How to Watch or Participate in the Planning Commission Meeting

Planning Commission members and staff will attend in person. Applicants, their representatives, and the public may attend in person or participate virtually.

Watch the Meeting (Zoom)

- Use the **Zoom link** listed at the top of the agenda.
- You may join with a free Zoom account or as a guest.
- Join by smartphone, tablet, or computer.
- If needed, enter the **Meeting ID and passcode** listed on the agenda.

Join by Phone (No Computer or Smartphone)

- Call the **toll-free number** listed on the agenda.
- Enter the **Meeting ID and passcode** when prompted.

Public Comment Instructions

All comments are made part of the public record. When speaking during public comment, please be prepared to provide:

1. Your name
2. Your municipality (if you are a member of the general public)
3. The agenda item you wish to comment on

Options for Providing Public Comment

Speak via Zoom

- During Public Comment, click "**Raise Hand**."
- When recognized, your microphone will be unmuted.
- Please ensure your microphone works and limit background noise.

Speak by Phone

- Press ***9** to indicate you wish to speak.
- When recognized, your phone line will be unmuted.

Written Comments

- Accepted until 12:00PM on the day of the meeting
- Include your name, municipality, and the agenda item in your comment
- Submit via:
    - Email: ssmith@schuylkillcountypa.gov
    - Directly to the Planning Office

Agenda Redactions

For security and privacy reasons, all publicly shared documents associated with this agenda have had personal information removed such as phone number, email addresses and handwritten signatures. These redactions are made to reduce the risk of misuse of personal information.

PLANNING · ZONING · GIS
SCHUYLKILL COUNTY

SCHUYLKILL COUNTY PLANNING COMMISSION

AGENDA

WEDNESDAY, OCTOBER 14, 2026 @ 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/86170751261?pwd=8bGs2b9L95SIw5oRZpEqsDCAbb2EkH.1
Passcode: 748304
Webinar ID: 861 7075 1261
Telephone Number: US: +1 305 224 1968

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 a Planning Commission conditional approval** (none)

   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 Lot Annexation Plan of Lands of Michelle L Adams and Darwin L Mauser (Plan Date: 6/6/26)	Upper Mahantongo Township	31-07-0002.000 31-07-0003.000 31-07-0003.002	Conditional Final Plan Approval (Jan)	County	12/8/26
6.2	Annexation Final Subdivision Plan Treskolasky & Jackson Annexation Plan (Plan Date: 4/15/26)	North Union Township	19-10-0032.000 19-10-0032.001	Conditional Final Plan Approval (Jan)	County	11/23/26

NEXT SCHEDULED MEETING: Wednesday, November 4, 2026 ***NOTE DATE CHANGE***

6.3	Final Minor Subdivision Plan – Saint Clair Sewer Authority	East Norwegian Township	08-03-0015.002	Waiver Consideration		1/12/26

7. **Act 247 Reviews**

7.1 **Plan Reviews** (See Attachments)

	Subdivision	Municipality	Tax Parcel Number(s)
7.1.1	Preliminary Land Development Plans DCHR MDT01	Butler Township	04-09-0039.000 04-09-0039.001 04-10-0005.000
7.1.2	Final Major Subdivision Plan for Lot Annexations of Lands of April M. & Edward M. Wytovich	Butler Township	04-04-0012.000
7.1.3	Preliminary / Final Land Development MKCJ Rentals 16 Ash Road Pole Building	Cass Township	05-06-0128.001
7.1.4	New Lot 224 Reverse Subdivision / Lot Consolidation	East Union Township	09-17-0223.000 09-17-0224.000
7.1.5	Pottsville Solar Farm Preliminary & Final Land Development Plan	Norwegian Township	20-06-0077.000
7.1.6	Springer Annexation Subdivision	Walker Township	32-05-0119.000 32-05-0021.000 32-05-0125.000 32-05-0127.000
7.1.7	Fanelli – Margaretta Subdivision	Schuylkill Haven Borough	63-07-0126.000

7.2 **Act 247 Municipal Reviews of Plans and Ordinances**

8 **Project Review List** (See Attachment)

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

10. **Planning Director's Report**

- Comprehensive Park, Recreation, and Open Space Plan Update
- Sweet Arrow Lake + Frog Hollow Master Site Plan Update

11. **New Business**

- Zoning Ordinance Amendment Discussion
  (Data Centers, Battery Energy Storage Systems, Ground-Mounted Solar Energy Systems)
- November Planning Commission Meeting

12. **Adjournment**

Planning Commission
Schuylkill County
MINUTES – September 9, 2026

Commission Members Present: Jesse Fey, Vice Chairman; David Sattizahn, Secretary; Gary Bender; Joseph Palubinsky; Nicholas Boyle

Commission Members Absent: John Malinchok, Chairman; David Briggs; Nicholas Boyle; Mark Emerich (Note that there is currently a board vacancy)

Press Attending: None

Guests: Caleb Vesnefskie, Jeanne Vesnefskie, Gail Wood, Melinda Deibert, Frank Zukas, Josh Harenza, Dennis Nolt, Miriam Nolt, Commissioner Hetherington

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

Reviewing Engineers: Lisa Mahall, PE; Bill Parulis, P.E
*attended via ZOOM

The monthly meeting of the Schuylkill County Planning Commission was called to order by Jesse Fey on Wednesday, September 9, 2026 at 6:30 PM. This meeting was held in person along with a virtual option using ZOOM.

CHANGES TO AGENDA

None

PUBLIC COMMENT

Melinda Deibert, North Manheim Township, asked how many municipalities use the County's planning and zoning services and whether Frailey and Porter Townships are included. Staff confirmed that approximately half of the County's 67 municipalities use these services, including both townships.

Ms. Deibert also asked who serves as the County's code enforcement officer. Staff explained that municipalities handle building code enforcement, while the County administers zoning through Lehigh Engineering. Ed Wenger serves as the County Zoning Officer.

Ms. Deibert referenced a recent news article concerning Natural Soil Products (NSP), which she stated operates in Frailey and Porter Townships. She cited concerns that NSP's 1992 zoning permit authorized only leaf and yard waste composting, that no subsequent local land use approval had authorized biosolids composting and that several buildings had been constructed without permits. She asked whether the County or the townships would issue the necessary permits.

Staff explained that the County issues zoning permits addressing land use, while the applicable township issues building permits addressing construction requirements. In many instances, an applicant may need both permits.

Ms. Deibert also asked whether the County could shut down NSP operations until the necessary permits were obtained. Staff explained that the County's standard zoning enforcement process begins with a letter requesting compliance or a response within a specified period, followed by consideration of further action based on the response. Staff indicated that enforcement

correspondence had been sent to NSP and that a response was pending. Ms. Deibert asked whether she could obtain copies through a Right-to-Know request and staff advised that she could submit a request.

APPROVAL OF MINUTES

The minutes of the regular Planning Commission meeting held on July 8, 2026 was approved by the Planning Commission.

MOTION: On the motion of Mr. Bender, seconded by Mr. Palubinsky, the Planning Commission unanimously approved the minutes from the July 8, 2026 Planning Commission Meeting.

SPECIAL ACTION ITEM(S)

None

EXTENSION REQUESTS

HETHERINGTON IV SUBDIVISION (PLAN DATE: 03/20/2026, LAST REVISED: 07/28/2026)

North Union Township
19-05-0044.001
19-05-0045.003

MOTION: On the motion of Mr. Palubinsky, seconded by Mr. Sattizahn, the Planning Commission unanimously approved an extension of time for a Planning Commission decision until 11/12/2026.

VESNEFSKIE MAJOR SUBDIVISION 2023 (PLAN DATE: 05/14/2025 LAST REVISED: 04/26/2026)

Union Township
30-05-0063.100

MOTION: On the motion of Mr. Bender, seconded by Mr. Palubinsky, the Planning Commission unanimously approved an extension of time for Conditional Final Plan Approval until 12/9/2026.

KURTZ SOLAR FINAL LAND DEVELOPMENT PLAN (PLAN DATE: 08/20/2025 LAST REVISED: 01/26/2026)

Washington Township
33-11-0001.003
33-11-0001.004

MOTION: On the motion of Mr. Bender, seconded by Mr. Boyle, the Planning Commission unanimously approved an extension of time for Conditional Final Plan Approval until 12/9/2026.

MINOR SUBDIVISION PLAN FOR HERRING AND HUBER (PLAN DATE: 10/30/2025)

Washington Township
33-11-0013.000

MOTION: On the motion of Mr. Palubinsky, seconded by Mr. Bender, the Planning Commission unanimously approved an extension of time for a Planning Commission decision until 11/4/2026.

RONALD K & LUCINDA Z MARTIN POULTRY OPERATION LAND DEVELOPMENT PLAN (PLAN DATE: 05/14/2025 LAST REVISED: 04/30/2026)

Barry Township
01-06-0060.000

MOTION: On the motion of Mr. Sattizahn, seconded by Mr. Bender, the Planning Commission unanimously approved an extension of time for Conditional Final Plan Approval until 12/9/2026.

BRENT A AND HEIDI L KLOCK (PLAN DATE: 06/05/2026)

Eldred Township
10-08-0035.001
10-08-0034.000

MOTION: On the motion of Mr. Bender, seconded by Mr. Palubinsky, the Planning Commission unanimously approved an extension of time for a Planning Commission decision until 12/9/2026.

CONSIDERATION OF FINANCIAL SECURITY

None.

COUNTY SUBDIVISION AND LAND DEVELOPMENT PLANS

Seven plans were submitted to the Planning Commission.

HETHERINGTON IV SUBDIVISION (PLAN DATE: 03/20/2026, LAST REVISED: 07/28/2026)

North Union Township
19-05-0044.001
19-05-0045.003

MOTION: On the motion of Mr. Palubinsky, seconded by Mr. Sattizahn, the Planning Commission unanimously granted the waiver request from Section 504.J.3 of the Subdivision and Land Development Ordinance.

MOTION: On the motion of Mr. Sattizahn, seconded by Mr. Boyle, the Planning Commission unanimously granted Conditional Final Plan Approval until December 9, 2026 with the following conditions:

- A **Deed of Annexation** must be submitted to the County Planning Office for review and approval by the Schuylkill County Planning Commission's Solicitor prior to final plan approval and plan signing, in accordance with Section 404.D.

- The following **note** must be added to the plan: "The proposed Limit of Disturbance (LOD) is approximately 13,500 square feet. A written Erosion and Sediment Control (E&S) Plan must be prepared and maintained on-site during construction of the proposed single-family dwelling on resultant Lot 1. All earth disturbance activities must otherwise comply with the applicable requirements of 25 Pa. Code Chapter 102."

DENNIS NOLT AG OPERATION FINAL LAND DEVELOPMENT PLAN (PLAN DATE: 04/24/2026, LAST REVISED: 08/03/2026)

Washington Township
33-05-0028.000

MOTION: On the motion of Mr. Bender, seconded by Mr. Sattizahn, the Planning Commission unanimously granted Conditional Final Plan Approval until December 9, 2026 with the following conditions:

- Providing **Financial Security**, in accordance with Section 904
- Executing a **Development Agreement** between the applicant and the County, in accordance with Section 903

SHANDRI MINOR SUBDIVISION LOT ANNEXATION FINAL PLAN (PLAN DATE: 07/17/2026)

Minersville Borough
52-02-0858.000
52-02-0858.001

MOTION: On the motion of Mr. Bender, seconded by Mr. Palubinsky, the Planning Commission unanimously granted Conditional Final Plan Approval until December 9, 2026 with the following condition:

- A **Deed of Annexation**, which has been submitted to the County Planning Office, must be reviewed and approved by the Schuylkill County Planning Commission's Solicitor prior to final plan approval and plan signing, in accordance with Section 404.D.

KURTZ SOLAR FINAL LAND DEVELOPMENT PLAN (PLAN DATE: 08/20/2025 LAST REVISED: 01/26/2026)

Washington Township
33-11-0001.003
33-11-0001.004

MOTION: On the motion of Mr. Sattizahn, seconded by Mr. Boyle, the Planning Commission unanimously approved the Decommissioning Plan for the solar project, subject to the review and confirmation by the Planning Commission Solicitor that the plan complies with, and is not invalidated or preempted by, PA Act 44 of 2026 concerning the decommissioning of solar facilities.

MOTION: On the motion of Mr. Bender, seconded by Mr. Sattizahn, the Planning Commission approved the County's reviewing engineer's recommendation following review of Sunoco's response, which the applicant submitted to satisfy a condition of plan approval requiring consultation with the pipeline company regarding any concerns with the proposed project. The recommendation was that the Sunoco 14-inch pipeline be field marked on the property and its location shown and labeled on the plan, and that Sunoco's contact information be added to the plan so the site contractor is aware of the pipeline and how to contact the company.

VESNEFSKIE MAJOR SUBDIVISION 2023 (PLAN DATE: 05/14/2025 LAST REVISED: 04/26/2026)

Union Township
30-05-0063.100

MOTION: On the motion of Mr. Palubinsky, seconded by Mr. Sattizahn, the Planning Commission unanimously approved to recommend that the standard development agreement be modified with revised language prepared by the Planning Commission Solicitor with certain provisions including:

- Lot 3 shall be labeled "**Not for Development**" on the plan. Any future development of Lot 3 shall require submission of a revised subdivision plan that identifies the proposed development, complies with applicable subdivision requirements, and receives Planning Commission approval.
- **Notes** shall be added to the plan's cover sheet using language prepared and approved by the Planning Commission Solicitor. At a minimum, the notes shall include the cost estimates for improvements to both lots prepared by the applicant's engineer.
- The applicant shall prepare **draft deeds** for the proposed lots incorporating language prepared and approved by the Planning Commission Solicitor. The deeds shall be recorded within 60 days after the land development plan is recorded.
- **Financial security** was deferred.
- The applicant shall contact the County to coordinate **inspection** and approval of the required improvements.

RONALD K & LUCINDA Z MARTIN POULTRY OPERATION LAND DEVELOPMENT PLAN (PLAN DATE: 05/14/2025 LAST REVISED: 04/30/2026)

Barry Township
01-06-0060.000

MOTION: On the motion of Mr. Palubinsky, seconded by Mr. Fey, the Planning Commission agreed to remove the requirement for a Development Agreement from the conditions of approval.

BRENT A AND HEIDI L KLOCK (PLAN DATE: 06/05/2026)

Eldred Township
10-08-0035.001
10-08-0034.000

MOTION: On the motion of Mr. Sattizahn, seconded by Mr. Palubinsky, the Planning Commission agreed to table the plan.

ACT 247 REVIEWS

PLAN REVIEWS

County staff reviewed 9 plans for the August meeting cycle and 9 plans for the September meeting cycle.

August

1. 412 Broad St 2 – Lot Subdivision, Butler Township
2. Preliminary/Final Land Development Plan Ground Mounted Solar Array – Minersville Area School District, Cass Township
3. Preliminary/Final Subdivision Plan for Masser Ballay Enterprises LP, Hegins Township
4. Final Minor Subdivision/Annexation Plan for Joseph L. Jr & Renea Kalbach, North Manheim Township
5. Final Minor Subdivision Plan for Annexation Masavi, LLC – Subdivision of Lot 223 of MB 11 – PG 9, Rush Township
6. Preliminary/Final Major Subdivision and Annexation Plan for Pupko – Benny, Rush Township
7. Annexation Subdivision Plan for Consolidation Part of UPI#32-04-0048.000 Wildcat Lots 248 and 249, Walker Township
8. Annexation Subdivision Plan for Consolidation Part of UPI#32-04-0078.000 Wildcat Lots 253, 254, and 255, Walker Township
9. LTN Development LLC 8-Lot Subdivision, West Penn Township

September

1. Alexis – Old Country Lane Minor Subdivision, East Brunswick Township
2. Final Plan Arndt/Radke Minor Subdivision, East Brunswick Township
3. Sketch Plan for Record Chad W Richards & Jody L Richards, Hegins Township
4. Preliminary Land Developmentfor Stanton Street Storage, North Manheim Township
5. Final Plan Aungst Boundary Line Adjustment, Pine Grove Township
6. Final Plan Herring Lot Consolidation, Rush Township
7. Preliminary Subdivision and Land Development Plan for Hunter's View Subdivision, West Brunswick Township
8. Preliminary/Final Land Development Plan for South Liberty Street, Orwigsburg Borough
9. 307 West Market Street Subdivision Final Plan, Pottsville

MOTION: On the motion of Mr. Sattizahn, seconded by Mr. Bender, the Planning Commission approved the Municipal Plan Reviews.

YES: Jesse Fey, Dave Sattizahn, Gary Bender, Joe Palubinsky
NO: none
ABSTENTION: Nicholas Boyle – cited reason for abstention as an owner of LTN Development LLC 8-Lot Subdivision

ORDINANCE REVIEWS

None

PROJECT REVIEW LIST

The Planning Commission members reviewed both the August and September Project Review Report.

ZONING REPORT

The Zoning Report for the months of July and August were reviewed by the Planning Commission.

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

	July	August	Year To Date
Number of Permits Requested	25	32	184
Total Fees Collected	$2,500	$3,400	$19,950

PLANNING DIRECTOR'S REPORT

Ms. Smith provided the Planning Commission with an update on the County's ongoing recreation planning initiatives, including the Comprehensive Park, Recreation, and Open Space Plan; the Sweet Arrow Lake and Frog Hollow Master Site Plan; the Anthracite Connector Trail Peer Study; and the Return on Environment Study. The update also covered GIS data collection completed for the park asset inventory, which documents and maps existing park facilities and amenities to support these planning efforts.

NEW BUSINESS

The Planning Commission set their 2027 meeting dates.

MOTION: On the motion of Dave Briggs, seconded by Jesse Fee, the Planning Commission unanimously approved setting the 2027 meeting dates to the second Wednesday of every month starting at 6PM as follows:

Month	Meeting Date
January	January 13, 2027
February	February 10, 2027
March	March 10, 2027
April	April 14, 2027
May	May 12, 2027
June	June 9, 2027
July	July 14, 2027
August	August 11, 2027
September	September 8, 2027
October	October 13, 2027

November	November 10, 2027
December	December 8, 2027
January 2028	January 12, 2028

ADJOURNMENT

Prior to adjournment, Commissioner Hetherington thanked the Planning Commission members for their service.

There being no further business to discuss, on a motion by Mr. Palubinsky seconded by Mr. Boyle, the meeting was adjourned. The next scheduled meeting date is October 14, 2026.

Attest:

Secretary:

REVIEWING ENGINEERS REPORT
SCHUYLKILL COUNTY PLANNING COMMISSION

Meeting date: October 14, 2026

Subdivision Name:	Final Lot Annexation, Michelle L. Adams & Darwin L. Mauser
Municipality:	Upper Mahantongo Township
Zoning District:	A-Agricultural
Intended Use:	Residential
Total Acres:	39.09
UPI Number:	31-07-0002.000 & 31-07-0003.000
Number of Lots:	2
Surveyor of Record:	Robert O'Neill, PLS/O'Neill Surveying, LLC

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). Please note that per County Policy, The Planning Commission Solicitor is afforded at least one (1) week for review of submitted documents. (Section 504.J.3)

SCHUYLKILL COUNTY ZONING OFFICER'S REPORT:

This plan complies with Schuylkill County Zoning Ordinance.

Jon Mahall PE
County Engineer

REVIEWING ENGINEERS REPORT
SCHUYLKILL COUNTY PLANNING COMMISSION

Meeting date: October 14, 2026

Subdivision Name:	Treskolasky & Jackson Annexation Plan
Municipality:	North Union Township
Zoning District:	A-Agricultural
Intended Use:	Residential
Total Acres:	6.06
UPI Number:	19-10-0032.001 & 19-10-0032.000
Number of Lots:	2
Surveyor of Record:	Shawn Donohue PLS

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). Please note that per County Policy, The Planning Commission Solicitor is afforded at least one (1) week for review of submitted documents. (Section 504.J.3)

SCHUYLKILL COUNTY ZONING OFFICER'S REPORT:

This plan complies with Schuylkill County Zoning Ordinance.

