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, October 9, 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**

4. **Extension Requests**

   4.1 **Extension of time for a Planning Commission decision** (none)

   4.2 **Extension of time for Planning Commission conditional approval** (none)

   4.3 **Notification of Expiration of Time Extensions (no action required)** (none)

5. **County Governed Plans**

	Subdivision	Municipality	Tax Parcel Number(s)	Staff Recommendation	Reviewing Engineer	Action by PC No Later Than
5.1	Subdivision Final Plan of Property of Kevin M & Theresa A Haas	Eldred Township	10-10-0014.000	Conditional Final Plan Approval	Lisa Mahall	12/10/2024
5.2	Bennis/Leshko Willow Street Minor Subdivision/Annexation	Middleport Borough	51-02-0204.000 51-02-0204.001	Conditional Final Plan Approval	Lisa Mahall	12/10/2024
5.3	Bennis/Leshko Shade Street Minor Subdivision/Annexation	Middleport Borough	51-02-0207.000	Final Plan Approval	Lisa Mahall	12/10/2024
5.4	Ashland Solar Project Land Development Plan	Barry Township	01-06-0033.001		WJP	10/9/2024
5.5	CVE Kurtz Solar Project Preliminary Land Development Plan	Washington Township	33-11-0001.003 33-11-0001.004	Preliminary Plan Approval	WJP	11/12/2024
5.6	Tyler J & Denise Beck Land Development	Porter Township	22-08-0050.000	Denial	WJP	11/12/2024

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

7. **Act 247 Reviews**

7.1 **Plan Reviews** (See Attachments)

	Subdivision	Municipality	Tax Parcel Number(s)
7.1.1	Preliminary – Final lot Annexation Plan of Lands of Kevin D and Kelly A Gardecki	Butler Township	04-35-0019.000 04-35-0023.001
7.1.2	Preliminary/Final Land Development Plan St Kierans Solar Project	Cass Township	05-05-0002.005
7.1.3	Atkinson 20Lot Subdivision/Land Development	East Brunswick Township	07-11-0041.000 07-11-0042.000
7.1.4	Elaine J Hollenbach Estate/Case Annexation	East Brunswick Township	07-07-0002.000 07-07-0002.002 07-07-0002.003 07-07-0002.004 07-07-0003.000 07-07-0006.000 07-07-0007.000 07-07-0007.001
7.1.5	Boundary Adjustment & Final Annexation Plan of Lands of Gwen Gentile Estate	North Manheim Township	18-06-0012.000 18-06-0012.001
7.1.6	Krause Subdivision Final Plan	Rush Township	25-06-0025.000
7.1.7	Final Lot Annexation Plan of Lands of Daniel M Webber Sr & Daniel M Weber Jr	West Brunswick Township	35-05-0039.004 35-05-0039.005

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

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

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

10. **Planning Director's Report**

11. **New Business**

- 2025 Planning Commission Schedule
- Renewable Energy Zoning Ordinance Amendment

12. **Adjournment**

REVIEWING ENGINEERS REPORT
SCHUYLKILL COUNTY PLANNING COMMISSION

Meeting date: October 9, 2024

Subdivision Name:	Subdivision Final Plan Kevin M & Theresa A. Haas
Municipality:	Eldred Township
Zoning District:	A- Agricultural
Intended Use:	Residential
Total Acres:	25.637
UPI Number:	10-10-0014.000
Number of Lots:	2
Surveyor of Record:	Walter J. Manhart, PLS
Date of Plan:	June 4, 2024

COMMENTS:

1. Identify Tract 1 Parcel 1 and Tract 1 Parcel 2 on the plan (Section 504.B).
2. Plan Note 1 states that Lots 3 & 4 are shown for clarity and not involved in this subdivision, yet Plan Note 2.2 states that Lot 4, 10-10-0012.000 will be included in the new deed for Lot 1 (Section 504.C).
3. Plan Note 2.5 states “Lot 3, 10-10-0019.000 will be included in new deed for Lot 1”- Please clarify.
4. Plan appears to subdivide Tract 1 Parcel 1 into Lot 1 & Lot 2, then annex Lots 1, 3 & 4. Will the new deed included 3 distinct parcel descriptions or annex all 3? Please clarify.
5. Please provide deed descriptions for all parcels/lots involved. If an annexation is anticipated, 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 Zoning Ordinance.

REVIEWING ENGINEERS REPORT
SCHUYLKILL COUNTY PLANNING COMMISSION

Meeting date: October 9, 2024

Subdivision Name:	Bennis/Leshko Willow Street Minor Subdivision/Annexation
Municipality:	Middleport Borough
Zoning District:	R-3 High Density Residential
Intended Use:	Residential
Total Acres:	0.435
UPI Number:	51-02-0204.000, 51-02-0204.001
Number of Lots:	3
Surveyor of Record:	Gary S. Ryan, PLS/WJP Engineers
Date of Plan:	August 5, 2024

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:

On May 7, 2024, the Schuylkill County Zoning Hearing Board held a hearing as requested by John Leshko. The Zoning Hearing applicant had requested a variance from Sections 307.C.4 and 403.A of the Zoning Ordinance, which requires an accessory structure to be on the same lot as a principal building. The applicant owns a lot with an existing semi-attached, single-family dwelling and a vehicle garage. The request, which was granted by the Zoning Hearing Board (Approved = May 7, 2024, Decision Date = June 7, 2024) allows the applicant to submit a Subdivision Plan proposing the subdivision of the dwelling from the vehicle garage resulting in the garage – an accessory structure – being on a lot without a principal building - the dwelling.

The plan complies with the Zoning Hearing Board decision and otherwise appears to comply with the Zoning Ordinance.

REVIEWING ENGINEERS REPORT
SCHUYLKILL COUNTY PLANNING COMMISSION

Meeting date: October 9, 2024

Subdivision Name:	Bennis/Leshko Shade Street Minor Subdivision Final Plan
Municipality:	Middleport Borough
Zoning District:	R-3 High Density Residential
Intended Use:	Residential
Total Acres:	0.23
UPI Number:	51-02-0207.000
Number of Lots:	2
Surveyor of Record:	Gary S. Ryan, PLS/WJP Engineers
Date of Plan:	August 5, 2024

COMMENTS:

The plan appears to comply with the Subdivision and Land Development Ordinance.

SCHUYLKILL COUNTY ZONING OFFICER'S REPORT:

The plan appears to comply with the Zoning Ordinance.

WJP ENGINEERS

CIVIL ENGINEERING
ARCHTECTURAL ENGINEERING
ENVIRONMENTAL ENGINEERING
SURVEYING

1406 Laurel Boulevard
Pottsville, PA 17901
Phone: 570-622-4550
Fax: 570-628-4445
wjpengineers.com

LETTER OF TRANSMITTAL

VIA EMAIL

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

Attention: Susan A. Smith, Director

FROM: William J. Parulis, P.E.

RE: Ashland Solar Project
Final Land Development Plan
Barry Township, Schuylkill County, PA

PROJECT NO: 2302-2

DATE: September 17, 2024

COPIES: Lisa Mahall, P.E. (via email)
Sevie Yeneshosky, (via email)
FileTRANS-07

. . . . . .

DESCRIPTION OF TRANSMITTED MATERIALS:

Reviewing Engineers Report for meeting date October 9, 2024.

SPECIAL INSTRUCTIONS:

For your consideration.

REVIEWING ENGINEERS REPORT
SCHUYLKILL COUNTY PLANNING COMMISSION
Meeting Date: October 9, 2024

Land Development Plan Name:	Ashland Solar Project
Municipality:	Barry Township
Zoning District:	Agricultural District
Intended Use:	Solar Project
UPI Number(s):	01-06-0033.001
Number of Lots:	1
Engineer of Record:	ARM Group, LLC
Date of Plan:	08/05/24; Sheets 1 to 7
Reviewed By:	WJP Engineers, 09/17/24

COMMENTS:
MATERIALS RECEIVED

Digital Submissions received:

1. ARM Group Response Letter and attachments, dated 9/13/24.

2. Final Plan, Sheets 2, 3, 4, and 6, as revised 9/4/24, by ARM Group, LLC., Hershey, PA.

3. Reference Plan - Property Plan, by JHA, as revised 9/10/24.

4. Deed from Nescopeck Solar LLC to Valhalla Investment Company, LLC Dated 8/21/24.

5. Lease Agreement, Valhalla Investment Co. Inc. to Nescopeck Solar, LLC, dated 8/23/24

Project Scope and Location
This is the second submission on the Final Plan for the proposed project, 2.4MW AC Solar Farm on a 9.35 Acre Site on the west side of Mill Road in Barry Township Schuylkill County. The original Final Plan submission, dated 8/5/24, was based on the Preliminary Plan approved by the County Planning Commission on June 12, 2024.

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 revised submission addresses the plan review for the September 11, 2024 Meeting. Prior review comments from the September 11, 2024 review, and subsequent email discussion with the developer are included.

Article 7 Major Subdivision or Land Development – Preliminary Plan

1. Sections 703.C and 804.C – Landowner – There have been two conveyances of property since the Preliminary Plan. Conveyance by Deed from the prior owners, Robert V. and Sheri N. Brennan to Nescopeck Solar LLC and a subsequent conveyance from Nescopeck Solar to Valhalla Investment Company, LLC. Nescopeck Solar LLC will be Lessee on the property. *The Conveyances and Lease information should be addressed on a revised Plan Cover sheet prior to Final approval.*

2. Sections 703.D.1 and 804.D.1 – Boundary survey plan was previously provided, and the last Preliminary Plan review requested accurate descriptions on the site boundary, legal right-of-way line of LR 53056 (SR 4020) and Mill Road (T-403).

The revised Survey Plan submitted and the revised Plan Sheet 2, addressed the requested information.

3. Sections 703.H and 804.H – Erosion and Sediment Control – Compliance with Chapter 102 and NPDES requirements remains to be completed prior to final plan approval. The project was submitted to the Schuylkill Conservation District. *A Completeness letter was issued, but Technical Review is still required. Approval of the Erosion and Sediment Control plan is required prior to Final Plan approval.*

4. Sections 703.F and 804.F – Grading and Drainage Plan – Added comments for compliance with Section 1121 are listed below.

5. Sections 703.L and 804.L – Landscape Plan – The Preliminary Plan approval included the requirement for a Landscape Plan and buffer area on all sides of the property. *The Revised Plan provided added detail on the proposed Landscape Screen and plant species on Plan Sheets 4 and 6.*

6. Section 704.J – Highway Occupancy Permit – *The Driveway Permit for the entrance from Mill Road (T-403) is addressed in the response. The Township will issue the Driveway permit after Plan approval by the County.*

7. Section 805.O – *Development Schedule for improvements has been provided. Final Plan approval is required prior to construction starting.*

8. Section 805.P – Development Cost Estimate – An estimate in full detail of Construction Costs for materials, supplies and labor to cover the full cost of installing the required improvements, including all Erosion and Sediment Controls, stormwater controls, seeding

and mulching, landscaping, overall site fencing should be estimated, with the 10% contingency added as required by the PA MPC; refer to Article 9. *The Cost estimate has been provided and is acceptable.*

9. Section 805.P&Q – Financial Security and Maintenance Bond will be required; refer to Article 9. *Comment Remains*.

10. Article 9 – Guarantee of Improvements Installation - A development Agreement and Financial Guarantee under this Article will be required. *Comment Remains.*

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. Specific items are noted as follow:

    Infiltration Berm No. 1, has been sized with storms routed through the 100-year storm. The revised design in the final plan submission addresses the comment.

    Section 1121.O – *Setbacks of the permanent stormwater controls from property lines and right-of-way lines have been addressed. The berm is now at least 50' from the right-of-way lines.*

    Added Stormwater Issue – *The designer has provided clarification of the design criteria and proposed improvements. The main site ground cover will be changed from a cultivated field to a Meadow, using natural plant seeding. Temporary Stormwater controls should be kept in place until the field conditions are stabilized. Based on the Post Construction Stormwater Management Plan, added controls on the south side of the project should not be required.*

12. Section 1123 – Erosion and Sediment Controls – All Erosion and Sediment Controls must meet the requirement of this Ordinance and the Chapter 102 Permitting requirements of PA DEP. A*pproval for both E&S Control and NPDES Permit requirements must be provided before final plan approval.*

The Planning Commission can consider Conditional Final Approval, based on issuance of E&S and NPDES approvals as well as completion of Improvement Agreements and posting of Financial Guarantees.

TO: Lisa Mahall

FROM: Ed Wenger, Zoning Officer

DATE: August 20, 2024 (Updated)

SUBJECT: **Administrative Zoning Reviews –August 2024 (B)**

Below, please find the zoning review for plans submitted for the Planning Commission Meeting:

1. MCHUGH	
Reviewer:	Ed Wenger
Subdivision Name:	Major Subdivision Preliminary Plan for Daniel McHugh
Municipality:	Washington Twp.
Parcel Number(s):	33-05-0048.001
Zoning District:	A (Agricultural)

Zoning Review Comments:

I have the following comments:

a. The Agricultural Nuisance Disclaimer language from Section 310.A.1 should be added to the plan and the deeds for any newly created lots within the Agricultural Zoning District.

b. The plan shows that Lots 7, 8, 9, and 10 will be accessed by means of a shared private driveway easement. Section 801.A.1 of the Zoning Ordinance states, "A lot may have vehicle access to a public street / road using an easement serving no more than 3 single family detached residences". The applicant would need to secure a variance form the Schuylkill County Zoning Hearing Board to the requirements of Section 801.A.1 to allow for more than 3 single family detached residences to be served by the driveway or reconfigure the plan to allow for the direct connection of the driveways to the public road.

c. Should the number of single family detached residences being served by the shared private driveway easement be reduced to 3 or less, or the above stated variance is granted, the plan should depict all aspects of the requirements of Section 801.A.1 prior to final plan approval.

The remainder of the plan appears to comply with the requirements of the Zoning Ordinance.

2. ASHLAND SOLAR	
Reviewer:	Ed Wenger
Subdivision Name:	Major Land Development Final Plan - Ashland Solar Project
Municipality:	Barry Township
Parcel Number(s):	01-06-0033.001
Zoning District:	A (Agricultural)

Zoning Review Comments:
The plan appears to comply with the requirements of the Zoning Ordinance.

WJP ENGINEERS

CIVIL ENGINEERING
ARCHTECTURAL ENGINEERING
ENVIRONMENTAL ENGINEERING
SURVEYING

1406 Laurel Boulevard
Pottsville, PA 17901
Phone: 570-622-4550
Fax: 570-628-4445
wjpengineers.com

LETTER OF TRANSMITTAL

VIA EMAIL

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

Attention: Susan A. Smith, Director

FROM: William J. Parulis, P.E.

RE: CVE Kurtz Solar Project
Preliminary Land Development Plan
Washington Township, Schuylkill County, PA

PROJECT NO: 2402-1

DATE: September 20, 2024

COPIES: Lisa Mahall, P.E. (via email)
Sevie Yeneshosky, (via email)
FileTRANS-03

. . . . . .

DESCRIPTION OF TRANSMITTED MATERIALS:

Reviewing Engineers Report for meeting date October 9, 2024

SPECIAL INSTRUCTIONS:

For your consideration.

REVIEWING ENGINEERS REPORT
SCHUYLKILL COUNTY PLANNING COMMISSION
Meeting Date: October 9, 2024

Preliminary Land Development 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:	02/29/2024; Revised 08/26/24
Reviewed By:	WJP Engineers 09/20/2024

COMMENTS:

MATERIALS RECEIVED

1, TRC Cover Letter dated August 26, 2024.

2. Preliminary/Final Plan – CVE North America, Kurtz Solar Project, 10 sheets, as revised August 26, 2024, by TRC, Dickson City, PA.

3. Erosion and Sediment Control Plan, Kurtz Solar Project, 8 sheets, dated February 29, 2024, by TRC, Dickson City, PA.

4. Kurtz Solar Project, PCSM Module 2 and Supporting Calculations, no revision date.

Project Scope and Location
The project proposes a solar energy generating facility in Washington Township, Schuylkill County on two parcels currently under separate ownership, UPI #33-11-0001.003 and #33-00-0001.004. The Plan is the second submission of a Preliminary/Final Plan for review.

