Planning Commission
Schuylkill County
MINUTES – July 15, 2024

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

Commission Members Absent: Gary Bender; Nicholas Boyle; Joseph Palubinsky

Press Attending: None

Guests: Rick Yutko; Kate Kramer; Kole Kramer; * Mary Jo Moss; *Doug Herr; *Lindsey Legarht

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

Reviewing Engineers: Lisa Mahall, P.E.; Kevin Marmas, P.E.

*attended via ZOOM

The monthly meeting of the Schuylkill County Planning Commission was called to order by John Malinchok on Wednesday, July 15, 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 extension request to the agenda:

- Time extension request for Preliminary/ Final Land Development Plans Kurtz Solar Project

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

PUBLIC COMMENT

None

APPROVAL OF MINUTES

The minutes of the regular Planning Commission meeting held on June 12, 2024 were approved by the Planning Commission.

MOTION: On the motion of Mr. Lettich, seconded by Mr. Smeltz, the Planning Commission unanimously approved the minutes of the June 12, 2024 Planning Commission Meeting.

EXTENSION REQUESTS

Preliminary/ Final Land Development Plans Kurtz Solar Project

MOTION: On the motion of Mr. Briggs, seconded by Mr. Smeltz, the Planning Commission unanimously granted the Extension Request for Planning Commission decision until the September 11, 2024 Planning Commission meeting.

COUNTY SUBDIVISION AND LAND DEVELOPMENT PLANS

Four plans were submitted to the Planning Commission.

FUEL-UP MINERS CAR WASH LOT ANNEXATION AND LAND DEVELOPMENT PLAN

Minersville Borough
52-05-0259.000
52-05-0276.000
52-05-0277.000

Rick Yutko explained to the Planning Commission that he is working on addressing the Reviewing Engineers comments. He explained that the owner has now reduced the nuber of car wash bays to 2 to allow a 10 foot buffer left and right. Mr. Malinchok explained that stormwater is a big issue lately due to the types of short torrential downpours that have be happening. He asked that Mr. Yutko show the stormwater calculations to the Planning Commission before any action is taken next month. Mr. Yutko stated that he did reach out to Don Cuff who does anticipate drainage issues.

KRAMER SKETCH PLAN

Washington Township
33-04-0044.000
33-04-0043.000

The reason for submitting this sketch plan is to achieve comments on the situation at hand. Kole Kramer (33-04-0043.00) has an existing non-conforming lot and has no room for a new septic system for his existing residence. The original plan was to do an annexation between 33-04-0044.000 and 33-04-0043.000 The boundary survey revealed a 16.5' strip of land separating these two parcels (not shown on Schuylkill parcel locator) belonging to Eric Wolfe (33-04-0046). Mr. Wolfe is unable to sell Mr. Kramer any land due to family agreements. The goal now is to obtain a permanent sanitary easement across Mr. Wolfes land, which he has verbally agreed to, so a sanitary system can be installed on "Proposed Parcel A" intended to be conveyed to Kole Kramer from Samuel Kramer, his father. The proposed sanitary system will service Koles existing residence. The perc tests were performed before the boundary survey, explaining why they are over the property line of the subject parcel.

FINAL PLAN HOLZER/BLAIN ANNEXATION

North Union Township
19-05-0032.000

The Planning Commission had no issue with the proposed plan but requested an easement to cover the entire area of Mr. Wolfe's property between Mr. Kramer's existing lot and the proposed lot.

MOTION: On the motion of Mr. Lettich, seconded by Mr. Briggs, the Planning Commission unanimously granted Final Plan approval.

FINAL SUBDIVISION PLAN FOR DONALD AND LINDSEY LEGARHT

Washington Township
33-15-0027.000

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

CONSIDERATION OF FINANCIAL SECURITY RELEASE

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS FOR AUTOZONE STORE #2800

East Norwegian Township/ St. Clair Borough
08-07-0014.000
62-05-0037.000

MOTION: On the motion of Mr. Briggs, seconded by Mr. Sattizahn, the Planning Commission approved complete release of the Improvement Performance Bond in the amount of $311,736.00.

ACT 247 REVIEWS

PLAN REVIEWS

County staff reviewed 11 plans for the July Planning Commission meeting cycle.

1. Baddick Silver Creek Road Subdivision, Blythe Township
2. 129 Phineyville Road Solar Project Land Development Plan, East Norwegian Township
3. Preliminary/Final Land Development Plans for Lot 57-B of the Humbolt Industrial Park, East Union Township
4. Preliminary/Final Subdivision for Masser Ballay Enterprise LP, Hegins Township
5. Preliminary Land Development Plan 426 S Route 61 Hwy, North Manheim Township
6. Sheetz Store #410 Rebuild at 270 Rt 61 South Final Land Development Plan, North Manheim Township
7. Preliminary Subdivision/Land Development Plan Red Horse Solar LLC, North Manheim Township
8. Lakitsky Subdivision Final Plan, Walker Township
9. Final Land Development for Gregory & Jodi Duschak, West Penn Township
10. Savlick/Zimmerman Annexation Final Plan, West Penn Township
11. Lot Line Adjustment Final Plan of a Minor Subdivision for Dennis J. Steigertwalt, Donna Krause, Darlene Horn, and Lisa Paul, West Penn Township

MOTION: On the motion of Mr. Sattizahn, seconded by Mr. Smeltz, 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 July Project Review Report.

ZONING REPORT

The Zoning Report for the month of June were reviewed by the Planning Commission.

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

	June	Year To Date
Number of Permits Requested	27	95
Total Fees Collected	$2,700	$11,223

PLANNING DIRECTOR'S REPORT

Ms. Smith informed the Planning Commission about the launch of the new county Map Viewer and that there are instructional ZOOM webinars scheduled. The Map Viewer is now linking to the new assessment software from Vision and new data will continue to come in as the Reassessment data collectors input that information.

Ms. Smith informed the Planning Commission that she has been working on the draft amendment for solar for the zoning ordinance. She explained that she is suggesting that they add a new article of the ordinance similar to the current last article of the ordinance, which is article 9, which is Special Provisions related to the Bedingo and Schuylkill County Airport. "The proposed draft will add an Article 10, which would be special provisions for Renewable Energy."

NEW BUSINESS

None

ADJOURNMENT

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

Attest:

Secretary: