

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.

Notice on Redactions

For security and privacy purposes, all publicly shared documents associated with this agenda have been redacted to remove personal contact information (such as phone numbers, email addresses, and home addresses) and handwritten signatures. These redactions are made to protect individual privacy and reduce the risk of misuse of personal data.



SCHUYLKILL COUNTY PLANNING COMMISSION

AGENDA

WEDNESDAY, SEPTEMBER 10, 2025 @ 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/84061016596?pwd=ETZwF2NNGJhcOmSVE5YVulfJdvbi7.1>

Passcode: 769110

Webinar ID: 840 6101 6596

Telephone Number: US: +1 309 205 3325

1. **Attendance and Call to Order**
2. **Public Comment**
3. **Approval of Minutes (July)**
4. **Extension Requests**
 - 4.1 **Extension of time for a Planning Commission decision (none)**
 - 4.2 **Extension of time for a Planning Commission conditional approval**

	Subdivision	Municipality	Tax Parcel Number(s)	Extension Requested To
4.2.1	Final Minor Subdivision Plan - Donald James White, Megan White Ambrose, Jennifer Dawn White, Orval T Shoup & Linda Shoup	Union Township	30-05-006.000	11/12/2025

- 4.3 **Extension of time expiration notification (none)**
5. **Consideration of Financial Security Release (none)**

6. County Governed Plans

	Subdivision	Municipality	Tax Parcel Number(s)	Staff Recommendation	Reviewing Engineer	Action by PC No Later Than
6.1	Final Minor Subdivision Plan of Parcels A & B JMAC Realty LLC	Frackville Borough	43-01-0054.000 43-01-0057.000	Final Plan Approval pending Zoning Hearing Board decision (if approved) at scheduled 9/9/2025 hearing	County	10/08/2025
6.2	Final Lot Annexation Plans of Matthew J & Margaret S McGinley	Union Township	30-06-0024.002 30-06-0024.003	Conditional Final Plan Approval (Dec)	County	11/11/2025
6.3	Final Minor Subdivision Plan – Patricia J, David M, and Michael D Mease	Washington Township	33-03-0002.000	Conditional Final Plan Approval (Dec)	County	11/11/2025
6.4	Final Survey Plan of Lands of Bonnie Marie Muhaw	Union Township	30-08-0029.000	Conditional Final Plan Approval (Dec)	County	11/11/2025

7. Act 247 Reviews

7.1 Plan Reviews (See Attachments)

	Subdivision	Municipality	Tax Parcel Number(s)
7.1.1	Olenick and Smulley/Lenick Preliminary/Final Major Subdivision Lot Annexation Final Plan	Cass Township	05-08-0025.000 05-08-0027.008
7.1.2	CRG – Reading Anthracite Company Preliminary Subdivision and Land Development Plans	Foster Township	11-02-0006.000 11-02-0007.000
7.1.3	Ankiewicz Lot Consolidation	Rush Township	25-03-0079.000 25-12-0002.000 25-12-0003.000
7.1.4	Reconfiguration III of Deer Path Farms	Wayne Township	34-18-0014.000 34-18-0014.003 34-18-0014.004
7.1.5	Preliminary/Final Subdivision Plan for 570 Peacock Street	Pottsville City	68-10-0013.000 68-10-0014.000

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**



**Planning Commission
Schuylkill County
MINUTES – July 9, 2025**

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

Commission Members Absent: David Sattizahn

Press Attending: None

Guests: Mike Brinkash, Scott McDonald*

Staff Attending: Susan Smith, Planning Director; Shelby Hostetter, 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, July 9, 2025 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 May 14, 2025 and June 11, 2025 were approved by the Planning Commission.

MOTION: On the motion of Mr. Lettich, seconded by Mr. Fey, the Planning Commission unanimously approved the minutes of the May 14, 2025 and June 11, 2025 Planning Commission Meeting.

EXTENSION REQUESTS

EXTENSION OF TIME FOR A PLANNING COMMISSION DECISION

TREMONT LOGISTICS CENTER-NORTH LOT 3

Fraily Township/ Tremont Township

MOTION: On the motion of Mr. Bender, seconded by Mr. Briggs, the Planning Commission granted the Extension of Time Request until the January 2026 Planning Commission Meeting.

7 Yes Votes: David Briggs; Bob Lettich; Gary Bender; Jesse Fey; Nicholas Boyle; Travis Smeltz; Joseph Palubinsky

1 No Vote: John Malinchok

EXTENSION OF TIME FOR A PLANNING COMMISSION CONDITIONAL APPROVAL

None

EXTENSION OF TIME EXPIRATION NOTIFICATION

None

CONSIDERATION OF FINANCIAL SECURITY PARTIAL RELEASE

None

COUNTY SUBDIVISION AND LAND DEVELOPMENT PLANS

Three plans were submitted to the Planning Commission.

MINOR FINAL SUBDIVISION PLAN FOR LANDS OF SHANE C & MARCIA B REGULA

North Union Township
19-05-0050.000

MOTION: On the motion of Mr. Briggs, seconded by Mr. Fey, the Planning Commission unanimously granted Conditional Final Plan approval until October 8, 2025.

- 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).

MINOR FINAL SUBDIVISION FOR LANDS OF DAVID C NARDUCCI

Union Township
30-05-0101.000

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

FINAL MINOR SUBDIVISION PLAN A&B OF WILLIAM C & CINDY FENSTERMACHER

Washington Township
33-05-0031.002

MOTION: On the motion of Mr. Smeltz, seconded by Mr. Fey, the Planning Commission unanimously granted Conditional Final Plan approval until October 8, 2025.

- 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).
- Location of proposed well and isolation distance must be shown for Parcel B (Section 504.B.19).

ACT 247 REVIEWS

PLAN REVIEWS

County staff reviewed 3 plans for the July Planning Commission meeting cycle.

1. Kodlick Annexation Subdivision, New Ringgold Borough
2. Preliminary/Final Boundary Line Adjustment Plan Scheuer Boundary Line Adjustment, New Ringgold Borough
3. Final Minor Subdivision Plan of Lands of Supreme Estate LLC, Orwigsburg Borough

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

ORDINANCE 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 was reviewed by the Planning Commission.

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

	June	Year To Date
Number of Permits Requested	27	114
Total Fees Collected	\$2940	\$12860

PLANNING DIRECTOR'S REPORT

Ms. Smith addressed the Planning Commission regarding several Zoning Ordinance issues she believes warrant attention, including short-term rentals, data centers, warehouses, logistics centers, convenience stores, and skill games. She recommended forming a committee to review and discuss these topics in advance of Planning Commission meetings. Nick Boyle, Robert Lettich, and John Malinchok volunteered to serve on the committee.

Additionally, Ms. Smith asked the Planning Commission members to keep their schedules open for an event related to The Center for Community Progress, tentatively scheduled for Wednesday, September 24th. As part of the Hazard Mitigation Plan implementation, the Center for Community Progress is conducting a blight assessment and will be providing specific recommendations to help guide local efforts to reduce our risk to blight.

NEW BUSINESS

Surveyor Mike Brinkash addressed the Planning Commission on behalf of two of his clients. The first matter involved the Muhaw property, which had previously been discussed with the Muhaws' attorney at an earlier meeting. The Planning Commission confirmed they were familiar with the issue but reiterated that a subdivision application must be formally submitted for review and approval in order to resolve the matter.

The second issue concerned the conditionally approved Moon Lake plan. Mr. Brinkash inquired about the deed requirements for the annexation. Staff confirmed that a new deed would be required and must reflect both the annexation as proposed in the plan and the restriction that the lots may not be further subdivided without additional approval. It was also clarified that even if the deed described the lot in its entirety, the annexation would still need to comply with these requirements.

ADJOURNMENT

There being no further business to discuss, on a motion by Mr. Fey seconded by Mr. Palubinsky, the meeting was adjourned. The next scheduled meeting date is August 13, 2025.

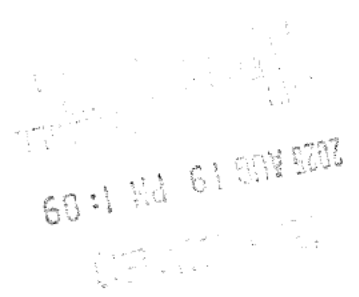
Attest:

Secretary:

APPLICATION FOR TIME EXTENSION SUBDIVISION AND LAND DEVELOPMENT

Use this application to request a time extension for a Planning Commission decision or extension of a Conditional Final Plan Approval.

<p>Plan Information Identify the plan name and site information.</p>	1	<p>Plan Name: Final Minor Subdivision Plan- White, Ambrose & White</p> <p>Parcel Number(s): 30-05-0036-000</p>
<p>Time Extension Applicant Identify how you are associated with the property. Developer's Agents include engineers, surveyors, architects and attorneys.</p>	2	<p>I am the: <input type="checkbox"/> Record Owner <input type="checkbox"/> Equitable Owner <input checked="" type="checkbox"/> Developer's Agent</p> <p>Name: Matthew D. Rossi, Esq. Company: Zane, Rossi, Conville & Harley</p>
<p>Professional of Record Identify the Professional of Record who is legally responsible for the plan.</p>	3	<p>Name: Howard D. Taylor, PLS Company: Howard D. Taylor & Assoc.</p>
<p>Action Requested Identify the last action and date taken on this plan. Enter requested extension date. <i>The extension date should be aligned to a regular Planning Commission meeting date.</i></p>	4	<p>The last action taken on this plan was:</p> <p><input type="checkbox"/> Original Submission <input checked="" type="checkbox"/> Time Extension Approval <input type="checkbox"/> Conditional Final Plan Approval</p> <p>Date of last action: 6/11/25</p> <p>Requested Extension Date: 11/ <u>12</u> /2025</p>
<p>Reason for Extension Use this section to provide details explaining the reason for the extension request</p>	5	<p>I am requesting the extension because:</p> <p>Revised plan still being signed. Need additional time to circulate to all parties.</p>


 60-1 Rd 61 90W 520Z
 2025 MAR 19 PM 1:08

Activities Since Last Action

Use this section to provide details describing the activities that the developer/applicant has taken to address technical requirements and/or correct defects

6

Since the last action taken on this plan, the following activities have occurred:

Plan has been revised since comment, still waiting on all parties signatures.

By this application, I/we propose and agree to an extension of time for the Schuylkill County Planning Commission to render a decision on our preliminary/final subdivision/land development plan submission pursuant to Section 508 of the Pennsylvania Municipalities Planning Code ("MPC"). If signing as the developer's agent, I expressly state that I have been authorized to agree to extensions of time in which the above described subdivision and/or land development applications may be considered.

Matthew D. Rossi, Esq.

Printed Name



Signature

8/19/25

Date

For Staff Only

Planning Commission Decision Date

Approved

Denied

Tabled

Comments

**REVIEWING ENGINEERS REPORT
SCHUYLKILL COUNTY PLANNING COMMISSION**

Meeting date: July 9, 2025

Subdivision Name:	Final Minor Subdivision Plan of Parcels A & B JMac Realty,LLC
Municipality:	Frackville Borough
Zoning District:	R-3 High Density Residential
Intended Use:	Residential
Total Acres:	0.174
UPI Number:	43-01-0054.000 & 43-01-0057.000
Number of Lots:	2
Surveyor of Record:	Walter Manhart,PLS
Date of Plan:	May 24, 2025

COMMENTS:

The plan complies with the Subdivision and Land Development Ordinance.

SCHUYLKILL COUNTY ZONING OFFICER'S REPORT:

The plan complies with the Zoning Ordinance.

**REVIEWING ENGINEERS REPORT
SCHUYLKILL COUNTY PLANNING COMMISSION**

Meeting date: September 10, 2025

Subdivision Name:	Final Lot Annexation Plans of Matthew J. & Margaret S. McGinley
Municipality:	Union Township
Zoning District:	A-Agricultural
Intended Use:	Agricultural
Total Acres:	11.98
UPI Number:	30-06-0024.002 & 30-06-0024.003
Number of Lots:	2
Surveyor of Record:	Robert E. O'Neill, PLS/O'Neill Surveying, LLC
Date of Plan:	July 17, 2025

COMMENTS:

1. Deeds 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 complies with the Zoning Ordinance.

**REVIEWING ENGINEERS REPORT
SCHUYLKILL COUNTY PLANNING COMMISSION**

Meeting date: September 10, 2025

Subdivision Name:	Final Minor Subdivision Plan- Patricia J., David M., & Michael D. Mease
Municipality:	Washington Township
Zoning District:	CR- Conservation Residential
Intended Use:	Residential
Total Acres:	30.86
UPI Number:	33-03-0002.000
Number of Lots:	2
Surveyor of Record:	Mark J. Brinkash, PLS/Brinkash & Associates, Inc.
Date of Plan:	June 20, 2025

COMMENTS:

1. 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).
2. 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).

SCHUYLKILL COUNTY ZONING OFFICER'S REPORT:

The plan complies with the Zoning Ordinance.

**REVIEWING ENGINEERS REPORT
SCHUYLKILL COUNTY PLANNING COMMISSION**

Meeting date: September 10, 2025

Subdivision Name:	Final Survey Plan of Lands of Bonnie Marie Muhaw
Municipality:	Union Township
Zoning District:	A-Agricultural
Intended Use:	Residential
Total Acres:	10.668
UPI Number:	30-08-0029.000
Number of Lots:	4
Surveyor of Record:	Michael F. Brinkash, PLS/Brinkash & Associates, Inc.
Date of Plan:	June 18, 2025

COMMENTS:

1. Please remove Note #6 from plan.
2. Paragraphs 4, 5, & 6 under the Explanation of Deed History should be removed; the property was not legally subdivided.
3. Legal opinion is being requested about having Muhaw being the applicant and signer of owner affidavit.

SCHUYLKILL COUNTY ZONING OFFICER'S REPORT:

The plan complies with 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

August 20, 2025

Cass Township
 1209 Valley Road
 Pottsville, PA 17901

SUBJECT: Act 247 Plan Review
 Plan Name: Olenick and Smulley/Lenick Preliminary/Final Major
 Subdivision/Lot Annexation
 Owner(s)/Applicant(s): Jeremy Olenick, Stephen Smulley, Karen Smulley, John Lenick
 Tax Parcel Number(s): 05-08-0025.000, 05-08-0027.008
 Plan Date: 07/29/2025
 Date Received: 08/04/2025

Dear Municipal Officials:

This plan has been reviewed by Schuylkill County Planning Commission staff, who have 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 September 10, 2025, meeting.**

PROJECT INFORMATION

Location	2068 Phoenix Road
Zoning District(s)	Cass Township: R-2 (Medium Density Residential District) Branch Township: R-3 (Medium Density Residential District), S-1 (Special Purpose Open Space)
Water	None
Sewer	None
Present Use	Residential (out buildings only)
Proposed Use	Residential (out buildings only)
Number of New Lots	0
Proposed Non-Residential Building Area	N/A

The intent of the plan is to transfer a portion of land from one lot to the other through subdivision and annexation. No new development is proposed by the plan.

Susan A. Smith Director 570.628.1038 ssmith@schuylkillcountypa.gov	Marc Gaeta GIS Analyst/Planner 570.628.1423 mngaeta@schuylkillcountypa.gov	Zoning Officer 570.628.1416 zoning@schuylkillcountypa.gov	Severine Yeneskosky Administrative Secretary 570.628.1415 syeneskosky@schuylkillcountypa.gov
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COMMENTS

1. **Number of Plans:** The Planning and Zoning Office keeps a copy of your submitted plan for our record after review and endorsement by the Planning Commission. 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 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. **Adjoining Municipality:** It appears that portion of the property contained in this plan is located in an adjoining municipality. Please note that the applicant may be required to apply and obtain subdivision approval from the adjoining municipality.
4. **Lot Access:** It appears that this plan proposes access to the lots by means of an easement and right-of-way located on an adjoining property. We recommend that the applicant should submit a proposed maintenance agreement between the parties.

If you have any questions, feel free to contact me at (570) 628-1423 or by email at mgaeta@schuylkillcountypa.gov.

Respectfully,

Marc Gaeta



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

August 20, 2025

Foster Township
 1540 Sunbury Road
 Pottsville, PA 17901

SUBJECT: Act 247 Plan Review

Plan Name: CRG - Reading Anthracite Company Preliminary Subdivision and Land Development Plans
 Owner(s)/Applicant(s): CRG Acquisition, LLC
 Tax Parcel Number(s): 11-02-0006.000, 11-02-0007.000
 Plan Date: 08/05/2025
 Date Received: 08/11/2025

Dear Municipal Officials:

This plan has been reviewed by Schuylkill County Planning Commission staff, who have 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 September 10, 2025, meeting.**

PROJECT INFORMATION

Location	East of I-81, on the north and south sides of Pleasant Road
Zoning District(s)	I-1 (Light Industrial District)
Water	Proposed public
Sewer	Proposed public
Present Use	Vacant
Proposed Use	Vacant, Industrial
Number of New Lots	2
Proposed Non-Residential Building Area	1,248,000 SF

The intent of the plan is to subdivide an existing lot into three proposed lots. The construction of a warehouse distribution building is proposed for one of the newly formed lots. The other lots have no proposed developments.

Susan A. Smith Director 570.628.1038 ssmith@schuylkillcountypa.gov	Marc Gaeta GIS Analyst/Planner 570.628.1423 mgaeta@schuylkillcountypa.gov	Zoning Officer 570.628.1416 zoning@schuylkillcountypa.gov	Severine Yeneshosky Administrative Secretary 570.628.1415 syeneshosky@schuylkillcountypa.gov
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COMMENTS

1. **Number of Plans:** The Planning and Zoning Office requires a copy of your submitted plan for our record after review and endorsement by the Planning Commission. The Recorder of Deeds Office requires two (2) copies of a reviewed and stamped plan for recording. All necessary plans that were not initially submitted to our office must be brought in 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. **County 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.
4. **Owners' Signatures and Certification:** The owners' signatures and acknowledgement of the plan have not been provided. The owners' signatures must also be notarized. All record and equitable owners' signatures and their certification must be shown on all plans prior to recording in the County Recorder of Deeds Office.
5. **Water:** It appears that this plan proposes a connection to a public water supply. We recommend that the municipality receive a letter from the governing water authority. Section 503.1 of the PA Municipalities Planning Code requires applicants to present evidence to the governing body or planning agency that the subdivision or development is to be supplied by a certified public utility, a bona fide cooperative association of lot owners, or by a municipal cooperation, authority or utility.
6. **Sewer:** It appears that this plan proposes a connection to a public sewer system. We recommend the municipality receive a letter from the governing sewer authority.
7. **Lot Access:** 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) 628-1423 or by email at mgaeta@schuylkillcountypa.gov.

Respectfully,

Marc Gaeta



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

August 20, 2025

Rush Township
 104 Mahanoy Ave
 Tamaqua, PA 18252

SUBJECT: Act 247 Plan Review
 Plan Name: Ankiewicz Lot Consolidation
 Owner(s)/Applicant(s): Carl E. Ankiewicz
 Tax Parcel Number(s): 25-03-0079.000, 25-12-0002.000, 25-12-0003.000,
 25-12-0053.000
 Plan Date: 07/18/2025
 Date Received: 08/12/2025

Dear Municipal Officials:

This plan has been reviewed by Schuylkill County Planning Commission staff, who have 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 September 10, 2025, meeting.**

PROJECT INFORMATION

Location	794 Claremont Avenue
Zoning District(s)	H-C (Highway-Commercial District)
Water	Existing on-lot
Sewer	Existing on-lot
Present Use	Vacant, Residential
Proposed Use	Residential
Number of New Lots	0
Proposed Non-Residential Building Area	N/A

The intent of the plan is to annex four lots into one. No new development is proposed. Of note, the lot consolidation includes two paper streets.

Susan A. Smith Director 570.628.1038 ssmith@schuylkillcountypa.gov	Marc Gaeta GIS Analyst/Planner 570.628.1423 mgaeta@schuylkillcountypa.gov	Zoning Officer 570.628.1416 zoning@schuylkillcountypa.gov	Severine Yeneshosky Administrative Secretary 570.628.1415 syeneshosky@schuylkillcountypa.gov
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COMMENTS

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If you have any questions, feel free to contact me at (570) 628-1423 or by email at mgaeta@schuylkillcountypa.gov.

Respectfully,

Marc Gaeta



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

August 19, 2025

Wayne Township
 PO Box 97
 Friedensburg, PA 17933

SUBJECT: Act 247 Plan Review
 Plan Name: Reconfiguration III of Deer Path Farms
 Owner(s)/Applicant(s): Cubes Storage LLC
 Tax Parcel Number(s): 34-18-0014.000, 34-18-0014.003, 34-18-0014.004
 Plan Date: 07/22/2025
 Date Received: 08/12/2025

Dear Municipal Officials:

This plan has been reviewed by Schuylkill County Planning Commission staff, who 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 September 10, 2025, meeting.**

PROJECT INFORMATION

Location	204 Blue Mountain Road
Zoning District(s)	A (Agricultural District)
Water	Existing public
Sewer	Existing public
Present Use	Vacant, Residential
Proposed Use	Residential
Number of New Lots	0
Proposed Non-Residential Building Area	N/A

The intent of the plan is to annex four lots into one. No new development is proposed.

Susan A. Smith Director 570.628.1038 ssmith@schuylkillcountypa.gov	Marc Gaeta GIS Analyst/Planner 570.628.1423 mgaeta@schuylkillcountypa.gov	Zoning Officer 570.628.1416 zoning@schuylkillcountypa.gov	Severine Yeneskosky Administrative Secretary 570.628.1415 syeneskosky@schuylkillcountypa.gov
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COMMENTS

1. **Number of Plans:** The Planning and Zoning Office keeps a copy of your submitted plan for our record after review and endorsement by the Planning Commission. 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 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. **Professional of Record Certification:** The signature, seal and certification of the engineer or surveyor have not been provided. These items must be shown on all plans prior to recording in the County Recorder of Deeds Office.
4. **Owners' Signatures and Certification:** The owners' signatures and acknowledgement of the plan have not been provided. The owners' signatures must also be notarized. All record and equitable owners' signatures and their certification must be shown on all plans prior to recording in the County Recorder of Deeds Office.
5. **Waiver:** As noted on the cover sheet, the applicant has requested several waivers from the Subdivision and Land Development Ordinance. The applicant must state in full grounds and facts of unreasonableness or hardship on which the request for modification is based, the provisions of the ordinance involved, and the minimum modifications necessary. (See Section 512.1 of the PA Municipalities Planning Code). If approved, the waiver request notes should be updated. If denied, the notes should be removed for clarity.
6. **Water:** The plan proposes a connection to the public water supply; however, note 3 states a connection to Schuylkill County Municipal Authority and note 11 references a connection to Aqua Pennsylvania's public water supply. We recommend that this discrepancy be corrected, and the municipality receive a letter from the appropriate governing water authority. Section 503.1 of the PA Municipalities Planning Code requires applicants to present evidence to the governing body or planning agency that the subdivision or development is to be supplied by a certified public utility, a bona fide cooperative association of lot owners, or by a municipal cooperation, authority or utility.
7. **Sewer:** The plan proposes a connection to Schuylkill County Municipal Authority's public sewer system. We recommend that West Brunswick Township receive a will-serve letter from SCMA.
8. **Lot Access:** The plan proposes two driveways to Market Street (SR 895). 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."
9. **Roads:** The plan proposes the construction of new roads to serve the proposed lots in the development. We recommend that the minimum construction of said improvements should be provided by the developer to the satisfaction of the municipality.

10. **Editorial:** The word “Section” is misspelled on the second line of waiver requests.

If you have any questions, feel free to contact me at (570) 628-1423 or by email at mgaeta@schuylkillcountypa.gov.

Respectfully,

Marc Gaeta



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

August 21, 2025

Pottsville City
 401 N Centre St
 PO Box 50
 Pottsville, PA 17901

SUBJECT: Act 247 Plan Review
 Plan Name: Preliminary/Final Subdivision Plan for 570 Peacock Street
 Owner(s)/Applicant(s): Hamlet Siljkovic
 Tax Parcel Number(s): 68-10-0013.000, 68-10-0014.000
 Plan Date: 04/30/2025
 Date Received: 08/06/2025

Dear Municipal Officials:

This plan has been reviewed by Schuylkill County Planning Commission staff, who have 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 September 10, 2025, meeting.**

PROJECT INFORMATION

Location	556 Peacock Street
Zoning District(s)	R-1 (Single Family Residential District)
Water	Lot 1: Existing public, Lot 2: None
Sewer	Lot 1: Existing public, Lot 2: None
Present Use	Lot 1: Residential, Lot 2: Vacant
Proposed Use	Lot 1: Residential, Lot 2: Vacant
Number of New Lots	0
Proposed Non-Residential Building Area	N/A

The intent of the plan is to adjust the lot line between the two lots, transferring land from Lot 1 to Lot 2. No new development for either lot is proposed by this plan.

Susan A. Smith Director 570.628.1038 ssmith@schuylkillcountypa.gov	Marc Gaeta GIS Analyst/Planner 570.628.1423 mgaeta@schuylkillcountypa.gov	Zoning Officer 570.628.1416 zoning@schuylkillcountypa.gov	Severine Yeneskosky Administrative Secretary 570.628.1415 syeneskosky@schuylkillcountypa.gov
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COMMENTS

1. **Lot Access:** It appears that this plan proposes access to the lots by means of an easement located on an adjoining property. We recommend that the applicant should submit a proposed maintenance agreement between the parties.
2. **Miscellaneous:** The plan name is 570 Peacock Street, however, that address is not associated with either of the lots being adjusted in the plan.

If you have any questions, feel free to contact me at (570) 628-1423 or by email at mgaeta@schuylkillcountypa.gov.

Respectfully,

Marc Gaeta

September 2025

PROJECT REVIEWS

Land Use Review of Permits

PROJECT APPLICANT

KH Spring Waters, LLC

LETTER RECEIVED FROM

Cherry Ridge Consulting LLC

ACTIVITY

General Information Form

MUNICIPALITY(IES)

North Union Township

LOCATION

East of Catawissa Creek Road

The applicant is proposing two boreholes as new groundwater sources for a spring water retail water facility.

PROJECT APPLICANT

Transystems

LETTER RECEIVED FROM

Transystems

ACTIVITY

Chapter 102 Permit
Chapter 105 Permit

MUNICIPALITY(IES)

West Mahanoy Township

LOCATION

SR 4031-01B over Shenandoah Creek

The applicant is proposing a project to replace a structurally deficient bridge.

PROJECT APPLICANT

Pine Grove Township

LETTER RECEIVED FROM

Benesch

ACTIVITY

Chapter 105 Permit

MUNICIPALITY(IES)

Pine Grove Township

LOCATION

Oak Grove Road

The applicant is proposing the replacement of Culvert No. 1 on Oak Grove Road over the unnamed tributary to Swatara Creek.

PROJECT APPLICANT

Porter-Tower Joint Municipal Authority

LETTER RECEIVED FROM

Entech Engineering

ACTIVITY

Water Quality Permit
Application Amendment

MUNICIPALITY(IES)

Porter Township

LOCATION

Porter Township

The applicant is proposing improvements to existing WWTP influent pumps.

County Notification of Planned Land Development for Chapter 102 Permits

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

MUNICIPALITY	PARCEL NUMBER(S)	DESCRIPTION
Foster Township	11-01-0004.001	Proposed land development project consisting of the construction of a 3 MW solar farm.
Mahanoy Township Ryan Township	16-10-0027.000 26-03-0039.003	Minor amendment to existing industrial warehousing project.

Act 537: Sewage Facilities Planning

MUNICIPALITY	PLAN	ACTIVITY
Hubley Township	Beiler Subdivision	Notification from PADEP that the proposed plan revision was approved for a project consisting of the subdivision of a 36.58 parcel into two single-family residential lots that are to be served by individual on-lot sewage disposal systems with projected sewage flows of 400 GPD each.
Barry Township Hegins Township	Leininger Subdivision	Notification from PADEP that the submitted application was denied based on a determination of it being administratively incomplete and technically deficient.
North Union Township	Lands of Regula Subdivision	Notification from PADEP that the proposed plan has been granted an exception from the requirements to revise the official plan.

Air Quality

The following facilities have applied for or have been issued Air Quality Permits or Plans to/from PADEP.

MUNICIPALITY	FACILITY	ACTIVITY
Rush Township	Trans Western Polymers, Inc.	Air Quality State-Only (Natural Minor) Operating Permit has been issued by PADEP.
Cass Township	Jeld Wen Inc.	Air Quality State-Only (Natural Minor) Operating Permit has been issued by PADEP.
Frailey Township	The Espoma Company	Submitted an Air Quality Application for Plan Approval to PADEP.

North Manheim Township	Northeast Prestressed Products, LLC	Air Quality State-Only (Synthetic Minor) Operating Permit has been issued by PADEP.
Ashland Borough	Ashland Foundry & Machine Works, LLC	Air Quality State-Only (Natural Minor) Operating Permit has been issued by PADEP.

Miscellaneous

MUNICIPALITY	FACILITY OR ORGANIZATION	ACTIVITY
East Union Township	PennDOT	Notification of public plans display presenting the progress of bridge replacement projects taking place on SR 0924 over Catawissa Creek.
North Union Township	KH Spring Waters, LLC	Notification of an application being filed with the Susquehanna River Basin Commission for consumptive use of up to 75,000 GPD of water.

2025 Zoning Permit Activity

	Number of Permits Approved/Denied	Total Monthly Revenue
January	5 \$	750.00
February	17 \$	1,340.00
March	16 \$	2,590.00
April	31 \$	3,390.00
May	18 \$	1,850.00
June	27 \$	2,940.00
July	16 \$	1,290.00
August	23 \$	3,290.00
September		
October		
November		
December		
Total (Year to Date)	153 \$	17,440.00

