Planning Commission
Schuylkill County
MINUTES – January 8, 2025

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

Commission Members Absent: None

Press Attending: None

Guests: Eric Kurtz; Donna Kurtz; Mark Alonge; Carol Alonge; Barbara Miller; Melinda Deibert; Tyler Beaston; Gail Zola; Bryan Flaim; Rick Yutko; Jared Martin; Jen Zafrman; David Hardinger; Christy Zulli; *Ann Kayma; *Ben Kirk; *Elizabeth Helsel; *Tom Symons; *Doug Berry

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

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

*attended via ZOOM

The monthly meeting of the Schuylkill County Planning Commission was called to order by John Malinchok on Wednesday, January 8, 2025 at 6:00 PM. This meeting was held in person along with a virtual option using ZOOM.

REORGANIZATION

Attorney Hostetter asked for nominations for Chairman.

On nomination of John Malinchok for Chairman:

NOMINATION: John Malinchok was nominated for Chairman by Mr. Bender, seconded by Mr. Lettich.

MOTION: On the motion of Mr. Fey the Planning Commission unanimously closed nominations for Chairman.

SELECTION: The Planning Commission unanimously elected John Malinchok as Chairman.

Attorney Hostetter asked for nominations for Vice Chairman.

On nomination of Dave Briggs for Vice Chairman:

NOMINATION: Dave Briggs was nominated for Vice Chairman by Mr. Palubinsky, seconded by Mr. Bender.

MOTION: On the motion of Mr. Lettich the Planning Commission unanimously closed nominations for Vice Chairman.

SELECTION: The Planning Commission unanimously elected Dave Briggs as Vice Chairman.

Attorney Hostetter asked for nominations for Secretary.

On nomination of Bob Lettich for Secretary:

NOMINATION: Bob Lettich was nominated for Secretary by Mr. Smeltz, seconded by Mr. Briggs.

MOTION: On the motion of Mr. Fey the Planning Commission unanimously closed nominations for Secretary.

SELECTION: The Planning Commission unanimously elected Bob Lettich as Secretary.

Attorney Hostetter asked for motion to adopt the Robert's Rules of Order..

MOTION: On the motion of Mr. Briggs, seconded by Mr. Fey, the Planning Commission unanimously vote to adopt Robert's Rules of Order.

CHANGES TO AGENDA

Mr. Malinchok asked for a motion to make changes to agenda and add the following extension request:

- Time extension request Vesnefskie Subdivision- Union Township

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

Mr. Malinchok asked for a motion to make changes to agenda plans to the agenda:

- McHugh Subdivision, Washington Township
- Final Land Development Plan over lands of Tyler J & Denise BEck

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

PUBLIC COMMENT

Mark Alonge, North Manheim Township, informed the Planning Commission that he is a member of a community action group called Stop 61 Warehouses. He has concerns about a project that is proposed in North Manheim Township. He stated that, he and his wife Carol have lived at his farm for 45 years and they now fear what is to come if the out-of-state developer construct the proposed mega warehouse complex in North Manheim Township. He also informed the Planning Commission about a website stop61warehouses.com that is available.

Malinda Deibert, North Manheim Township, addressed the Planning Commission with her concerns about the proposed warehouses in North Manheim Township.

Eric Kurtz, Washington Township, asked that the Planning Commission deny the CVE Kurtz Solar Plan when it comes back in front of the Planning Commission for Final Plan Approval.

Bryan Flaim and Gail Zola, Supervisors from North Union Township, commented on the KH Holdings Plan. They have concerns about the negative effect on the water table.

APPROVAL OF MINUTES

The minutes of the regular Planning Commission meeting held on November 13, 2024 was approved by the Planning Commission.

MOTION: On the motion of Mr. Fey, seconded by Mr. Smeltz, the Planning Commission unanimously approved the minutes of the November 13, 2024 Planning Commission Meeting.

EXTENSION REQUESTS

McHugh Subdivision

Washington Township

MOTION: On the motion of Mr. Lettich, seconded by Mr. Briggs, the Planning Commission unanimously granted to denied the extension of time for a Planning Commission decision.

MOTION: On the motion of Mr. Smeltz, seconded by Mr. Boyle, the Planning Commission unanimously granted to denied the McHugh Plan.

Major Land Development Preliminary Plan Tyler J. & Denise J. Beck,

Porter Township

MOTION: On the motion of Mr. Fey, seconded by Mr. Smeltz, the Planning Commission unanimously denied the extension of time for a Planning Commission decision.

MOTION: On the motion of Mr. Briggs, seconded by Mr. Boyle, the Planning Commission unanimously denied the Major Land Development Preliminary Plan Tyler J. & Denise J. Beck Plan.

Wood-Vesnefskie

Union Township

MOTION: On the motion of Mr. Lettich, seconded by Mr. Palubinsky, the Planning Commission unanimously granted the Extension Request for Planning Commission conditional approval until the April 9, 2025 Planning Commission meeting.

Preliminary/Final Minor Subdivision Plan Kramer Minor Subdivision

Washington Township

MOTION: On the motion of Mr. Briggs, seconded by Mr. Sattizahn, the Planning Commission unanimously granted the Extension Request for Planning Commission conditional approval until the April 9, 2025 Planning Commission meeting.

COUNTY SUBDIVISION AND LAND DEVELOPMENT PLANS

Seven 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

MOTION: On the motion of Mr. Fey, seconded by Mr. Smeltz, the Planning Commission unanimously approved the Waiver Request for Section 805.M- Subsurface Coal Conditions Report.

MOTION: On the motion of Mr. Bender, seconded by Mr. Briggs, the Planning Commission approved the Waiver Request for Sections 804.H.2 and 1123.A.3-E and S Plan due to limited disturbed area.