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 is submitted and reviewed under the Major Land Development Preliminary Plan requirements under Article 7 of the County SALDO. Both Preliminary and Final Plan submissions and reviews are required unless a wavier is requested and granted by the Planning Commission.

Section 702.B – Administrative Submission Requirements
The plan generally complies with the requirements. The revised submission contains 10 sheets, including Sheets L-100, Landscape Plan, and L-200 Landscape Details which were not included in the last submission.

In addition, the Final Land Development Plan to be recorded must include all plan sheets of the Erosion and Sediment Control Plan and the Post Construction Stormwater Management (PCSM) Plan. **All plan sheets should be consecutively numbered from Sheet 1 through the full set of plan sheets.**

Section 703 – Plan Requirements

Section 703.F – Grading and Storm Drainage Plan:

Added details on the access roads have been provided and are acceptable. Revisions to grading include adding infiltration trenches in both areas to further contain runoff.

Section 703.G – Utility Plan:

1. Underground line locations have been clarified on the plan.

2. The plan clarifies off-site connections.

3. The project includes two parcels under separate ownership and appears to show that they will remain separate. An Easement for Access and utilities for proposed utilities for parcel 003 crossing parcel 004 has been provided.

Section 703.H – Erosion and Sediment Control Plan, including all Chapter 102 requirements and NPDES Permit must be approved. Final approval will require an approval and permit issuance from the Schuylkill Conservation District and PA DEP. The full set of PCSM and E&S Plans must be included with the Final Plan. For recording, all plan sheets must be labelled numerically from Sheet 1 through the entire plan set. The E&S Plan Set was not reviewed since the cover letter stated it is being revised to address Conservation District Comments.

Section 703.L – Landscape Plan – A Landscape Plan has been provided for review. It proposes a 25' wide vegetative strip along the south, west, and north sides of the overall area. It is identified as a Visual Mitigation Planting on the plan. The detail sheet shows a planting legend, but the Planting template referenced is not shown on the plan.

Design Standards

Section 1117 – Access Driveway and Driveways:

The revised Plan addresses the concerns on the access driveway slopes, including profiles of the proposed driveways, which meet the requirement of the Ordinance.

Sight distance measurements are shown.

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

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. The revised PCSM calculation were provided for review. Issues with the PCSM Plan were discussed with the discussed with the designer on July 1, 2024.

Added details were provided and calculations updated in the PCSM Plan Narrative. Any changes to PCSM Plan required by the Conservation District must be added to the final plan.

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. E&S Plans must be updated to address conservation district comments and provided with the final plan.

Plan Status
The Planning Commission can consider this plan for Preliminary Plan approval. If approved, Final Plan submission should include the approved E&S and PCSM Plans. Final plans are subject to Improvements Agreement and posting of Financial Guarantees.

TO: Lisa Mahall

FROM: Ed Wenger, Zoning Officer

DATE: Reviewed January 11th, 2024, and updated April 9th, 2024

SUBJECT: **Administrative Zoning Reviews – January 2024 (A)**

Below, please find the zoning review for plans submitted for the Planning Commission Meeting:

1. CVE NORTH AMERICA – KURTZ SOLAR PROJECT	
Reviewer:	Ed Wenger
Subdivision Name:	CVE North America - Kurtz Solar Project
Municipality:	Washington Twp.
Parcel Number(s):	
Zoning District:	A (Agriculture)

Zoning Review Comments:
The review was limited to the proposed use only as the submitted plan was a sketch plan in nature and lacked specific zoning data to include, but not limited to, Universal Parcal Identifaction Numbers for the lots. The proposed use appears to be solar energy collection which is a use permitted by right within the Agricultural Zoning District, Sect. 306.C.1 (y).

WJP ENGINEERS

CIVIL ENGINEERING
ARCHTECTURAL ENGINEERING
ENVIRONMENTAL ENGINEERING
SURVEYING

1406 Laurel Boulevard
Pottsville, PA 17901
Phone: 570-622-4550
Fax: 570-628-4445
wjpengineers.com

LETTER OF TRANSMITTAL

VIA EMAIL

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

Attention: Susan A. Smith, Director

FROM: William J. Parulis, P.E.

RE: Tyler J. & Denise J. Beck
Final Land Development Plan
Porter Township, Schuylkill County, PA

PROJECT NO: 2402-3

DATE: August 28, 2024

COPIES: Lisa Mahall, P.E. (via email)
Sevie Yeneshosky, (via email)
FileTRANS-01

. . . . . .

DESCRIPTION OF TRANSMITTED MATERIALS:

Reviewing Engineers Report for meeting date September 11, 2024.

SPECIAL INSTRUCTIONS:

For your consideration.

REVIEWING ENGINEERS REPORT
SCHUYLKILL COUNTY PLANNING COMMISSION
Meeting Date: September 11, 2024

Land Development Plan Name:	Tyler J. & Denise J. Beck
Municipality:	Porter Township
Zoning District:	Agricultural District
Intended Use:	Solar Project
UPI Number(s):	22-08-0050.000
Number of Lots:	1
Engineer of Record:	Burget & Associates, New Bloomfield, PA
Date of Plan:	08/07/24; Sheets 1 to 4
Reviewed By:	WJP Engineers; 08/28/24

COMMENTS:

MATERIALS RECEIVED

1. Appendix B Application, dated 7/12/24; Received by County, 8/7/24

2. Appendix C.2 Minor Final Plan Checklist.

3. Final Land Development Plan, Tyler J. & Denise J. Beck, Sheets 1 to 4, by Burget & Associates, Inc., dated 8/7/24.

Project Scope and Location
The project proposes a solar energy generating facility on two Lease Areas, 7.235 Acres and 5.446 Acres on an overall 39.95 Acre Parcel in Porter Township, Schuylkill County. The Plan is presented as a Final Plan.

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)

1. Section 702.B – Administrative Submission Requirements – The plan and application is submitted as a Final Land Development Plan. The Plan should be revised to address the Major Land Development Preliminary Plan requirements of Article 7 of the County SALDO.

   This Review is made according to the Preliminary Plan Requirements, Section 703.

2. Section 703 C.1.a – Plan must be labeled as a Major Land Development Preliminary Plan.

3. 703 C.5 – Location Map – Quad Map at a scale of 1'1=1000' must be provided. Provided Map does not meet this requirement.

4. 703 C.6 – Vicinity Map must be provided.

5. 703.D.1 – Total Boundary Lines of tract are to be provided. Boundary Survey information required under this section is not provided. The plan contains partial boundary locations, but not for the entire tract.

6. Section 703.E – Layout Plan – Plans presented in sufficient detail to address all requirements are required. The plans contain two separate lease areas. There is no location shown for the access from Lease Area 2 to lease Area 1, and a suitable design for that access.

7. 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.

   Proposed grading in the areas of site access driveway etc. must be shown.

   Drainage Plans must include the requirements of Sections 1121 and 1123.

8. Section 703.G – Utility Plan – All existing and proposed utilities must be shown based on the survey. The Utility connection point may be on private property and an easement required.

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

   Plan note 10 incorrectly identifies Northampton County Conservation District.

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

11. Section 703.L – Landscape Plan – A Landscape Plan can be required if determined by the Planning Commission to be necessary. *Prior projects reviewed by the County have determined a landscape plan is required and a buffer area must be addressed.*
12. Section 1117 – Access Driveway and Driveways.

    A PennDOT Highway Occupancy Permit for access to Clarks Valley Road, SR 0325, must be provided for Final Plan approval.

    Lease Area 2 extends to the centerline of SR 0325. A legal interpretation on whether the lease area can extend onto the State Right-of-way should be made.

    Details of the driveway area grading etc. should be shown on the plan in accordance with this section.

13. 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.

14. 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.

<u>Subsequent Plan Submission</u>

After Preliminary Plan approval, Final Plans for the project must be submitted and approved under Articles 8 and 9 of the SALDO.

<u>General Comments</u>

1. The Limit of Disturbance Chart on Sheet 1 makes an unrealistic determination on disturbed area. The entire project lease area and total areas of solar panels have been considered disturbed areas on similar projects under County review.

2. There are numerous typographic errors and discrepancies on Plan sheets that should be corrected.

TO: Lisa Mahall

FROM: Ed Wenger, Zoning Officer

DATE: 8/8/2024

SUBJECT: **Administrative Zoning Reviews –August 2024 (A)**

Below, please find the zoning review for plans submitted for the Planning Commission Meeting:

1. BECK	
Reviewer:	Ed Wenger
Subdivision Name:	Final Land Development Plan - Tyler J. & Denise J. Beck – Solar Energy Collection
Municipality:	Porter Twp.
Parcel Number(s):	22-08-0050.000
Zoning District:	A (Agricultural)

Zoning Review Comments:
The maximum height of the installed solar panels should be added to the Solar Panel Installation Detail on page 4 of the plan set. The remainder of the plan appears to comply with the requirements of the Zoning Ordinance.

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

September 30, 2024

Butler Township
211 Broad St
Ashland PA 17921

SUBJECT: **Act 247 Plan Review**
Plan Name: Preliminary – Final Lot Annexation Plan of Lands of Kevin D & Kelly A Gardecki
Professional of Record: O'Neill Surveying
Owner(s)/Applicant(s): Kevin D Gardecki, Kelly A Gardecki, Thomas L Smith
Tax Parcel Number(s): 04-35-0019.000, 04-35-0023.001
Plan Date: 08/27/2024
Date Received: 09/27/2024

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 October 9, 2024 meeting.**

PROJECT INFORMATION

Location	26 Main St, 36 Main St
Zoning District(s)	R-2 (Medium 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

The plan proposes the subdivision of a 0.09-acre lot from the Gardecki parcel to be annexed to the Smith parcel.

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.

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

2. **Professional of Record:** The signature, seal and certification of the engineer or surveyor have not been provided.

3. **Owner Certification:** The Township should consider whether Thomas Smith should sign the plan in addition to the Gardecki's.

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

September 30, 2024

North Manheim Township
303 Manheim Rd
Pottsville PA 17901

SUBJECT: **Act 247 Plan Review**
Plan Name: Boundary Adjustment & Final Annexation Plan of Lands of Gwen Gentile Estate
Professional of Record: Colonial Surveying
Owner(s)/Applicant(s): Gwen Gentile (deceased), Donald W Helbig (deceased) – Record Owners
Gregory G Alexander, Esq – Executor Gwen Gentile Estate
Tax Parcel Number(s): 18-06-0012.000, 18-06-0012.001
Plan Date: 05/28/2024
Date Received: 09/24/2024

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 October 9, 2024 meeting.**

PROJECT INFORMATION

Location	319 Deer Trail Dr, 163 E Second Mountain Rd
Zoning District(s)	R-A (Residential Agricultural)
Water	None proposed
Sewer	None proposed
Present Use	Residential
Proposed Use	Residential
Number of New Lots	0
Proposed Non-Residential Building Area	N/A

The purpose of the plan is to remove an encroachment of a house over the property line. It appears that because the minimum lot area in the R-A district is 5-acres and the lot assessed as 18-06-0012.001 has a nonconforming lot area, that a land swap between the two lots is proposed so that the resultant lot area for 18-06-0012.001 is equivalent to its current nonconforming lot area.

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 and Zoning Office keeps a copy of the submitted plan for our record after review and endorsement by the Planning Commission. If only one (1) plan is submitted, we will keep that plan. The Recorder of Deeds Office requires two (2) copies of a reviewed and stamped plan for recording. All additional plan 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.

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

September 30, 2024

East Brunswick Township
35 W Catawissa St
New Ringgold PA 17960

SUBJECT: **Act 247 Plan Review**
Plan Name: Atkinson 20Lot Subdivision/Land Development
Professional of Record: K.L. Bensinger
Owner(s)/Applicant(s): Brian D Atkinson, Julie A Werdt
Tax Parcel Number(s): 07-11-0041.000, 07-11-0042.000
Plan Date: 08/21/2024
Date Received: 09/27/2024

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 October 9, 2024 meeting.**

PROJECT INFORMATION

Location	1351 Red Dale Rd
Zoning District(s)	RR (Rural Residential), AP (Agricultural Preservation)
Water	Proposed On-Lot
Sewer	Proposed On-Lot
Present Use	Residential, Agricultural
Proposed Use	Residential, Agricultural
Number of New Lots	2
Proposed Non-Residential Building Area	N/A

This plan creates two new lots, Lot 1 and Lot 2. Lot 1 has the existing single-family dwelling. Lot 2 is proposed for a new single-family dwelling

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.

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

2. **Owner Certification:** The owner's signature and acknowledgement of the plan is not complete. These items must be notarized and must be shown on all plans prior to recording in the County Recorder of Deeds Office.

3. **Water:** The plan proposes an on-lot water supply for Lot 2. The property owner must maintain compliance with applicable PADEP regulations.

4. **Sewer:** The plan proposes an on-lot sewage system for Lot 2. A Sewage Planning Module should be completed.

5. **Lot Access**: If the new dwelling proposed for Lot 2 will be accessed by the existing paved driveway -> earth lane, then a proposed easement agreement between the parties should be submitted for review. Otherwise, a Highway Occupancy Permit application must be submitted to the appropriate state or local department for review prior to construction. Section 508.6 of the PA Municipalities Planning Code states, in part, "No plat which will require access to a highway under the jurisdiction of the Department of Transportation shall be finally approved unless the plat contains a notice that a highway occupancy permit is required pursuant to Section 420 of the act of June 1, 1945 known as the State Highway Law before any driveway access to a State highway is permitted.

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

September 30, 2024

East Brunswick Township
35 W Catawissa St
New Ringgold PA 17960

SUBJECT: **Act 247 Plan Review**
Plan Name: Elaine J Hollenbach Estate/Case Annexation
Professional of Record: K.L. Bensinger
Owner(s)/Applicant(s): Elaine J Hollenbach (deceased), Keith Case, Jared Case
Tax Parcel Number(s): 07-07-0002.000, 07-07-0002.002, 07-07-0002.003, 07-07-0002.004, 07-07-0003.000, 07-07-0006.000, 07-07-0007.000, 07-07-0007.001
Plan Date: 08/21/2024, last revised 09/11/2024
Date Received: 09/27/2024

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 October 9, 2024 meeting.**

PROJECT INFORMATION

Location	In the area of and including 2139 Summer Valley Rd
Zoning District(s)	RR (Rural Residential)
Water	None Proposed
Sewer	None Proposed
Present Use	Residential, Seasonal Cabins
Proposed Use	Residential, Seasonal Cabins
Number of New Lots	1
Proposed Non-Residential Building Area	N/A

This plan creates one new lot on the north side of Summer Valley Rd with an existing single-family detached dwelling. The plan proposes the subdivision of a 0.052 lot from property owned by Keith Case to be annexed to land owned by Jared Case. The plan further proposes the annexation (or consolidation) of the properties now separately owned by Keith Case. Finally, the plan also proposes the annexation of the properties now separately owned by Jared Case, including the annex parcel from Keith Case.

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.

2. **Owner Certification:** The owner's signature and acknowledgement of the plan have not been provided. These items must be notarized and must be shown on all plans prior to recording in the County Recorder of Deeds Office.

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

September 30, 2024

North Manheim Township
303 Manheim Rd
Pottsville PA 17901

SUBJECT: **Act 247 Plan Review**
Plan Name: Boundary Adjustment & Final Annexation Plan of Lands of Gwen Gentile Estate
Professional of Record: Colonial Surveying
Owner(s)/Applicant(s): Gwen Gentile (deceased), Donald W Helbig (deceased) – Record Owners
Gregory G Alexander, Esq – Executor Gwen Gentile Estate
Tax Parcel Number(s): 18-06-0012.000, 18-06-0012.001
Plan Date: 05/28/2024
Date Received: 09/24/2024

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 October 9, 2024 meeting.**

PROJECT INFORMATION

Location	319 Deer Trail Dr, 163 E Second Mountain Rd
Zoning District(s)	R-A (Residential Agricultural)
Water	None proposed
Sewer	None proposed
Present Use	Residential
Proposed Use	Residential
Number of New Lots	0
Proposed Non-Residential Building Area	N/A

The purpose of the plan is to remove an encroachment of a house over the property line. It appears that because the minimum lot area in the R-A district is 5-acres and the lot assessed as 18-06-0012.001 has a nonconforming lot area, that a land swap between the two lots is proposed so that the resultant lot area for 18-06-0012.001 is equivalent to its current nonconforming lot area.

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 and Zoning Office keeps a copy of the submitted plan for our record after review and endorsement by the Planning Commission. If only one (1) plan is submitted, we will keep that plan. The Recorder of Deeds Office requires two (2) copies of a reviewed and stamped plan for recording. All additional plan 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.

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

September 30, 2024

Rush Township
104 Mahanoy Ave
Tamaqua PA 18252

SUBJECT: **Act 247 Plan Review**
Plan Name: Krause Subdivision Final Plan
Professional of Record: K.L. Bensinger
Owner(s)/Applicant(s): Russell Krause, Robert Krause
Tax Parcel Number(s): 25-06-0025.000
Plan Date: 09/10/2024
Date Received: 09/16/2024

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 October 9, 2024 meeting.**

PROJECT INFORMATION

Location	Between Bernhard Rd and Grier Ave
Zoning District(s)	AP (Agricultural Preservation)
Water	Proposed On-lot
Sewer	Proposed On-lot
Present Use	Vacant (wooded)
Proposed Use	Residential, Vacant (residue)
Number of New Lots	1
Proposed Non-Residential Building Area	N/A

The plan proposes creation of 1 new lot for a single-family dwelling.

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.

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

2. **Owner Certification:** The owner's signature and acknowledgement of the plan have not been provided. These items must be notarized and must be shown on all plans prior to recording in the County Recorder of Deeds Office.

3. **Waivers:** The cover sheet notes 2 requested waivers from your SALDO. 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 reflect the approval date. If denied, it is recommended that the note be removed for clarity.

4. **Water:** The plan proposes on-lot water supply. The property owner must maintain compliance with applicable PADEP regulations.

5. **Sewer:** The plan proposes an on-lot sewage system. A Sewage Planning Module should be completed.

6. **Lot Access:** The plan proposes lot access to Bernhard Rd, which is a township road. Prior to construction of a new driveway, permission to connect to a municipal road should be requested by the individual lot owner.

7. **Editorial**: (a) The Intended Use note (last sentence) may need to be corrected. It states that "The residue is vacant with public septic and water supply….." (b) The Source of Title indicates that the Deed Book/Page is 1419-0106, which I confirmed in the Recorders Online System. However, the deed plot and exception notes on the cover sheet list the page as 107, which does not appear to be correct.

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

September 30, 2024

West Brunswick Township
95 Municipal Rd
Orwigsburg PA 17961

SUBJECT: **Act 247 Plan Review**
Plan Name: Final Lot Annexation Plan of Lands of Daniel M Webber Sr and Daniel M Webber Jr
Professional of Record: O'Neill Surveying
Owner(s)/Applicant(s): Wayne Boone, Cathlene Boone, Morgan Boone, Daniel M Webber Sr, Daniel M Webber Jr
Tax Parcel Number(s): 35-05-0039.004, 35-05-0039.005
Plan Date: 07/26/2024
Date Received: 09/17/2024

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 October 9, 2024 meeting.**

PROJECT INFORMATION

Location	297 Pine Creek Dr, 305 Pine Creek Dr
Zoning District(s)	A-P (Agricultural Preservation)
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 a 0.15-acre lot from the Webber lot (35-05-0039.005) to be annexed to the Boone lot (35-05-0039.004).

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.

2. **Planning Commission Stamp:** 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. **Owner's Acknowledgement:** The owner's signature and acknowledgement of the plan have not been provided. Their signature must also be notarized. These items must be shown on all plans prior to recording in the County Recorder of Deeds Office.

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

October 2024 Planning Commission Meeting

Land Use Review of Permits

Applicant	**DCNR**
Letter Received From	**DCNR**
Municipality	**Ryan Township**
Location	**Tuscarora State Park**
Activity	**NPDES Permit Renewal**

DCNR is submitting a NPDES permit renewal to PADEP.

Applicant	**Ashland Little League Park**
Letter Received From	**HRG**
Municipality	**Ashland Borough**
Location	**Eureka Dr**
Activity	**Joint Permit Application**

The project includes the expansion of an existing baseball field facility. Improvements would impact an area of wetlands requiring fee in lieu.

Applicant	**Schuylkill County**
Letter Received From	**Benesch**
Municipality	**Girardville Borough**
Location	**Julia St over Mahanoy Creek**
Activity	**GP-11 for Replacement of Water Obstructions and Encroachments**

The County intends to rehabilitate County Bridge 80, which carries Julia St over Mahanoy Creek.

Applicant	**Mahanoy Creek Watershed Association**
Letter Received From	**Skelly and Loy**
Municipality	**Girardville Borough**
Location	**45-01-0016.000**
Activity	**Chapter 105 waiver, Section 401 Water Quality Certification, Section 404 of the Clean Water Act Authorization, Chapter 102 and NPDES permit**

MCWA proposes to construct an Acid Mine Drainage treatment system to abate the negative impacts of the Packer 5 mine discharge on Mahanoy Creek. The Packer 5 discharge is a very large flow of net alkaline water contaminated with iron that flows in a manmade channel through Girardville to its confluence with Mahanoy Creek. The proposed AMD treatment system will collect mine water discharge within the existing channel, route the water into the treatment system, and discharge the treated effluent to the remaining downstream channel to flow onward to Mahanoy Creek. The goal of the treatment system is to remove iron from the mine water through aeration and retention/settling.

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)
Washington Township	Construction of 2 livestock barns	33-12-0005.000

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	Reynolds Consumer Products	State Only Operating Permit issued
Pine Grove Township	Pleasant Vly Modular Homes Inc	State Only (Synthetic Minor) Permit issued

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
Eldred Township	Larry and Lori Heim Subdivision	DEP issued an approval letter – exception to revise the Act 537 plan for this proposed subdivision. The project consists of subdividing a 3.00-acre park into 2 single family residential lots on Ridge Rd. Each will be served by on-lot sewage disposal systems and wells.
North Manheim Township	Seiders Hill Phase 3	DEP issued an approval letter – revision to the Act 537 plan for this subdivision. The project consists of 33 single family residential lots along Red Horse Rd. The development will connect to SCMA's sewage collection system and generate 6890 GPD (33 lots x 208.8 GPD/lot) and will be treated at the SCMA Seiders Hill WWTP. Water will be a public supply. There is a project specific comment to avoid tree removal from 5/15 to 8/15 due to the project being located in the vicinity of northern long-eared bats.
West Penn Township	Billman Subdivision	DEP issued an approval letter – exception to revise the Act 537 plan for this proposed subdivision. The project consists of subdividing a 13.01-acre parcel into 2 single family dwelling lots located on Timber Lane. Total GPD is 800 GPD. The existing onlot system has been inspected and deemed adequate by the Township SEO.

Other

Applicant	**Schuylkill County Municipal Authority**
Letter Received From	**USDA**
Municipality	**Mahanoy City Borough**
Location	**48-09-0214.000**
Activity	**USDA Rural Development Financial Assistance**

SCMA is seeking financial assistance through USDA for the installation of a new potable water interconnection with the adjacent Mahanoy Township Authority water system. The project will include a new pump station to pump water from the MTA system to the SCMA system. A new pipeline will be constructed. The interconnection will provide additional water source capacity to meet current and future emergency/fire-flow demands in the SCMA Mount Laurel service area.

2024 Zoning Permit Activity

	Number of Permits Approved/Denied		Total Monthly Revenue
January	8	$	1,360.00
February	13	$	1,233.00
March	12	$	1,250.00
April	19	$	2,730.00
May	16	$	1,950.00
June	27	$	2,700.00
July	19	$	2,460.00
August	16	$	2,150.00
September	11	$	1,680.00
October			
November			
December			
Total (Year to Date)	**141**	**$**	**17,513.00**

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	9	DENIED		Leid, Vernon	Washington Township	33-12-0005.000	09/05/24	"A type of Raising of Livestock or Poultry Use that involves an average of more than 5 "animal equivalent units" per acre as calculated in State Nutrient Management regulations		150	A	493,500	Leid, Vernon
2024	9	19609		Hatter, Sally A	Frailey Township	12-07-0029.000	09/06/24	Residential Accessory Structure (Shed)	432	90	R-3	18,000	Hatter, Sally A
2024	9	19610	***ZHB***	Smart Homes Fixers, LLC/ Crusel Cordero	East Norwegian Township	08-10-0017.000	09/10/24	Automotive Sales	0	150	C-1	N/A	Cordero, Crusel
2024	9	19611	***ZHB***	Service Electric Cablevision Inc.	Delano Township	06-02-0003.000	09/10/24	New 25' Telecommunications Tower	1024	150	CM	310,005	Service Electric Cablevision Inc.
2024	9	19612		Stoltzfus, Ivan	Washington Township	33-12-0092.000	09/10/24	Garden Shed	280	90	A	N/A	Stoltzfus, Ivan
2024	9	19613		Berger, Doris	Washington Township	33-05-0081.000	09/12/24	Detached Residential Storage Structure (Garage)	1440	90	A	30,000	Berger, Doris
2024	9	19614		Bruckhart, Richard L.	North Union Township	19-05-0046.000	09/18/24	Agricultural Storage Building	6960	150	A	70,000	Bruckhart, Richard L.
2024	9	19615		Lapp, John	Washington Township	33-14-0019.002	09/24/24	New Deck with Porch	297	90	A	23,000	Foley, Robert J.
2024	9	19616		Widmann, Wayne	Minersville Borough	52-02-0501.000	09/24/24	Enclose Existing Patio	78	90	R-3	13,500	Widmann, Wayne
2024	9	19617		Yordy, Adam	Tremont Borough	67-04-0262.000	09/24/24	Replace Existing Porch	295	90	R-3	9,800	Humphry, Travis
2024	9	19618		Phillips, Kenneth	Frailey Township	12-07-0086.000	09/24/24	Detached Residential Storage Structure (Gargage)	864	90	R-3	28,000	Phillips, Kenneth
2024	9	DENIED		Patel, Manisha	Minersville Borough	52-05-0260.000, 52-05-0260.001, 52-05-0262.000	09/24/24			150	C-3	N/A	Patel, Manisha
2024	9	19619		Datchko, Steven	Delano Township	06-09-0043.000	09/24/24	New Manufactured Home	1064	90	R-3	11,000	King, Robert M.

PLANNING · ZONING · GIS
SCHUYLKILL COUNTY

Planning Commission
County of Schuylkill
2025 MEETING DATES

Wednesday, January 8
Wednesday, February 12
Wednesday, March 13
Wednesday, April 9
Wednesday, May 14
Wednesday, June 11
Wednesday, July 9
Wednesday, August 13
Wednesday, September 10
Wednesday, October 8
Wednesday, November 13
Wednesday, December 10
Wednesday, January 14, 2026

PROPOSED