Year	Month	Permit Number	Zoning Hearing Board	Property Owners	Municipality	Tax Parcel Number(s)	Date Issued or Denied	Purpose	Square Feet	Permit Fee	Zoning District	Construction Cost	Applicant
2025	8	19785		Kroh, Mandy	Union Township	30-08-0050.000	08/05/25	Accessory Roof Mounted Solar System	1034	100	R-2	1,033	Trinity Solar
2025	8	19786		Casey, Maria	Minersville Borough	52-03-0163.000	08/06/25	Residential Accessory Structure (Pavilion)	140	100	R-2	1,499	Casey, Maria
2025	8	19787		Bixler, Shannon	Tower City Borough	66-01-0268.000	08/06/25	Detached Residential Storage Building (Garage)	660	100	R-3	30,000	Bixler, Shannon
2025	8	19788		Derr, Corina J	Union Township	30-09-0007.000	08/06/25	Residential Storage Structure (Pole Building)	360	100	A	2,000	Derr, Corina J
2025	8	19789		Soper, David	Washington Township	33-04-0074.000	08/07/25	Residential Storage Structure (Garage)	676	100	A	11,000	Soper, David
2025	8	DENIED		Benenati, Antonio S.	Mahanoy City Borough	48-07-0095.000	08/07/25	Section 306.G.2.b, Section 603.A.4,	N/A	100	R-3	N/A	Benenati, Antonio S.
2025	8	19790		Stehr, Gerald L.	Upper Mahantongo Township	31-07-0045.001	08/11/25	Accessory Roof Mounted Solar System	232	100	A	17,586	Trinity Solar
2025	8	DENIED		Bender, Scott	Tremont Township	29-05-0048.000	08/12/25	Proposed structure would exceed the permitted Building Coverage of 25 percent as allowed within Section 306.N.3.g of the Zoning Ordinance.	N/A	100	CM	N/A	Bender, Scott
2025	8	19791		Demmer, Dorothy	Union Township	30-05-0097.000	08/12/25	Detached Residential Storage Structure (Garage)	1428	100	R-2	75,000	Demmer, Dorothy
2025	8	19792		Frye, III William S.	Eldred Township	10-08-0029.006	08/14/25	Detached Residential Storage Structure	288	100	CR	500	Frye, III William S.
2025	8	19793		Martin, David L	Washington Township	33-13-0013.000	08/14/25	Agricultural Accessory Storage Building (Pole Barn)	2400	100	A	25,000	Martin, David L
2025	8	19794		Grabey, John	Frackville Borough	43-03-0492.000	08/14/25	Detached Residential Storage Building (Garage)	576	100	R-3	18,000	Grabey, John
2025	8	19795		Weibley, Kimberly	Porter Township	22-13-0009.000	08/15/25	New Single Family Dwelling	1531	100	R-2	198,895	Weibley, Kimberly
2025	8	19796		Gosch, Laurie S	Washington Township	33-15-0041.003	08/15/25	Detached Residential Storage Structure (Shed)	120	100	A	6,645	Gosch, Laurie S
2025	8	19797		Byler, Joshua	Upper Mahantongo Township	31-04-0092.001 & 003	08/18/25	New Industrial Building & Additions to Existing Industrial Building	139126	100	A	883,835	Byler, Joshua
2025	8	19798		Shultz, Thomas	Minersville Borough	52-03-0020.000	08/18/25	Detached Residential Storage Building (Garage)	240	100	R-3	11,628	Shultz, Thomas
2025	8	19799		Brown, Mark	Upper Mahantongo Township	31-05-0003.000	08/18/25	Residential Accessory Building (Gargage)	900	100	A	40,523	Brown, Mark
2025	8	19800		Dennison, Jeremy	North Union Township	19-09-0048.001	08/20/25	Accessory Roof-mounted Solar System	440	100	A	29,000	Sun Pulse Solar, Sara Amick
2025	8	19801		Kurpell, Patricia	Union Township	30-04-0023.000	08/27/25	New Single Family Home	1535	100	CR	172,206	Kurpell, Patricia
2025	8	19802		Shuey, Cody	Porter Township	22-06-0043.000	08/27/25	Detached Accessory Storage Building (Pole Barn)	1536	100	A	80,500	Shuey, Cody
2025	8	19803		Blyer, Joshua L.	Upper Mahantongo Township	31-04-0092.001	08/28/25	Agricultural Equipment Repair Building	6000	100	A	300,000	Blyer, Joshua L.
2025	8	19804		Kyte, Janine	North Union Township	19-06-0016.002	08/28/25	Detached Residential Storage Building	1800	100	A	20,098	Kyte, Janine
2025	8	19805		Hummel, Lamar	Washington Township	33-06-0065.004	08/29/25	Replacement Single Family Dwelling	1680	100	A	20,000	Mas-tek Builders