8 Yes Votes:	David Briggs; Bob Lettich; Gary Bender; David Sattizahn; Jesse Fey; Travis Smeltz; Joseph Palubinsky; Nicholas Boyle
1 No Vote:	John Malinchok

MOTION: On the motion of Mr. Lettich, seconded by Mr. Sattizahn, the Planning Commission unanimously approved the Waiver Request for Section 703.L and 804.L – Landscape plan as shown.

MOTION: On the motion of Mr. Briggs, seconded by Mr. Fey, the Planning Commission unanimously granted Conditional Final Plan approval until April 9, 2025.

- Section 404.D – Deed of Annexation – The applicant must submit a Deed of Annexation to the County Planning Office for review and approval by the Schuylkill County Planning Commission's Solicitor prior to final plan approval.
- Sections 804.H.2 and 1123.A.3 – Erosion and Sediment Control Plan, including all Chapter 102 requirements must be reviewed and approved by the Schuylkill Conservation District.
- Sections 903 and 904 – Development Agreement and Performance Guarantee – A development agreement and financial security shall be coordinated with the Planning Commission and their Solicitor.
- Section 1211 – Markers shall be set in accordance with this section. Currently the plans indicate any missing property corners as to be set.

PRELIMINARY LAND DEVELOPMENT PLAN AND SUBDIVISION AND LOT CONSOLIDATION PLAN FOR KH HOLDINGS LLC

North Union Township
19-10-0040.000
19-10-0041.000
19-10-0041.000

MOTION: On the motion of Mr. Briggs, seconded by Mr. Palubinsky, the Planning Commission unanimously approved the Waiver Request for Section 1121.O.1b Setbacks for stormwater management facilities & Section 1121.O.8 Width of Basin.

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

In addition, the Planning Commission requested that the developer/applicant set up a meeting with North Union Township and the Planning Commission Director prior to submitting Final Plan approval.

SWATARA RD SOLAR SKETCH PLAN

Reilly Township
24-02-0002.000
24-02-0001.000

Kevin Marmas the County Reviewing Engineer, provided an overview of his comments on the Sketch Plan, which will be provided to the applicant.

Jared Martin gave the Planning Commission a brief introduction of the project. He was also accompanied by John Zartman, Finley Horn the Civil Engineer, and Dylan Keener, Project Manager.

PINE SWAMP SOLAR SKETCH PLAN

Union Township
30-05-0032.000

Bill Parulis the County Reviewing Engineer, provided an overview of his comments on the Sketch Plan, which will be provided to the applicant.

WILLARD SKETCH PLAN

Upper Mahantongo Township
Northumberland County Parcel

Lisa Mahall the County Reviewing Engineer, provided an overview of his comments on the Sketch Plan, which will be provided to the applicant.

FINAL LOT ANNEXATION PLAN – RICKY & JENNIFER BOEHMER

North Union Township
19-14-0700.000
19-14-0701.000

MOTION: On the motion of Mr. Lettich, seconded by Mr. Smeltz, the Planning Commission unanimously granted Conditional Final Plan approval until April 9, 2025.

- A Deed of Annexation has been submitted to the County Planning Office for review and approval by the Schuylkill County Planning Commission's Solicitor prior to final plan approval (Section 404.D).
    - The Solicitor has requested the following be added to the Deed of Annexation: "Subject to all conditions, covenants, easements, exceptions, restrictions and reservations as set forth on the [name of plan document] of [owner] dated _____.

ANNEXATION PLAN FOR ELIZABETH GRIFFITHS

Washington Township
33-05-0014.007

MOTION: On the motion of Mr. Briggs, seconded by Mr. Sattizahn, the Planning Commission granted Conditional Final Plan approval until April 9, 2025.

8 Yes Votes:	David Briggs; Bob Lettich; Gary Bender; David Sattizahn; Jesse Fey; Travis Smeltz; Joseph Palubinsky; Nicholas Boyle
1 No Vote:	John Malinchok

- 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.
- The plan must be updated to include the new property owners with new owner certifications, along with, the most recent Deed Book reference (Section 404.B).

CONSIDERATION OF FINANCIAL SECURITY RELEASE

None

ACT 247 REVIEWS

PLAN REVIEWS

County staff reviewed 7 plans for the January Planning Commission meeting cycle.

1. Final Subdivision Plan Lot Consolidation Charles III & Tracey A Heizenroth, Butler Township
2. Lenick/Machita Minor Subdivision Lot Annexation Final Plan, Cass Township
3. Boundary Line Adjustment for James A Barton, East Brunswick
4. Kanaski/Toback Annexation Final Plan, East Brunswick Township
5. Steven Felty Subdivision Final Plan, South Manheim Township
6. Final Subdivision Plan for Annexation of Lands of William P Hill, West Penn Township
7. Final Plan of Lands of Paula and Vito Basile, Tamaqua Borough

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

ORDINANCE REVIEWS

None

ACT 537 REVIEWS

None

PROJECT REVIEW LIST

The Planning Commission members reviewed the January Project Review Report.

ZONING REPORT

The Zoning Report for the months of November and December were reviewed by the Planning Commission.

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

	November	December	Year To Date
Number of Permits Requested	10	8	185
Total Fees Collected	$1,410	$720	$22,193

PLANNING DIRECTOR'S REPORT

Ms Smith asked the Planning Commission to save the date of March 13, 2025 for Hazard Mitigation Summit Hall meeting that was held in 2024.

NEW BUSINESS

None

ADJOURNMENT

There being no further business to discuss, on a motion by Mr. Lettich seconded by Mr. Fey, the meeting was adjourned. The next scheduled meeting date is February 12, 2025

Attest:

Secretary: