel Long*; Cory Dillinger*

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

Reviewing Engineers: Lisa Mahall, PE; William Parulis, PE

*attended via ZOOM

The monthly meeting of the Schuylkill County Planning Commission was called to order by John Malinchok on Wednesday, December 13, 2023 at 6:00 PM. This meeting was held in person along with a virtual option using ZOOM.

CHANGES TO AGENDA

None

PUBLIC COMMENT

None

APPROVAL OF MINUTES

The minutes of the regular Planning Commission meeting held on October 11, 2023 were approved by the Planning Commission.

MOTION: On the motion of Mr. Smeltz, seconded by Mr. Fey, the Planning Commission unanimously approved the minutes of the October 11, 2023 Planning Commission Meeting.

COUNTY SUBDIVISION AND LAND DEVELOPMENT PLANS

Four plans were submitted to the Planning Commission for discussion.

LAND ANNEXATION PLAN OF LANDS OF THOMAS E AND LETITIA M CRESS

Girardville Borough
45-07-0072.001
45-07-0073.000
45-07-0074.000

MOTION: On the motion of Mr. Briggs, seconded by Mr. Lettich, the Planning Commission unanimously granted Conditional Final Plan Approval until the March 13, 2024 Planning Commission meeting.

Conditions:

- The plan must be revised to show the required five (5) foot setbacks for a front yard for corner lots.

PHASE 1, 2 & 3 SUBDIVISION PLAN FOR ANNEXATION (DEAN C LESHER AND KENNETH & TAMMY DENGLER)

Barry Township
01-04-0045.000
01-04-0045.002

The plan proposes the creation of three lots to be annexed one lot per year over three years so as to meet Clean and Green regulations. All three lots are intended to be annexed into property of Kenneth an Tammy Dengler. The number of lots involved in this proposed subdivision (6) requires a major subdivision submission. The applicant requested a waiver of the requirement to submit the plan as a major subdivision (Section 203) and has requested to submit the plan as a minor subdivision.

MOTION: On the motion of Mr. Fey, seconded by Mr. Sattizahn, the Planning Commission unanimously approved the Waiver Request.

MOTION: On the motion of Mr. Palubinsky, seconded by Mr. Sattizahn, the Planning Commission unanimously granted Conditional Final Plan Approval until the March 13, 2024 Planning Commission meeting.

Conditions:
- Annexation Deeds must be submitted to the County Planning Office for review and approval.

MINOR SUBDIVISION FINAL PLAN ROBERT LYNN SCHREFFLER

North Union Township
19-09-0021.000
19-09-0021.001

MOTION: On the motion of Mr. Briggs, seconded by Mr. Palubinsky, the Planning Commission unanimously granted Conditional Final Plan Approval until the March 13, 2024 Planning Commission meeting.

Conditions:
- The Annexation Deeds which have been submitted to the County Planning Office must be reviewed and approved.
- Written correspondence from the Schuylkill Conservation District or PA DEP (when applicable) indicating that Chapter 102 requirements have been satisfied, shall be submitted to the County Planning office prior to final plan approval (Section 504.J.3).
- A Sewage Facilities Planning Module signed by the appropriate SEO has been submitted. However, written correspondence from PA DEP is required prior to final plan approval (Section 504.F).

PA AMERICAN WATER- CENTER STREET FACILITY LAND DEVELOPMENT PLAN

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

43-06-0024.000
43-06-0025.000

An extension of time for this application ended ended concurrent with the November Planning Commission meeting date. Because the November Planning Commission meeting was cancelled, the applicant submitted an extension request dated November 8, 2023 to extend the date for the Planning Commission to take action until 02/28/2024.

MOTION: On the motion of Mr. Briggs, seconded by Mr. Smeltz, the Planning Commission unanimously granted the Extension Request of for Planning Commission decision.

Several waivers were requested by the applicant including the following:

1. Requested a waiver from the requirement to submit a Subsurface Coal Report (Section 805.M)
2. Requested a waiver from the requirement for curbing for non-residential land uses (Section 1118.B)
3. Requested a waiver from the requirement that the stormwater basin be located at least 50 feet from the proposed structure (Section 1121.O.1)
4. Requested a waiver from the requirement that the stormwater basin have 1.5 feet of freeboard over the 100-year flow (Section 1121.O.6)
5. Requested a waiver from the requirement that the top width of the stormwater basin be a minimum of 10 feet (Section 1121.O.8)
6. Requested a waiver from the requirement that the minimum stormwater pipe size be 15-inch diameter (Section 1121.P.4)

MOTION: On the motion of Mr. Smeltz, seconded by Mr. Lettich, the Planning Commission unanimously approved the Waiver Requests.

MOTION: On the motion of Mr. Boyle, seconded by Mr. Briggs, the Planning Commission unanimously granted Conditional Final Plan Approval until the March 13, 2024 Planning Commission meeting.

Conditions:

- Certification of Ownership for both record owners must be signed and notarized (Sections 703.C.3 and 804.C.3)
- Signatures and seals of the Professional Engineer and Surveyor responsible for the preparation of the plan are required (Sections 703.C.4 and 804.C.4)
- UPI Certification by the County Mapping Department is required prior to recording (Section 703.C.8 and 804.C.9)
- The certifications for the Stormwater Facilities and a reference to Stormwater Ownership and Maintenance Agreement should be added to the plan as had been included in the previously approved plan (Section 805.G)
- Plan Sheet SD-300's revision block edit is needed.

EXTENSION REQUESTS

ASHLAND SOLAR PROJECT LAND DEVELOPMENT PLAN

Barry Township
01-06-0033.001

MOTION: On the motion of Mr. Lettich, seconded by Mr. Briggs, the Planning Commission unanimously granted the Extension Request of for Planning Commission decision until the March 13, 2024 Planning Commission meeting.

VESNEFSKIE MAJOR SUBDIVISION 2023

Union Township
30-05-0006.100

MOTION: On the motion of Mr. Smeltz, seconded by Mr. Palubinsky, the Planning Commission unanimously granted the Extension Request of the Conditional Final Plan approval until February 14, 2024 Planning Commission meeting.

CONSIDERATION OF FINANCIAL SECURITY RELEASE

None

ACT 247 REVIEWS

PLAN REVIEWS

County staff reviewed 17 plans for the November and December Planning Commission meeting cycles.

1. Reverse/Annexation Final Plan of Lands of John and Ann Biros, East Union Township
2. CRG – Reading Anthracite Company Preliminary Subdivision and Land Development Plans for TMP 11-02-0006.000 and 11-02-0007.000, Foster Township
3. Land Development Plan Amendment VRAJ Havelli Temple, Wayne Township
4. Abel Lot 4 Minor Subdivision, West Brunswick Township
5. Preliminary/Final Minor Subdivision #1 for Glasgow Inc, Preliminary/Final Minor Subdivision #2 for Glasgow Inc, Preliminary/Final Minor Subdivision for Andreas Sporting Club, West Penn Township
6. Earl A Kemfort Subdivision, Branch Township
7. McDonald Dowdentown Subdivision, Branch Township
8. Reverse/Annexation Final Plan of Lands of Mountain Chapel Holdings LLC, East Union Township
9. Final Subdivision of Property of Lee I and Kay I Morgan, Hegins Township
10. Final Plan of the Subdivision of Property of Derck L Stiely, Hubley Township
11. Final Land Development Plan for Sheetz – Pine Grove (Suedberg Road), Pine Grove Township
12. Preliminary/Final Major Subdivision and Land Development Plan for Schuylkill County Volunteer Firemen's Association EMA Fire School Building, Ryan Township/ West Mahanoy Township
13. Final Plan of Record of Annexation of Lots 1915 and 1916 of Eric L & Melissa Strunk, South Manheim Township
14. Hasenauer/Armenise Annexation, Wayne Township
15. Stone – Sculps Hill Minor Subdivision, West Brunswick Township
16. Sketch Plan of Record for Michael C & Helene M Creasy, West Mahanoy Township
17. Davis Minor Subdivision Lot Annexation, West Penn Township

MOTION: On the motion of Mr. Briggs, seconded by Mr. Fey, 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 November and December Project Review Reports.

ZONING REPORT

The Zoning Report for the months of October and November 2023 was reviewed by the Planning Commission.

MOTION: On the motion of Mr. Fey, seconded by Mr. Sattizahn, the Planning Commission unanimously accepted the Zoning Reports.

	October 2023	November	Year To Date
Number of Permits Requested	7	9	190
Total Fees Collected	$1,050	$630.00	$20,865

NEW BUSINESS

None

PLANNING DIRECTOR'S REPORT

Ms. Smith provided a briefing to the Planning Commission on Timber Harvesting and Zoning Regulations. The briefing included information on the forest composition and impact of the forestry industry in Schuylkill County; forest management; a review of existing regulations and court cases impacting timbering; a review of the local government role regarding timber harvesting and examing the need for additional regulation via a zoning amendment. After discussion, the Planning Commission requested the Planning Office to prepare draft zoning language regarding timber harvesting for further discussion by the Planning Commission.

ADJOURNMENT

There being no further business to discuss, on a motion by Mr. Boyle seconded by Mr. Lettich, the meeting was adjourned. The next scheduled meeting date is January 10, 2024.

Attest:

Secretary:

Planning Commission
Schuylkill County
MINUTES – January 10, 2024

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

Commission Members Absent: Nicholas Boyle; Joseph Palubinsky

Press Attending: None

Guests: None

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

Reviewing Engineers: Lisa Mahall, P.E.
*attended via ZOOM

The monthly meeting of the Schuylkill County Planning Commission was called to order by John Malinchok on Wednesday, January 10, 2024 at 6:00 PM. This meeting was held in person along with a virtual option using ZOOM.

CHANGES TO AGENDA

Mr. Malinchok asked for a motion to make changes to add the following municipal plan reviews to the agenda:

- Seiders Hill Phase 3 Preliminary Plan, North Manheim Township
- Bachert/Silfies Annexation Final Plan, Walker Township

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

REORGANIZATION

Attorney Datte asked for nominations for Chairman.

On nomination of John Malinchok for Chairman:

NOMINATION: John Malinchok was nominated for Chairman by Mr. Sattizahn, seconded by Mr. Briggs.
SELECTION: The Planning Commission unanimously elected John Malinchok as Chairman.

Mr. Malinchok asked for nominations for Vice Chairman.

On nomination of Dave Briggs for Vice Chairman:

NOMINATION: Dave Briggs was nominated for Vice Chairman by Mr. Lettich, seconded by Mr. Sattizahn.
SELECTION: The Planning Commission unanimously elected Dave Briggs as Vice Chairman.

Mr. Malinchok asked for nominations for Secretary.

On nomination of Bob Lettich for Secretary:

NOMINATION: Bob Lettich was nominated for Secretary by Mr. Fey, seconded by Mr. Briggs.
SELECTION: The Planning Commission unanimously elected Bob Lettich as Secretary.

PUBLIC COMMENT

None

APPROVAL OF MINUTES

A vote on the December 2023 Planning Commission meeting minutes was unanimously tabled by the Planning Commission.

COUNTY SUBDIVISION AND LAND DEVELOPMENT PLANS

One plan was submitted to the Planning Commission.

JMAC REALTY LLC LOT ANNEXATION

Deer Lake Borough
42-03-0020.000
42-03-0021.000

MOTION: On the motion of Mr. Smeltz, seconded by Mr. Fey, the Planning Commission unanimously granted Conditional Final Plan approval until the April 10, 2024 Planning Commission meeting.

- The submitted Annexation Deed must be reviewed and approved by the County Solicitor.

EXTENSION REQUESTS

None

CONSIDERATION OF FINANCIAL SECURITY RELEASE

None

ACT 247 REVIEWS

PLAN REVIEWS

County staff reviewed 6 plans for the January Planning Commission meeting cycle.

1. Seiders Hill Phase 3 Preliminary Plan, North Manheim Township
2. Final Minor Subdivision Plan of Lands of Masavi LLC, Rush Township
3. Final Annexation Plan of Lands of Lawrence J Poreca and Raymond Poreca, Rush Township
4. Bachert/Silfies Annexation Final Plan, Walker Township
5. Preliminary/Final Subdivision plan for Wellspring Manor, West Brunswick Township
6. Subdivision/Annexation & Land Development Plan Friendship Hose Company No 1, Orwigsburg Borough

MOTION: On the motion of Mr. Lettich, seconded by Mr. Briggs, 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 January Project Review Report.

ZONING REPORT

The Zoning Report for the month of December 2023 was reviewed by the Planning Commission.

MOTION: On the motion of Mr. Sattizahn, seconded by Mr. Lettich, the Planning Commission unanimously accepted the Zoning Report.

	December 2023	2023 Final
Number of Permits Requested	7	197
Total Fees Collected	$1150	$22,015.00

NEW BUSINESS

None

PLANNING DIRECTOR'S REPORT

Ms. Smith provided the Planning Commission with an update on the Hazard Mitigation Plan. A "Mitigation Town Hall" has been scheduled for January 31st at 6PM at the Penn State Schuylkill Campus. Core Planning Team Members, Municipal Officials, and other stakeholders have been invited to attend. The Planning Commission members were encouraged to attend as well.

Ms. Smith explained that the goal of this meeting is to identify actions to include in the mitigation strategy. The meeting format is based on a "hot wash" that was held during the 2018 plan update subsequent to a flooding event. For this town hall, the discusssions will be based on 4-topics that have been most discussed during this plan update. The topics include blight, flooding, utility issues and capacity and capabilities. Attendees will be separated into 4 groups and will rotate through discussions on these 4 topics. Discussions will be managed by two table facilitators along with a notetaker for each group.

Ms. Smith raised the discussion of the zoning ordinance amendments and recommended that it may be more beneficial to have a separate meeting specifically to discuss potential amendments. Ms. Smith will circulate potential meeting dates.

ADJOURNMENT

There being no further business to discuss, on a motion by Mr. Briggs seconded by Mr. Lettich, the meeting was adjourned. The next scheduled meeting date is February 14, 2024

Attest: _____

Secretary: _____

REVIEWING ENGINEERS REPORT
SCHUYLKILL COUNTY PLANNING COMMISSION
Meeting Date: February 14, 2024

Final/Preliminary	
Land Development Plan Name:	AP 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.

3. Earthres follow-up Email dated October 6 2023.

4. Earthres Letter dated October 5, 2023.

5. PA DEP Letter dated September 28, 2023, Approval of Minor Amendment to Permit Coverage.

6. Earthres Email dated January 10, 2024.

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.

The outstanding comments from the prior review with current status are indicated in Bold as follows:

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? **Keystone Potato Products will supply water to the project, capacity and status of that system are outlined in the October 5, 2023 letter.**

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. **DEP has issued a minor amendment to the Permit, by letter dated September 28, 2023.**

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. **Per the email from Earthres, dated January 10, 2024, final PennDOT issues still remain to be resolved.**

REVIEWING ENGINEERS REPORT
SCHUYLKILL COUNTY PLANNING COMMISSION
Meeting Date: February 14, 2024

Land Development Sketch Plan Name:	CVE Kurtz Solar Project
Municipality:	Washington Township
Zoning District:	Agricultural District
Intended Use:	Solar Project
UPI Number(s):	33-11-0001.003 & 0001.004
Number of Lots:	1
Engineer of Record:	TRC, Dickson City, PA
Date of Plan:	12/18/23
Reviewed By:	WJP Engineers

COMMENTS:

MATERIALS RECEIVED

1. TRC Cover Letter dated 12/21/23.

2. Appendix B, Application for Consideration of Subdivision and/or Land Development Plan.

3. Appendix C.3 Sketch Plan Checklist.

4. Location Map.

5. Sketch Plan – CVE North America, Kurtz Solar Project Sheet 1, dated December 18, 2023, by TRC, Dickson City, PA.

Project Scope and Location
The project proposes a solar energy generating facility in Washington Township, Schuylkill County on two parcels currently under separate ownership. The Plan is presented as a Sketch Plan for review. The Sketch Plan review is provided to introduce the project and establish project review and approval parameters.

Zoning
The property is situated in the Agricultural Zoning District. This review is limited to conformance to the county SALDO; refer to the separate Zoning Report.

Subdivision and Land Development Ordinance (SALDO)

The plan must be submitted and reviewed under the Major Land Development Preliminary Plan requirements under Article 7 of the County SALDO, as follows:

1. Section 702.B – Administrative Submission Requirements.

2. Section 703.A, B, and C – Plan Requirements.

3. Section 703.D – General Information Required on all Layout Plans, Grading and Storm Drainage, etc.

4. Section 703.E – Layout Plan – Plans presented in sufficient detail to address all requirements are required.

5. Section 703.F – Grading and Storm Drainage Plan.

   The project area has areas of significant changes in grade and elevation. Plans for addressing the placement of solar panels in these areas, access, grading and stormwater controls are required. Grading and Storm Drainage Plans must include the requirements of Sections 1120 and 1123.

6. Section 703.G – Utility Plan – All existing and proposed utilities must be shown based on the survey and design plans must be provided.

7. Section 703.H – Erosion and Sediment Control Plan, including all Chapter 102 requirements and NPDES Permit. Final approval will require an approval and permit issuance from the Schuylkill Conservation District and PA DEP.

8. Section 703.K – Construction Details – Provide in sufficient detail to clearly identify design and locations on the plan.

9. Section 703.L – Landscape Plan – A Landscape Plan can be required if determined by the Planning Commission to be necessary.

10. Section 1117 – Access Driveway and Driveways - Compliance with this section is required for the driveway and access roads.

    Washington Township may require a driveway permit for the access from T-645.

If the two parcels remain separate, an easement for Parcel 003 crossing Parcel 004 will be required for access to the site from the Township Road.

11. Section 1121 – Stormwater Management – The Stormwater Plan must comply with this section of the Ordinance, in addition to meeting the Chapter 102 and NPDES requirements. The design layout and details must be shown in sufficient detail for a review of the stormwater Management Plan.

12. Section 1123 – Erosion and Sediment Control – Compliance with the requirements of this section and coordination of the design with Chapter 102 and NPDES Permit Requirements must be completed.

Subsequent Plan Submission

After Preliminary Plan approval, Final Plans for the project must be submitted and approved under Article 8 of the SALDO.

REVIEWING ENGINEERS REPORT
SCHUYLKILL COUNTY PLANNING COMMISSION

Meeting date: February 14,2024

Subdivision Name:	Preliminary/Final Minor Subdivision Plan, Fanelli Minor Subdivision
Municipality:	Union Township
Zoning District:	A Agricultural
Intended Use:	Residential/Existing Recreation
Total Acres:	6.230
UPI Number:	30-06-0047.001, 30-06-0075.000
Number of Lots:	2
Surveyor of Record:	Kevin Hoffman, PLS/Benesch
Date of Plan:	January 5, 2024

COMMENTS:

This plan appears to comply with the Schuylkill County Subdivision and Land Development Ordinance.

Note: A Non-Building Waiver has been provided for the residue tract.

SCHUYLKILL COUNTY ZONING OFFICER'S REPORT:

The plan appears to comply with the requirements of the Zoning Ordinance with the exception of the plan containing the Agricultural Nuisance Disclaimer as required within Section 310 of the Ordinance. As a note, the Plan states that the proposed use of Parcel is to be "Recreational". This recreational use should be more clearly defined to a specific recreational use as defined by the Ordinance

REVIEWING ENGINEERS REPORT
SCHUYLKILL COUNTY PLANNING COMMISSION

Meeting date: February 14,2024

Subdivision Name:	Final Lot Annexation Plan for Joseph P. & Beverly A. Zurat
Municipality:	Porter Township
Zoning District:	R-2 Medium Density Residential
Intended Use:	Residential
Total Acres:	0.14
UPI Number:	22-19-0092.000, 22-19-0093.000, 22-19-0094.000, 22-19-0095.000
Number of Lots:	1
Surveyor of Record:	Charles Rodichok, PLS/C-Surveys
Date of Plan:	November 25, 2023

COMMENTS:

1. A Deed of Annexation must be submitted to the County Planning Office for review and approval by the Schuylkill County Planning Commission's Solicitor prior to final plan approval (Section 404.D). All deeds must include specific language as required in Section 404.D. Examples of deeds can be found on the County Planning website under "Subdivision and Land Development". Please note that per County policy, the Planning Commission Solicitor is afforded at least one (1) week for review of submitted documents.

SCHUYLKILL COUNTY ZONING OFFICER'S REPORT:

The plan appears to comply with the requirements of the Zoning Ordinance. It is noted that the existing frame dwelling has a pre-existing, nonconforming front setback.

REVIEWING ENGINEERS REPORT
SCHUYLKILL COUNTY PLANNING COMMISSION

Meeting date: March 13, 2024

Subdivision Name:	Kuhns-Overkott Annexation Final Plan
Municipality:	Barry Township
Zoning District:	A-Agricultural
Intended Use:	Residential
Total Acres:	18 +/-
UPI Number:	01-07-0020.000, 01-07-0019.000, 01-07-0027.02
Number of Lots:	3
Surveyor of Record:	Diane Lenick/D Lenick, PLS
Date of Plan:	November 20, 2023

COMMENTS:

1. A Deed of Annexation must be submitted to the County Planning Office for review and approval by the Schuylkill County Planning Commission's Solicitor prior to final plan approval (Section 404.D). All deeds must include specific language as required in Section 404.D. Examples of deeds can be found on the County Planning website under "Subdivision and Land Development". Please note that per County policy, the Planning Commission Solicitor is afforded at least one (1) week for review of submitted documents.

SCHUYLKILL COUNTY ZONING OFFICER'S REPORT:

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

REVIEWING ENGINEERS REPORT
SCHUYLKILL COUNTY PLANNING COMMISSION

Meeting date: March 13, 2024

Subdivision Name:	Remaley Associates, Inc.
Municipality:	Ashland Borough
Zoning District:	C-3 Commercial
Intended Use:	Commercial
Total Acres:	1.95
UPI Number:	38-04-0058.000
Number of Lots:	1 + Residue
Surveyor of Record:	Michael Brinkash, PLS/Brinkash & Associates. Inc.
Date of Plan:	November 13, 2023

COMMENTS:

This plan appears to comply with the Schuylkill County Subdivision and Land Development Ordinance.

SCHUYLKILL COUNTY ZONING OFFICER'S REPORT:

The plan appears to comply with the Schuylkill County Zoning Ordinance and the January 2nd, 2024, decision of the Schuylkill County Zoning Hearing Board with the exception of depicting the existing off-street parking on Parcel A.

REVIEWING ENGINEERS REPORT
SCHUYLKILL COUNTY PLANNING COMMISSION

Meeting date: March 13, 2024

Subdivision Name:	David G. Zimmerman, Jr. 1-Lot Subdivision Final Plan
Municipality:	Washington Township
Zoning District:	A-Agricultural
Intended Use:	Residential
Total Acres:	111.97
UPI Number:	33-04-0028.000
Number of Lots:	2
Surveyor of Record:	Kevin L. Bensinger,PLS/K.L. Bensinger, Inc.
Date of Plan:	February 5, 2024

COMMENTS:

1. A draft Easement Agreement has been submitted to the County Planning Office for review and approval by the Schuylkill County Planning Commission's Solicitor prior to final plan approval (Section 504.H).
2. Written correspondence from the Schuylkill Conservation District or PA DEP (when applicable) indicating that Chapter 102 requirements have been satisfied, shall be submitted to the County Planning office prior to final plan approval (Section 504.J.3).

SCHUYLKILL COUNTY ZONING OFFICER'S REPORT:

The plan reviewed was an updated version of the plan that was previously reviewed in July of 2023. The only difference between the plans that was noticed is the addition of Comment # 11 and the date of February 5th, 2024 compared to July 6th, 2023. The plan appears to comply with the regulations of the Schuylkill County Zoning Ordinance. A recordable access easement should be prepared in accordance with Section 801.A.1 of the Zoning Ordinance and recorded with the deed.

Nescopeck Solar LLC

February 29, 2024

Schuylkill County
Planning and Zoning Commission
Attn: Susan A. Smith, Zoning Officer
401 N. Second St.
Pottsville, PA 17901

Via Email to:
SSMITH@SchuylkillCountyPA.Gov

Re: Major Land Development Preliminary Plan (Ashland Solar Project)
Nescopeck Solar LLC
Barry Township, Schuylkill County

Dear Ms. Smith:

Nescopeck Solar LLC hereby grants an additional 91 days under the Schuylkill County Subdivision and Land Development Ordinance Section 402.D and E. for the Planning Commission to review and render a decision on the Preliminary Land Development Plan. This time extension is granted so there will not be a deemed approval during the extended time period. The new time extension runs from March 13, 2024 until June 11, 2024.

Thank you for your consideration.

Very truly yours,

Cc: (via Email only)
Client

Scanned with CamScanner

PETERS CONSULTANTS, INC.
CONSULTING ENGINEERS/LAND SURVEYORS

February 12, 2024

Ms. Susan A. Smith
Schuylkill County Planning and Zoning Commission
401 N. Second Street
Pottsville, PA 17901
(570)-628-1415
ssmith@co.schuylkill.pa.us

RE: REQUEST FOR TIME EXTENSION FOR RESUBMISSION
VESNEFSKIE SUBDIVISION – UNION TOWNSHIP

Dear Ms. Smith,

We are requesting a time extension for the Vesnefskie Subdivision due to the Component 1 Sewage facilities Planning Module not being approved at this time. This extension request will run to the 4/10/24 April planning Commission date..

Respectfully submitted,

Tyler Kotch, S.I.T.
Chief Surveyor

GANNETT FLEMING

207 Senate Avenue
Camp Hill, PA 17011
P 717-574-8026

gannettfleming.com

February 29, 2024

Schuylkill County Planning Commission
401 North Second Street
Pottsville, PA 17901

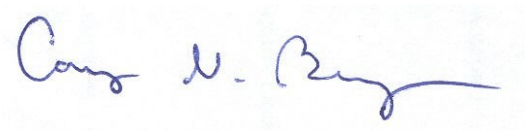
Re: Pennsylvania American Water Company
Frackville Borough Plant Improvement Project
Subdivision and Land Development Plan
Time Extension

Dear Commissioners:

We respectively request a 60-day extension of time on the above referenced project. It is our understanding that the current plan deadline for the Planning Commission to act on the plan is the March 2024 Planning Commission Meeting. We respectively request the date to take action on the plan be extended until the May 2024 Planning Commission Meeting.

We appreciate you consideration of this time extension.

Sincerely,
Gannett Fleming, Inc.



Corey N. Bray
Project Manager / Project Engineer
Cell: 717-574-8026

January 17, 2024

Schuylkill County Planning & Zoning Commission
Attention: Ms. Susan A. Smith
401 N. Second Street
Pottsville, PA 17901

RE: Port Carbon Dollar General
Port Carbon Borough, Schuylkill County

Dear Ms. Smith:

On behalf of JLM Real Estate Investments, LLC, we are hereby requesting a full release from the current Site Improvement Bond # 019054466 in the amount of $44,815.10. The site work is complete.

Notice of Termination paperwork was been submitted to the Schuylkill Conservation District on January 11, 2024.

Please let me know if you need anything further or have any questions.

Sincerely,

Christy M. Zulli

Christy M. Zulli
Engineering Technician
czulli@millerbros.com
570-385-1662 Ext 103

enc: Copy of Site Improvement Bond
Updated Cost Estimate for Bonding
As-Built Plan Drawing

cc: WJP Engineers, Attn: Richard Yutko, PE

DEVELOPER: JLM Real Estate Investments, LLC
PO Box 472, 950 East Main Street
Schuylkill Haven, PA 17972

EXHIBIT "A"
PORT CARBON DOLLAR GENERAL

LOC: Port Carbon Borough Schuylkill County
REQ. NO.: 1

PROJECT: DG Port Carbon

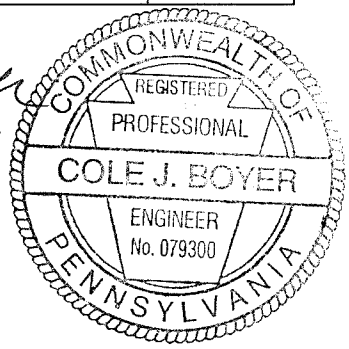
COST ESTIMATE FOR BONDING

DATE: October 31, 2022

ITEM	DESCRIPTION	QUANTITY	UNIT COST	ESTIMATED CONSTRUCTION COST	PERCENT COMPLETE	PRIOR REQUEST FOR RELEASE FROM ESCROW	PRESENT REQUEST FOR RELEASE FROM ESCROW	BALANCE REMAINING IN ESCROW
I	**SEDIMENT & EROSION CONTROL**							
	Construction entrance	1 EA	$2,000.00	$2,000.00	100.00%	$0.00	$2,000.00	$0.00
	Filtersock (12")	293 LF	$5.00	$1,465.00	100.00%	$0.00	$1,465.00	$0.00
	Temp. seeding (topsoil piles)	1 LS	$1,500.00	$1,500.00	100.00%	$0.00	$1,500.00	$0.00
	E&S Matting NAG S75	1533 SY	$2.00	$3,066.00	100.00%	$0.00	$3,066.00	$0.00
	Weighted Sediment Filter Tube	50 LF	$30.00	$1,500.00	100.00%	$0.00	$1,500.00	$0.00
	Concrete Washout	1 EA	$2,000.00	$2,000.00	100.00%	$0.00	$2,000.00	$0.00
	Miscellaneous	1 LS	$2,500.00	$2,500.00	100.00%	$0.00	$2,500.00	$0.00
II	**STORM SEWER**							
	Stilling Basins (R-3)	4 CY	$160.00	$640.00	100.00%	$0.00	$640.00	$0.00
	AASHTO #3 @ Downspouts	7 CY	$160.00	$1,120.00	100.00%	$0.00	$1,120.00	$0.00
	8" PVC Roof Leaders	131 LF	$20.00	$2,620.00	100.00%	$0.00	$2,620.00	$0.00
	Apron @ Roof Leader (R-3)	1 CY	$160.00	$80.00	100.00%	$0.00	$80.00	$0.00
	Swale	533 LF	$10.00	$5,330.00	100.00%	$0.00	$5,330.00	$0.00
	Respread topsoil (6") on disturbed areas	178 LF	$20.00	$3,560.00	100.00%	$0.00	$3,560.00	$0.00
	Seed disturbed areas	178 SY	$20.00	$3,560.00	100.00%	$0.00	$3,560.00	$0.00
III	**UTILITIES**							
	Sewer Lateral	205 LF	$20.00	$4,100.00	100.00%	$0.00	$4,100.00	$0.00
	Water Service	165 LF	$20.00	$3,300.00	100.00%	$0.00	$3,300.00	$0.00
IV	**MISCELLANEOUS**							
	Stop Sign	1 EA	$200.00	$200.00	100.00%	$0.00	$200.00	$0.00
	Monuments and Corners	4 EA	$150.00	$600.00	100.00%	$0.00	$600.00	$0.00
	Landscape Trees	8 EA	$200.00	$1,600.00	100.00%	$0.00	$1,600.00	$0.00
	TOTAL CONSTRUCTION COSTS			$40,741.00	100.00%	$0.00	$40,741.00	$0.00
	CONTINGENCY 10%	1 LS	$4,074.10	$4,074.10	100.00%	$0.00	$4,074.10	$0.00
	TOTAL			**$44,815.10**	**100.00%**	**$0.00**	**$44,815.10**	**$0.00**

Note: Driveway paving, curbing, sidewalk, and truck apron was not included as part of this bonding estimate since it will be bonded as part of the Highway Occupancy Permit for this project.

COLE BOYER, P.E.



Schuylkill County Planning, Zoning, & GIS
401 N 2nd St
Pottsville, PA 17901
Office Phone: 570.628.1415
Office Fax: 570.628.1005

PLANNING · ZONING · GIS
SCHUYLKILL COUNTY

February 14, 2024

Branch Township
46 Phoenix Park Rd
PO Box 222
Llewellyn PA 17944

SUBJECT: **Act 247 Plan Review**
Plan Name: Preliminary/Final Lot Consolidation & Land Development Plan Schuylkill Reclamation Corporation CLS Solar Project
Professional of Record: Lehigh Engineering
Owner(s)/Applicant(s): Schuylkill Reclamation Corporation
Tax Parcel Number(s): 03-02-0068.000, 05-08-0041.000, 05-08-0041.001, 05-08-0041.002, 05-08-0041.003, 05-08-0044.000
Plan Date: 01/10/2024
Date Received: 01/29/2024

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 scheduled to be endorsed by the Schuylkill County Planning Commission at their February 14, 2024 meeting; however, the Planning Commission meeting was cancelled due to lack of quorum. Due to the cancellation, I am forwarding your review but please take note that this staff review will be presented to the County Planning Commission at their March meeting and additional comments may follow.**

PROJECT INFORMATION

Location	Along the southside of SR 901 just west of Minersville Borough
Zoning District(s)	Branch – S-2 (Special Purpose Mining), Bass – C (Commercial)
Water	None Proposed
Sewer	None Proposed
Present Use	Vacant
Proposed Use	Solar Energy Facility (Solar Farm)
Number of New Lots	0
Proposed Non-Residential Building Area	N/A

Susan A. Smith
Director
570.628.1038
ssmith@schuylkillcountypa.gov

GIS Analyst/Planner
570.628.1423

Zoning Officer
570.628.1416
zoning@schuylkillcountypa.gov

Severine Yeneshosky
Administrative Secretary
570.628.1415
syeneshosky@schuylkillcountypa.gov

This plan proposes the annexation of several lots and development of the land with two solar panel arrays totaling approximately 10 acres of fenced-in area and 4 acres of panel coverage.

COMMENTS

1. **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 Office.

2. **Signature, Seal and Certification of Professionals of Record:** While the plans bear the stamp of the engineer, the plans were not signed. Additionally, the plans have not been signed and stamped by the Surveyor. These items must be shown on all plans prior to recording in the County Recorder of Deeds Office.

3. **Owner's Signature and Acknowledgement:** The owner's signature and acknowledgement of the plan have not been provided. The signature must be notarized and all elements must be completed and shown on the plans prior to recording in the County Recorder of Deeds Office.

4. **Adjoining Municipality:** Portions of the property contained in this plan are located in Cass Township. Please note that the applicant may be required to apply and obtain subdivision approval from Cass Township.

5. **Waivers:** The applicant has requested a waivers from the Branch SALDO regarding Preliminary Plan submittal requirements and plan scale (See Cover Sheet). 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 approved, the note should be updated on the plan prior to final signatures. If denied, it is recommended that the note be removed for clarity.

6. **Other:** The plan proposes annexation of lots. The Township should request a Deed of Annexation from the applicant.

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

Respectfully,

Susan A. Smith

Schuylkill County Planning, Zoning, & GIS
401 N 2nd St
Pottsville, PA 17901
Office Phone: 570.628.1415
Office Fax: 570.628.1005

PLANNING · ZONING · GIS
SCHUYLKILL COUNTY

February 28, 2024

Cass Township
1209 Valley Rd
Pottsville PA 17901

SUBJECT: **Act 247 Plan Review**
Plan Name: Preliminary/Final Land Development Plans Truck Repair Facility Prepared for Tyson Foods Inc
Professional of Record: Spotts Stevens & McCoy
Owner(s)/Applicant(s): Schuylkill Economic Development Corporation (Record Owner)
Tyson Foods Inc (Applicant/Developer)
Tax Parcel Number(s): 05-02-0002.011
Plan Date: 02/19/2024
Date Received: 02/26/2024

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 March 13, 2024 meeting.**

PROJECT INFORMATION

Location	14 Keystone Blvd E
Zoning District(s)	GI (General Industrial)
Water	Existing Public Water (SCMA)
Sewer	Existing Public Sewer (SCMA)
Present Use	Vacant
Proposed Use	Truck Repair Facility
Number of New Lots	0
Proposed Non-Residential Building Area	48993 SF

The plan proposes the construction of a one-story truck repair facility with an initial building area of 29755 SF and a proposed future expansion of 13388 SF (total = 43143 SF). The proposed site will also include 23 employee parking spaces and 50 trailer spaces. Future expansion will also include 5850 SF washing and fueling bay.

Susan A. Smith
Director
570.628.1038
ssmith@schuylkillcountypa.gov

GIS Analyst/Planner
570.628.1423

Zoning Officer
570.628.1416
zoning@schuylkillcountypa.gov

Severine Yeneshosky
Administrative Secretary
570.628.1415
syeneshosky@schuylkillcountypa.gov

COMMENTS

1. **Number of Plans:** The Planning Office keeps a copy of your submitted plan for our record after review and endorsement by the Planning Commission. When only 1 plan is submitted (as was with this plan), we will keep that plan. The Recorder of Deeds requires 2 copies of a reviewed and stamped plan for recording. All additional plans that were not initially submitted to our office must first be brought back for a review stamp.

2. **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 Office.

3. **Certification by Professional of Record:** The signature, seal and certification of the Professional of Record have not been provided. These items must be shown on all plans prior to recording in the County Recorder of Deeds Office.

4. **Owner/Applicant Signature and Acknowledgement**: The owner and applicant's signature and acknowledgement have not been provided. These items must be shown on all plans prior to recording. Signatures must be notarized.

5. **Waiver:** The applicant is seeking two waivers (See Cover Sheet) regarding required distances from natural and manmade features. 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 approved the note should be updated to include the waiver approval date. If denied, the note should be removed for clarity.

6. **Lot Access:** The proposed driveway may require permission to connect.

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

Respectfully,

Susan A. Smith

Schuylkill County Planning, Zoning, & GIS
401 N 2nd St
Pottsville, PA 17901
Office Phone: 570.628.1415
Office Fax: 570.628.1005

PLANNING · ZONING · GIS
SCHUYLKILL COUNTY

February 14, 2024

Kline Township
30 5th St
PO Box 338
Kelayres PA 18231

SUBJECT: **Act 247 Plan Review**
Plan Name: McAdoo Project Final Revised Subdivision
Professional of Record: Kevin Bensinger PLS
Owner(s)/Applicant(s): The Brewster Land Company (Applicant)
Tax Parcel Number(s): 15-08-0003.000, 15-08-0004.000, 15-04-0006.011, 15-04-0010.000, 15-04-0011.000, 15-04-0014.000, 15-04-0008.000, 15-08-0004.001, 15-08-0004.002, 15-08-0004.003, 15-04-0025.000, 15-04-0025.002
Plan Date: 12/13/2023
Date Received: 01/09/2024

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 scheduled to be endorsed by the Schuylkill County Planning Commission at their February 14, 2024 meeting; however, the Planning Commission meeting was cancelled due to lack of quorum. Due to the cancellation, I am forwarding your review but please take note that this staff review will be presented to the County Planning Commission at their March meeting and additional comments may follow.**

PROJECT INFORMATION

Location	Near Lofty Rd and SR 309
Zoning District(s)	C-1 (General Commercial)
Water	Public
Sewer	Public
Present Use	Vacant
Proposed Use	Residential
Number of New Lots	N/A
Proposed Non-Residential Building Area	N/A

Susan A. Smith
Director
570.628.1038
ssmith@schuylkillcountypa.gov

GIS Analyst/Planner
570.628.1423

Zoning Officer
570.628.1416
zoning@schuylkillcountypa.gov

Severine Yeneshosky
Administrative Secretary
570.628.1415
syeneshosky@schuylkillcountypa.gov

This plan revises the previous subdivision and land development plan. The purpose of the revision is to show revisions related to the railroad areas and Kline Township Municipal Authority Access Easements.

COMMENTS

1. **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 Office.

2. **Other:** While Kline Township deferred review of the plan, in order for the plan to be recorded, the plan is required to bear the County Planning Commission review stamp. The plan may only be stamped after a review has been conducted and the County Planning Commission endorses the staff review. Please note that plan sets are being returned to the Professional of Record.

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

Respectfully,

Susan A. Smith

Schuylkill County Planning, Zoning, & GIS
401 N 2nd St
Pottsville, PA 17901
Office Phone: 570.628.1415
Office Fax: 570.628.1005

PLANNING · ZONING · GIS
SCHUYLKILL COUNTY

February 14, 2024

South Manheim Township
3089 Fair Rd
Auburn PA 17922

SUBJECT: **Act 247 Plan Review**
Plan Name: Final Plan of Subdivision/Annexation Plan of Wayne Early Brensinger & Elaine T Maneval
Professional of Record: Walter Manhart, RS
Owner(s)/Applicant(s): Dutch D Brensinger, Tanya I Brensinger, Wayne Earl Brensinger, Elaine T Maneval
Tax Parcel Number(s): 28-08-0013.000, 28-08-0013.002
Plan Date: 10/26/2023
Date Received: 02/08/2024

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 scheduled to be endorsed by the Schuylkill County Planning Commission at their February 14, 2024 meeting; however, the Planning Commission meeting was cancelled due to lack of quorum. Due to the cancellation, I am forwarding your review but please take note that this staff review will be presented to the County Planning Commission at their March meeting and additional comments may follow.**

PROJECT INFORMATION

Location	238 W Deer View Dr
Zoning District(s)	A (Agricultural)
Water	Existing on-site
Sewer	Existing on-site
Present Use	Residential
Proposed Use	Residential
Number of New Lots	0
Proposed Non-Residential Building Area	N/A

This plan proposes the subdivision of a 1.235-acre lot from 28-08-0013.000 to be annexed to 28-08-0013.002

Susan A. Smith
Director
570.628.1038
ssmith@schuylkillcountypa.gov

GIS Analyst/Planner
570.628.1423

Zoning Officer
570.628.1416
zoning@schuylkillcountypa.gov

Severine Yeneshosky
Administrative Secretary
570.628.1415
syeneshosky@schuylkillcountypa.gov

COMMENTS

1. **Number of Plans Submitted:** The Planning and Zoning Office keeps a copy of your submitted plan for our record after review and endorsement by the Planning Commission. Only one plan was submitted, which we will keep. 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.

2. **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 Office.

3. **Other:** A proposed annexation deed should be submitted to the Township for review.

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

Respectfully,

Susan A. Smith

Schuylkill County Planning, Zoning, & GIS
401 N 2nd St
Pottsville, PA 17901
Office Phone: 570.628.1415
Office Fax: 570.628.1005

PLANNING · ZONING · GIS
SCHUYLKILL COUNTY

February 28, 2024

Wayne Township
PO Box 97
Friedensburg PA 17933

SUBJECT: **Act 247 Plan Review**
Plan Name: Bradley 3-Lot Annexation
Professional of Record: Kevin Bensinger PLS
Owner(s)/Applicant(s): Walter B Bradley, Anita S Bradley
Tax Parcel Number(s): 34-18-0018.000, 34-18-0018.002, 34-18-0018.004
Plan Date: 02/26/2024
Date Received: 02/28/2024

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 March 13, 2024 meeting.**

PROJECT INFORMATION

Location	254 Blue Mountain Rd
Zoning District(s)	A (Agricultural)
Water	On-site
Sewer	On-site
Present Use	Residential
Proposed Use	Residential
Number of New Lots	0
Proposed Non-Residential Building Area	N/A

The Bradley's own 5 adjacent lots, which are assessed under 3 parcel numbers. This plan proposes a series of subdivisions and annexations adjusting the boundary lines to result in 3 lots each with an existing single-family dwelling with their own on-site sewage and water supply.

Susan A. Smith
Director
570.628.1038
ssmith@schuylkillcountypa.gov

GIS Analyst/Planner
570.628.1423

Zoning Officer
570.628.1416
zoning@schuylkillcountypa.gov

Severine Yeneshosky
Administrative Secretary
570.628.1415
syeneshosky@schuylkillcountypa.gov

COMMENTS

1. **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 Office.

2. **Owner Signature and Acknowledgement**: The owners' signature and acknowledgement have not been provided. These items must be shown on all plans prior to recording. Signatures must be notarized.

3. **Lot Access:** While Lot 2 has its own driveway, it also appears to share a driveway with Lot 1. The applicant should submit a proposed maintenance agreement.

4. **Sewer:** While the lots are currently serviced by on-site septic, soil testing was completed for new potential septic areas. A Sewage Planning Module should be completed.

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

Respectfully,

Susan A. Smith

Schuylkill County Planning, Zoning, & GIS
401 N 2nd St
Pottsville, PA 17901
Office Phone: 570.628.1415
Office Fax: 570.628.1005

PLANNING · ZONING · GIS
SCHUYLKILL COUNTY

February 14, 2024

West Brunswick Township
95 Municipal Rd
Orwigsburg PA 17961

SUBJECT: **Act 247 Plan Review**
Plan Name: Smith/Glunz Minor Subdivision Plan
Professional of Record: WJP
Owner(s)/Applicant(s): Neil P A Smith, Sarah Smith, Benjamin Faust Glunz, Cherise Elizabeth Glunz
Tax Parcel Number(s): 35-05-0110.001, 35-05-0111.000, 35-05-0112.001
Plan Date: 01/22/2024
Date Received: 01/31/2024

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 February 14, 2024 meeting.**

PROJECT INFORMATION

Location	82 Grist Mill Rd, 86 Grist Mill Rd
Zoning District(s)	R-2 (Medium Density Residential), C-1 (Commercial)
Water	Existing on-site
Sewer	Existing on-site
Present Use	Residential
Proposed Use	Residential
Number of New Lots	1
Proposed Non-Residential Building Area	N/A

This plan proposes the subdivision of the Smith properties creating one new lot for proposed single-family residential use, a lot (W-3) to be annexed to the adjoining Glunz property and a residue lot containing an existing single-family dwelling.

Susan A. Smith
Director
570.628.1038
ssmith@schuylkillcountypa.gov

GIS Analyst/Planner
570.628.1423

Zoning Officer
570.628.1416
zoning@schuylkillcountypa.gov

Severine Yeneshosky
Administrative Secretary
570.628.1415
syeneshosky@schuylkillcountypa.gov

COMMENTS

1. **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 Office.

2. **Other:** A proposed annexation deed should be submitted to the Township for review.

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

Respectfully,

Susan A. Smith

Schuylkill County Planning, Zoning, & GIS
401 N 2nd St
Pottsville, PA 17901
Office Phone: 570.628.1415
Office Fax: 570.628.1005

March 6, 2024

West Penn Township
27 Municipal Rd
New Ringgold PA 17960

SUBJECT: **Act 247 Plan Review**
Plan Name: Preliminary/Final Plan Land Development Plan for Gregory & Jodi Duschak
Professional of Record: Jonathan Shupp, PLS, SEO
Owner(s)/Applicant(s): Gregory F Duschak, Jodi Lee Duschak (Property Owners)
Bollinger Solar LLC (Applicant/Developer)
Tax Parcel Number(s): 37-15-0140.000
Plan Date: 02/02/2024
Date Received: 03/04/2024

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 March 13, 2024 meeting.**

PROJECT INFORMATION

Location	702 Ridge Rd
Zoning District(s)	AG (Agricultural)
Water	None Proposed
Sewer	None Proposed
Present Use	Vacant (agricultural, wooded)
Proposed Use	Solar Arrays
Number of New Lots	0
Proposed Non-Residential Building Area	N/A

This Land Development Plan proposes the construction of 2 solar arrays with security fence and other site improvements.

Susan A. Smith
Director
570.628.1038
ssmith@schuylkillcountypa.gov

GIS Analyst/Planner
570.628.1423

Zoning Officer
570.628.1416
zoning@schuylkillcountypa.gov

Severine Yeneshosky
Administrative Secretary
570.628.1415
syeneshosky@schuylkillcountypa.gov

COMMENTS

1. **Number of Plans Submitted:** The Planning and Zoning Office keeps a copy of your submitted plan for our record after review and endorsement by the Planning Commission. Only two plans were submitted, of which we will keep one. 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.

2. **County Planning Signature Block:** A space has been provided on the submitted plat for the Schuylkill County Planning Commission to place a date and signatures. The Schuylkill County Planning Department has a 1.5 inch by 3 inch official stamp that will be placed on the approved plat to acknowledge review for recording purposes. The space that has been provided for Schuylkill County Planning Commission signatures should be removed on future plans.

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 Office.

4. **Owner's Signature, Acknowledgement and Notarization:** The owners' signatures and acknowledgement of the plan have not been provided. These items, which must be notarized, must be shown on all plans prior to recording. In addition, it is recommended that the Township consult with their Solicitor as to whether the applicant/developer is required to sign the plans.

5. **Waiver:** The applicant has requested a waiver of your SALDO requesting to combine preliminary and final plan submission stages. 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 approved the note should be updated to include the waiver approval date.

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

Respectfully,

Susan A. Smith

Schuylkill County Planning, Zoning, & GIS
401 N 2nd St
Pottsville, PA 17901
Office Phone: 570.628.1415
Office Fax: 570.628.1005

PLANNING · ZONING · GIS
SCHUYLKILL COUNTY

February 14, 2024

Shenandoah Borough
15 W Washington St
Shenandoah PA 17976

SUBJECT: **Act 247 Plan Review**
Plan Name: Final Subdivision Plan of Lands of George W & Donna M Baker
Professional of Record: O'Neill Surveying LLC
Owner(s)/Applicant(s): George Baker, Donna Baker
Tax Parcel Number(s): 64-06-0038.000, 64-06-0038.001, 64-06-0038.002, 64-06-0040.000
Plan Date: 02/17/2023
Date Received: 02/01/2024

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 scheduled to be endorsed by the Schuylkill County Planning Commission at their February 14, 2024 meeting; however, the Planning Commission meeting was cancelled due to lack of quorum. Due to the cancellation, I am forwarding your review but please take note that this staff review will be presented to the County Planning Commission at their March meeting and additional comments may follow.**

PROJECT INFORMATION

Location	422 E Arlington St
Zoning District(s)	R-1
Water	Public
Sewer	Public
Present Use	Residential with accessory structures
Proposed Use	Residential with accessory structures
Number of New Lots	2
Proposed Non-Residential Building Area	N/A

This property involved in this proposed plan is comprised of two deeds. Deed Book/Page 64/272 appears to have one description is currently also known as UPI 64-06-0040.000 and has a house fronting East Llyod St and an accessory garage to the rear off Arlington. Deed Book/Page 1470/39 has three parcel descriptions. The parcel

Susan A. Smith
Director
570.628.1038
ssmith@schuylkillcountypa.gov

GIS Analyst/Planner
570.628.1423

Zoning Officer
570.628.1416
zoning@schuylkillcountypa.gov

Severine Yeneshosky
Administrative Secretary
570.628.1415
syeneshosky@schuylkillcountypa.gov

descriptions comprise UPI 64-06-0038.000, 64-06-0038.001 and 64-06-0038.002. If approved this plan would result in the following:

- A lot being a portion of Parcel 2 of DB 1470-39 and being annexed to Parcel 3 of DB 1470-39. This lot would contain an existing garage fronting to East Lloyd St
- A lot being a portion of Parcel 2 of DB 1470-39, which is noted as the residue lot on the plan. This lot contains a single family, semi-detached dwelling fronting to Arlington St
- A lot being Parcel 1 of DB 1470-39 and being annexed to the parcel described in DB 64-272. This lot would contain an existing single family, detached dwelling fronting to East Lloyd St with an accessory garage on East Arlington St

COMMENTS

1. **Number of Plans Submitted:** The Planning and Zoning Office keeps a copy of your submitted plan for our record after review and endorsement by the Planning Commission. Only one plan was submitted, which we will keep. 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.

2. **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 Office.

3. **Owner's Signature, Acknowledgement and Notarization:** It appears that the owner's representative signed the plans without the benefit of a notary. The plans should be signed in the presence of a notary and must be shown on all plans prior to recording.

4. **Zoning:** The Shenandoah Borough Zoning Officer should review and provide comment as to whether the proposed plan meets the requirements of the Borough Zoning Ordinance or if Zoning Hearing Board approvals would be needed prior to plan approval. The site data notes indicate that the parent tract is 7445 SF. Parcel B and the residue lot appear to be below the required minimum lot area of 4000 SF, which is required for lots with public water and sewer in an R-1 Zoning District.

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

Respectfully,

Susan A. Smith

Schuylkill County Planning, Zoning, & GIS
401 N 2nd St
Pottsville, PA 17901
Office Phone: 570.628.1415
Office Fax: 570.628.1005

PLANNING · ZONING · GIS
SCHUYLKILL COUNTY

February 14, 2024

Saint Clair Borough
16 S Third St
Saint Clair PA 17970

SUBJECT: **Act 247 Plan Review**
Plan Name: Subdivision Final Plan of Annexation Showing Property of Thomas E & Christine M Hale and James J & Patricia Hale
Professional of Record: Walter Manhart RS
Owner(s)/Applicant(s): Thomas E Hale, Christine M Hale, James J Hale, Patricia Hale
Tax Parcel Number(s): 62-02-0120.000, 62-04-0054.000
Plan Date: 08/12/2023, last revised 11/27/2023
Date Received: 01/12/2024

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 scheduled to be endorsed by the Schuylkill County Planning Commission at their February 14, 2024 meeting; however, the Planning Commission meeting was cancelled due to lack of quorum. Due to the cancellation, I am forwarding your review but please take note that this staff review will be presented to the County Planning Commission at their March meeting and additional comments may follow.**

PROJECT INFORMATION

Location	518 W Carroll St, 604 W Carroll St
Zoning District(s)	R-2 (High Density Residential)
Water	None Proposed
Sewer	None Proposed
Present Use	Residential
Proposed Use	Residential
Number of New Lots	0
Proposed Non-Residential Building Area	N/A

This plan proposes the subdivision of 0.550 acres from 62-02-0120.000 to be annexed to 62-04-0054.000. The annexation also includes separately described lots which comprise parcel 62-02-0054.000.

Susan A. Smith
Director
570.628.1038
ssmith@schuylkillcountypa.gov

GIS Analyst/Planner
570.628.1423

Zoning Officer
570.628.1416
zoning@schuylkillcountypa.gov

Severine Yeneshosky
Administrative Secretary
570.628.1415
syeneshosky@schuylkillcountypa.gov

COMMENTS

1. **Process:** This plan was approved by the Saint Clair Borough Council on January 2, 2024. The County received the plan on January 12, 2024. 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.

2. **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 Office.

3. **Other:** The plan proposes annexation of lots. The Borough should request a DRAFT Deed of Annexation from the applicant.

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

Respectfully,

Susan A. Smith

Schuylkill County Planning, Zoning, & GIS
401 N 2nd St
Pottsville, PA 17901
Office Phone: 570.628.1415
Office Fax: 570.628.1005

PLANNING · ZONING · GIS
SCHUYLKILL COUNTY

February 14, 2024

Shenandoah Borough
15 W Washington St
Shenandoah PA 17976

SUBJECT: **Act 247 Plan Review**
Plan Name: Final Subdivision Plan of Lands of George W & Donna M Baker
Professional of Record: O'Neill Surveying LLC
Owner(s)/Applicant(s): George Baker, Donna Baker
Tax Parcel Number(s): 64-06-0038.000, 64-06-0038.001, 64-06-0038.002, 64-06-0040.000
Plan Date: 02/17/2023
Date Received: 02/01/2024

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 scheduled to be endorsed by the Schuylkill County Planning Commission at their February 14, 2024 meeting; however, the Planning Commission meeting was cancelled due to lack of quorum. Due to the cancellation, I am forwarding your review but please take note that this staff review will be presented to the County Planning Commission at their March meeting and additional comments may follow.**

PROJECT INFORMATION

Location	422 E Arlington St
Zoning District(s)	R-1
Water	Public
Sewer	Public
Present Use	Residential with accessory structures
Proposed Use	Residential with accessory structures
Number of New Lots	2
Proposed Non-Residential Building Area	N/A

This property involved in this proposed plan is comprised of two deeds. Deed Book/Page 64/272 appears to have one description is currently also known as UPI 64-06-0040.000 and has a house fronting East Llyod St and an accessory garage to the rear off Arlington. Deed Book/Page 1470/39 has three parcel descriptions. The parcel

Susan A. Smith
Director
570.628.1038
ssmith@schuylkillcountypa.gov

GIS Analyst/Planner
570.628.1423

Zoning Officer
570.628.1416
zoning@schuylkillcountypa.gov

Severine Yeneshosky
Administrative Secretary
570.628.1415
syeneshosky@schuylkillcountypa.gov

descriptions comprise UPI 64-06-0038.000, 64-06-0038.001 and 64-06-0038.002. If approved this plan would result in the following:

- A lot being a portion of Parcel 2 of DB 1470-39 and being annexed to Parcel 3 of DB 1470-39. This lot would contain an existing garage fronting to East Lloyd St
- A lot being a portion of Parcel 2 of DB 1470-39, which is noted as the residue lot on the plan. This lot contains a single family, semi-detached dwelling fronting to Arlington St
- A lot being Parcel 1 of DB 1470-39 and being annexed to the parcel described in DB 64-272. This lot would contain an existing single family, detached dwelling fronting to East Lloyd St with an accessory garage on East Arlington St

COMMENTS

1. **Number of Plans Submitted:** The Planning and Zoning Office keeps a copy of your submitted plan for our record after review and endorsement by the Planning Commission. Only one plan was submitted, which we will keep. 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.

2. **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 Office.

3. **Owner's Signature, Acknowledgement and Notarization:** It appears that the owner's representative signed the plans without the benefit of a notary. The plans should be signed in the presence of a notary and must be shown on all plans prior to recording.

4. **Zoning:** The Shenandoah Borough Zoning Officer should review and provide comment as to whether the proposed plan meets the requirements of the Borough Zoning Ordinance or if Zoning Hearing Board approvals would be needed prior to plan approval. The site data notes indicate that the parent tract is 7445 SF. Parcel B and the residue lot appear to be below the required minimum lot area of 4000 SF, which is required for lots with public water and sewer in an R-1 Zoning District.

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

Respectfully,

Susan A. Smith

PLANNING · ZONING · GIS
SCHUYLKILL COUNTY

Project Reviews

March 2024* Planning Commission Meeting

**Includes items to be presented at the cancelled February meeting*

Land Use Review of Permits

Applicant	**Cressona Borough Authority**
Letter Received From	**Entech Engineering**
Municipality	**Cressona Borough**
Location	**Wastewater Treatment Plant (58 S Sillyman St, Rear)**
Activity	**NPDES Renewal**

The Cressona Borough Authority is submitting a renewal application to PADEP for the wastewater treatment plant's NPDES permit to discharge.

Applicant	**Jack Rich Inc**
Letter Received From	**Jack Rich Inc**
Municipality	**Port Carbon Borough**
Location	**230 Jackson St**
Activity	**PADEP Storage Tank – Site Specific Installation Permit**

Jack Rich Inc intends to file to PADEP for a Storage Tank – Site Specific Installation Permit for the installation of 6 new 6000-gallon above ground storage tanks containing motor oil and hydraulic oil.

Applicant	**Wegman's Food Markets Inc**
Letter Received From	**Power Engineering**
Municipality	**Cass Township**
Location	**820 Keystone Blvd**
Activity	**NPDES Renewal**

Wegman's Food Markets is submitting an application to PADEP for a NPDES Industrial Stormwater permit.

Applicant	**Schuylkill County Conservation District**
Letter Received From	**Schuylkill County Conservation District**
Municipality	**Pine Grove Township**
Location	**Sweet Arrow Lake Park – Upper Little Swatara Creek**
Activity	**PADEP GP-1 Fish Habitat Enhancement Structure Permit**

The Conservation District is applying for a fish habitat enhancement structure permit as part of the Upper Little Swatara Stream Stabilization and Habitat Improvement Project.

Applicant	**Brewster Land Company**
Letter Received From	**HRG**
Municipality	**Kline Township**
Location	**Along Lofty Rd (SR 1016) across from van Hoekelen Greenhouse Inc Site**
Activity	**NPDES Application**

The applicant is submitting to PADEP for an individual NPDES Permit for Stormwater Discharges Associated with Construction Activities for their project to construct 5 industrial warehouse/distribution buildings totaling 3,591,200 SF including utilities, stormwater, and related site improvements. Off-site improvements include water and sewer extensions to bring service to the site. The project also includes the realignment of Lofty Rd to straighten the existing s-curve, the realignment of the intersection with SR 309 and the realignment of Haddock Rd to meet the new Lofty Rd realignment. In addition, excess fill will be placed on a spoil area on the van Hoekelen Greenhouse site.

Applicant	**Greg Rhinier**
Letter Received From	**TeamAg**
Municipality	**Hubley Township**
Location	**824 Church Rd**
Activity	**CAFO Renewal Permit**

The applicant operates the Hegins Valley Layer Farm and is submitting to PADEP for a renewal of an existing CAFO permit.

Applicant	**Haas Farms LLC**
Letter Received From	**Red Barn**
Municipality	**Upper Mahantongo Township**
Location	**15 Haas Rd**
Activity	**CAFO Renewal Permit**

The applicant is applying for the renewal of their NPDES CAFO permit for an existing operation.

Applicant	**Jarius Musser**
Letter Received From	**NCS Inc**
Municipality	**Washington Township**
Location	**95 Ferebees Rd**
Activity	**CAFO Renewal Permit**

The applicant is renewing their NPDES CAFO permit for their existing poultry – broiler operation.

Applicant	**BRADS Landfill**
Letter Received From	**Martin and Martin**
Municipality	**Blythe Township**
Location	**Burma Rd**
Activity	**Solid Waste Permit Renewal**

The applicant is applying to PADEP for the renewal of their existing Solid Waste Permit. The permit renewal proposes no changes to the current landfill operation.

Applicant	**Schuylkill County Municipal Authority (SCMA)**
Letter Received From	**Benesch**
Municipality	**Mahanoy Township, Ryan Township**
Location	**16-10-0014.002, 16-10-0027.001, 26-03-0039.000**
Activity	**WWTP NPDES Permit Renewal Application**

SCMA has made application to PADEP for the renewal of their NPDES permit for the Mahanoy Business Park Wastewater Treatment Plant, which is currently under construction.

Applicant	**PPL Electric Utilities Corporation**
Letter Received From	**Verdantas**
Municipality	**Barry Township, Butler Township**
Location	**1.5 miles starting at Stein Rd to Tielman Rd**
Activity	**NPDES Application**

PPL is making application to PADEP in conjunction with their project to remove approximately 1.5 miles of existing steel and wood electric transmission poles and electric transmission lines.

Applicant	**PPL Electric Utilities Corporation**
Letter Received From	**Verdantas**
Municipality	**Saint Clair Borough, Norwegian Township, New Castle Townships**
Location	**2.1 miles starting at E Wade Rd/Peach Mountain Rd to Darkwater Ln/Repplier Rd**
Activity	**NPDES Application**

The proposed project includes the removal of approximately 1.1 miles of existing steel electric transmission poles and electric transmission lines and the installation of approximately 2.1 miles new steel monopole electric transmission poles and electric transmission lines.

Applicant	**PPL Electric Utilities Corporation**
Letter Received From	**Verdantas**
Municipality	**Barry Township, Butler Township, Eldred Township**
Location	**7.8 miles starting at Mountain Rd in Eldred Township to Malones Rd in Butler Township**
Activity	**NPDES Application**

The proposed project includes removal of approximately 7.8 miles of existing steel and wood electric transmission poles and electric transmission lines.

Applicant	**Nova Coal LLC**
Letter Received From	**Mining & Environmental Engineers**
Municipality	**Tremont Township**
Location	
Activity	**Surface Coal Mine Operation**

The applicant has submitted an application for surface coal mining for the Broad Mountain Strip project.

Applicant	**First Pennsylvania Resource LLC**
Letter Received From	**RES**
Municipality	**West Penn Township**
Location	**255 Mantzville Rd**
Activity	**Joint Permit Application for PA Water Obstruction and Encroachment and US Army Corp of Engineers Section 404 Permit**

The applicant is proposing a stream and wetland restoration project along the Mahoning Creek. This is a compensatory mitigation project. The project includes environmental restoration work along a portion of Mahoning Creek and its unnamed tributaries, its drainages, and immediate adjacent wetland and floodplain areas. Stream and wetland resources in the project area have been degraded significantly because of anthropogenic

alterations including development activities and historic and ongoing agricultural land uses. Invasive species like reed canary grass have colonized the riparian and wetland areas with great success. In its current state, the Project site's biological integrity has been adversely ecologically and physically altered due to intense land uses. The goal of this project is to restore and preserve self-sustaining, functional streams, wetlands and riparian corridors.

Applicant	**UGI Utilities Inch**
Letter Received From	**Borton Lawson**
Municipality	**New Castle Township**
Location	**SR 61**
Activity	**General Permit – 5 Utility Line Crossing Application**

The UGI SR0061 Reconstruction Project Gas Main Replacement consists of the replacement of an 8-inch natural gas main along SR 61 in support of PennDOT's widening and reconstruction of SR 61.

County Notification of Planned Land Development for Chapter 102 Permits

The County has received notification from applicants/developers regarding the following planned Land Development projects:

Municipality	Description	Parcel Number(s)
Cressona Borough	Hydro Extrusion USA LLC will be demolishing existing structure on former Hablett property and constructing a new stone laydown area which requires a Major Amendment to the existing NPDES permit	41-05-0007.001
Barry Township Butler Township	PPL proposes the use of temporary gravel and matting work pads and accesses to support the removal of the electric transmission line. Temporary E&S controls will be used to treat sediment laden runoff during construction. The site will be fully restored to meadow vegetative cover; therefore, no permanent stormwater controls are being proposed.	The work is located within PPL's right of way which transverses multiple parcels.
Pine Grove Township	Sheetz Inc is proposing to consolidate 2 existing lots into a single tract and to construct a 6139 SF convenience store with fueling stations and associated site improvements. The project propose a below and above ground: Dry Extended Detention Basin with MRC to satisfy stormwater requirements.	21-09-0177.000 21-09-0169.000
Barry Township Butler Township Eldred Township	PPL proposes the use of temporary gravel and matting work pads and accesses to support the removal of the electric transmission line. Temporary E&S controls will be used to treat sediment laden runoff during construction. The site will be fully restored to meadow vegetative cover; therefore, no permanent stormwater controls are being proposed.	The work is located within PPL's right of way which transverses multiple parcels.
Orwigsburg Borough North Manheim Township	Orwigsburg Borough is submitting a Chapter 105 Water Obstructions and Encroachment Permit and a Public Water Supply Permit to PADEP for their project to interconnect the existing water systems of Schuylkill Haven Borough and Orwigsburg Borough. As part of the project approximately 4000 LF of waterline with concrete vaulting and a metering facility will be installed.	Between Greenview Dr and Seton Manor Nursing Home

Air Quality

The following facilities have applied for/been issued an Air Quality Permits/Plans to/from the Pennsylvania Department of Environmental Protection (DEP):

Municipality	Facility	Permit Type
Rush Township	Re-Match USA Inc	PADEP has approved the Air Quality Program Plan
Hegins Township	MI Windows and Doors	PADEP issued a Air Quality State Only Operating Permit
Cressona Borough	Hydro Extrusion USA LLC	Hydro has submitted a Plan Approval Application to PADEP for the authorization to operate and install one new natural gas-fired homogenizing furnace that will replace the existing furnace.
Cressona Borough	Hydro Extrusion USA LLC	PADEP has accepted as complete Hydro's application.

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
West Penn Township	Fegley Oil Company Inc	PADEP approved the revision to West Penn's Act 537 Plan related to Fegley Oil's Project. The project consists of the conversion of an existing commercial building previously used as a restaurant into an office building. The project will generate 200GPD of sewage flows and will be served by holding tanks. Water will be served by public water supply.

Grants/Loans

Applicant	**Tamaqua Borough Authority**
Letter Received From	**Gannett Fleming**
Municipality	**Walker Township**
Location	**Wastewater Treatment Plant (Sewer Plant Rd)**
Activity	**PENNVEST Application**

Tamaqua Borough Authority will be submitting an application to PENNVEST for the construction of a new headworks building, installation of a new flash mix tank, rehabilitation of the primary and secondary clarifiers and associated equipment, rehabilitation of the aeration tanks and associated equipment, conversion of two aeration tanks to swing equalization basins, replacement of aeration blowers, installation of a new magnesium hydroxide system, replacement of the chlorine gas system with sodium hypochlorite disinfection, repair and rehabilitation of the primary digester, construction of a new boiler building and digester gas handling equipment, demolition of the secondary digesters, refurbishment of the laboratory, replacement of the existing belt filter press with a dewatering screw press, upgrade of the plant electrical service, installation of a new SCADA system and various piping, and site work association with the improvements.

Applicant	**North Union Township**
Letter Received From	**ARRO Consulting**
Municipality	**North Union Township**
Location	**Nuremberg Community Park**
Activity	**DCNR Community Conservation Partnerships Program Small Community Program**

North Union Township is applying to DCNR for a grant to assist with refurbishing the Nuremberg Community Park. The project includes construction of a 5-foot-wide pathway that meets ADA requirements and the creation of an ADA-compliant paved parking area, complete with appropriate ADA signage. The project includes rehabilitation of the current play space and new playground equipment. The total estimated cost of the project is $152,000.00 with a cash commitment by North Union Township of $61,000.00

Applicant	**West Mahanoy Township**
Letter Received From	**ARRO Consulting**
Municipality	**West Mahanoy Township**
Location	**Altamont Park**
Activity	**DCNR Community Conservation Partnerships Program Small Community Program**

West Mahanoy Township is applying to DCNR for a grant to assist with the construction of ADA accessible pathways and parking, new playground equipment and new seeding and mulching at the Altamont Park. The total project cost is $105,000 with a grant request amount of $67,500. West Mahanoy Township's match is a combination of cash and in-kind services.

Applicant	**West Penn Township**
Letter Received From	**ARRO Consulting**
Municipality	**West Penn Township**
Location	**JE Morgan Park**
Activity	**DCNR Community Conservation Partnerships Program Small Community Program**

West Penn Township is submitting for Phase II Improvements to the JE Morgan Memorial Park. The project includes the construction of ADA accessible pathways and parking, new playground equipment and seeding an mulching. The total project cost is $142,000 with a $86,000 grant request. West Penn Township's match is a combination of cash and in-kind services.

Other

Applicant	**Rausch Creek Aggregates LLC**
Letter Received From	**Rausch Creek**
Municipality	**Porter Township**
Location	**Good Spring South No 1 Quarry (south side of SR 4011)**
Activity	**Blasting Activities Public Notice**

Rausch Creek Aggregates has provided a Blasting Activities Public Notice for the Good Spring South No 1 Quarry which is located on the south side of SR 4011 approximately 1.8 miles from the intersection of SR 4011 and SR 125. The quarry will be conducting blasting activities Monday – Friday from 8AM to 5PM. The Public Notice included their warning and clear signal notifications.

Applicant	**Lear Corporation (Guilford)**
Letter Received From	**Lear Corporation**
Municipality	**Pine Grove Borough**
Location	**1 Penn Dye St**
Activity	**SRBC application**

The applicant intends to apply for a General Permit and Consumptive Use renewal with modification application to SRBC for the Lear Dye and Finishing Plant. Under the general permit, the water will be used for continued operation of a groundwater remediation system. The Consumptive Use modification request is to increase its consumptive use of up to 160,000 gallons per day of water from the reservoir at a location on parcel 58-05-0018.000. The water will continue to be used for textile washing, dyeing, and finishing operations and related incidental uses.

Applicant	**PPL**
Letter Received From	**PA PUC**
Municipality	**Port Carbon Borough**
Location	**Pottsville St at Reading Blue Mountain and Northern track**
Activity	**PUC Approval**

The PA PUC has approved the application of PPL for the alteration of the crossing where Pottsville St (SR 1002) crosses, at grade, track of the Reading Blue Mountain and Northern by the alteration of existing aerial lines. All aerial utility lines, attached to the pole, will be reattached on the new pole in a location higher than the existing location, providing a new, minimum vertical clearance of 26 feet 9 inches from the top of the rail to the lowest rehung aerial utility line.

Applicant	**PPL**
Letter Received From	**PA PUC**
Municipality	**Tamaqua Borough**
Location	**S Greenwood St crossing at Reading Blue Northern Railroad**
Activity	**PUC Secretarial Letter**

The PA PUC has approved an extension request made by the Tamaqua Area Water Authority to complete a project at S Greenwood St, where is crosses the railroad at grade. The Water Authority is replacing an underground water main at this location.

Applicant	**CES Landfill**
Letter Received From	
Municipality	**Foster Township**
Location	**CES Landfill (Route 25)**
Activity	**Form U – Request to Process or Dispose of Residual Waste**

CES Landfill has submitted a Form U Request to PADEP for a one-time event of disposing 20000 tons of oil & gas drill cuttings. The waste consists of drill cuttings generated on the Coterra Energey Inc Palko J Pad 1.

Applicant	**Schuylkill County Municipal Authority**
Letter Received From	**Schuylkill County Municipal Authority**
Municipality	**Tremont Borough**
Location	**Tremont Well #15**
Activity	**Susquehanna River Basin Commission application for groundwater withdrawal**

SCMA is requesting to continue to withdraw up to 187,000 gallons per day from Tremont Well #15. The well is an existing source and water will continue to be used for SCMA's public water supply.

Applicant	**BRADS Landfill**
Letter Received From	**PADEP**
Municipality	**Blythe Township**
Location	**BRADS Landfill**
Activity	**Technical Deficiency Letter for Major Modification for Tonnage Increase**

PADEP has reviewed a major modification application for BRADS Landfill and has identified deficiencies related to the application's compliance history certification. In addition, the deficiency letter states, regarding the Landfill's Operation Plan that "DEP continues to receive periodic odor complaints alleging BRADS is causing odors in the community of St. Clair. DEP investigations of these complaints and DEP's regular inspections continue to document onsite and offsite odors, specifically hydrogen sulfide type odors. BRADS should provide additional mitigation measures for these odors."

2024 Zoning Permit Activity

	Number of Permits Approved/Denied		Total Monthly Revenue
January	8	$	1,360.00
February	13	$	1,233.00
March			
April			
May			
June			
July			
August			
September			
October			
November			
December			
Total (Year to Date)	**21**	**$**	**2,593.00**

year	month	Permit Number	Zoning Hearing Board	Property Owners	Municipality	Tax Parcel Number(s)	Date Issued or Denied	Purpose	Sift	Permit Fee	Zoning District	Construction Cost	Applicant
2024	1	19478		Sutton, William	North Union Township	19-13-0586.000	01/03/24	20 Kw Stand-by Generator	20	90	R-3	14,022	Hurrican Home Solutions
2024	1	19479		Otto, Kevin	Washington Township	33-12-0093.002	01/03/24	Detached Residential Storage Building (Shed)	2080	90	A	34,597	Otto, Kevin
2024	1	19480		Troutman, Mike	East Norwegian Township	08-02-0019.007	01/03/24	Construction Company/ Tradesperson Office	2100	150	C-1	N/A	Troutman, Mike
2024	1	19481		Harner, Hunter D.	Upper Mahantongo Township	31-08-0007.002	01/15/24	New Single Family Dwelling	1860	90	CR	312,000	Harner, Hunter D.
2024	1	19482		Economos, Virginia	North Union Township	19-06-0006.000	01/15/24	Two-story Three season Sun Room	120	90	A	49,000	Bittner, John
2024	1	19483		BRH Homes in PA Southeast, LLC	Pine Grove Borough	58-07-0012.150	01/15/24	New Single-Family Dwelling w/ attached gargage	2833	90	R-2	193,000	Miller, Lisa (Berks Homes)
2024	1	19484		BRH Homes in PA Southeast, LLC	Pine Grove Borough	58-07-0012.165	01/16/24	New Single-Family Dwelling w/ attached gargage	3762	90	R-2	210,000	Miller, Lisa (Berks Homes)
2024	1	DENIED		Hadleman, Darrel L.	Washington Township	33-12-0018.001	01/23/24	The proposed use (welding shop) is not a use permited within Section 306.C.A.		150	A		Hadleman, Darrel L.
2024	2	19485	***ZHB***	Monki, LLC	Tremont Borough	67-04-0210.000	02/05/24	Change of Use- From warehouseing to window assembly manufacturing	5000	150	C-1		Szczepanski, Mark
2024	2	19486		Johnson, Kevin	Pine Grove Borough	58-04-0003.002	02/05/24	Detached Residential Storage Building (Shed)	160	90	R-2	6,273	Johnson, Kevin
2024	2	19487		Donley, Annie M.	Porter Township	22-05-0042.004	02/05/24	In-Ground Swimming Pool	1617	90	A	130,000	Glessner, Debby
2024	2	19488		Morgan, Colt	Washington Township	33-11-0072.000	02/15/24	Detached Residential Storage Building (Pole Building)	2880	150	A	55,830	Morgan, Colt
2024	2	19489		Seroka, Glen	Union Township	30-11-0005.000	02/20/24	Detached Residential Storage Building (Garage)	1200	90	A	35,000	Seroka, Glen
2024	2	19490		Beck, John G. & Joy D.	Eldred Township	10-07-0063.001	02/20/24	Detached Residential Storage Building (Pole Building)	2376	90	A	90,000	Beck, John G. & Joy D.
2024	2	DENIED		Smart Home Fixers, LLC	East Norwegian Township	08-10-0017.000	02/26/24	The application was denied as an automotive sales is not a permitted use within the C-1 Zoning District per Section 306.I.	N/A	150	C-1	N/A	Cordero, Crusel
2024	2	19491		Iaacs, Sonia	Minersville Borough	52-02-0170.000	02/26/24	Minor Home Occupation (Beautician Shop)	N/A	120	R-3	N/A	Iaacs, Sonia
2024	2	19492		Jameson Services, LLC	Minersville Borough	52-02-0728.000	02/26/24	Change of use from SFD to 2 -unit apartment building	2088	150	R-3	15,000	Jameson, Jean
2024	2	19493		Butcavage, Anna T.	Minersville Borough	52-05-0349.000	02/26/24	Residential Addition	112	90	R-3	10,000	Butcavage, Anna T.
2024	2	19494		Daubert and Zimmerman	Pine Grove Borough	58-07-0012.000	02/26/24	New Single Family Dwelling	3033	90	R-2	232,000	BRH Homes in PA Southeast, LLC
2024	2	19495		Daubert and Zimmerman	Pine Grove Borough	58-07-0012.000	02/26/24	New Single Family Dwelling	3383	90	R-2	210	BRH Homes in PA Southeast, LLC
2024	2	19496		Lehman, Jacob	North Union Township	19-05-0020.001	02/28/24	Detached Residential Storage Structure (Pole Building)	1200	90	A	45,000	Lehman, Jacob