Jim Mitchell PE
County Engineer

Alfred Benesch & Company
400 One Norwegian Plaza
Pottsville, PA 17901
www.benesch.com
P 570-622-4055

September 9, 2026

Schuylkill County Planning Commission
Schuylkill County Planning and Zoning Commission
401 N. Second Street
Pottsville, PA 17901

Subject: **St. Clair Sewer Authority – Subdivision Plan**
East Norwegian Township, Schuylkill County
Waiver Request Letter
Benesch Project No. 0326-609050.01

Dear Members:

On behalf of St. Clair Sewer Authority, the Applicant, we are requesting the following waivers from the Schuylkill County Subdivision and Land Development Ordinance (SALDO):

1. **Section 203 – Specific Terms – Subdivision, Minor - Subpart A.3.**
    a. The Applicant, St. Clair Sewer Authority (SCSA), is requesting to waive subpart A.3 of the Minor Subdivision definition to allow this subdivision to be processed as a Minor Subdivision although located in a commercial zoning district. The property being subdivided is located in the C-3 Highway Commercial zoning district and contains the existing SCSA wastewater treatment plant on it. The project is creating only one new lot in addition to the residue lot, and no improvements are proposed on either lot. All other definitions of a minor subdivision are met.

We respectfully request your consideration of the requested waivers at your November 4, 2026, Planning Agency meeting.

Thank you for your time and consideration in this matter. If you have any questions or comments concerning the above or need additional information to be considered, please contact our office.

Respectfully,

Kevin A Marmas, P.E.
Project Manager

M. Christopher McCoach, P.E.
Sr. Project Manager

cc: St. Clair Sewer Authority

Y:\Pennsylvania\03XX-60S\0326-609050.01_SCSA_Subdivision\Office_Docs\Correspondence\Letters\Lt.Schuylkill CoPC.Waiver.Request.2026.0909.docx

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

October 02, 2026

Butler Township
211 Broad St
Ashland, PA 17921

SUBJECT: **Act 247 Plan Review**

Plan Name:	Preliminary Land Development Plans DCHR MDT01
Owner(s)/Applicant(s):	NP Highridge Park, LLC / Highridge DC PropCo, LLC
Tax Parcel Number(s):	04-09-0039.000, 04-09-0039.001, 04-10-0005.000
Plan Date:	9/11/2026
Date Received:	10/01/2026

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 October 14, 2026, meeting.**

PROJECT INFORMATION

Location	North of Highridge Park Road, West of I-81
Zoning District(s)	I-1 (Industrial District)
Water	Proposed public
Sewer	Proposed public
Present Use	Agricultural
Proposed Use	Industrial
Number of New Lots	0
Proposed Non-Residential Building Area	1,003,240 sq ft

The plan proposes the consolidation of 3 lots into 1 for the purpose of constructing a data center campus with two buildings and associated improvements.

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

COMMENTS

1. **UPI Certification:** The UPI number must be shown on all plans and shall be certified by the County Assessment Office prior to recording in the County Recorder of Deeds Office.

2. **County Approval Block:** No space has been provided on the submitted plat for the Schuylkill County Planning Commission to stamp its approval. 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. **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.

4. **Waiver:** It appears that 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.

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.

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

PLANNING · ZONING · GIS
SCHUYLKILL COUNTY

September 14, 2026

Butler Township
211 Broad St
Ashland, PA 17921

SUBJECT: **Act 247 Plan Review**

Plan Name:	Final Major Subdivision Plan for Lot Annexations of Lands of April M. & Edward M. Wytovich
Owner(s)/Applicant(s):	April M. Wytovich, Edward M. Wytovich
Tax Parcel Number(s):	04-04-0012.000
Plan Date:	8/28/2026
Date Received:	9/11/2026

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 October 14, 2026, meeting.**

PROJECT INFORMATION

Location	12 Paul Street
Zoning District(s)	R-1 (Low Density Residential District)
Water	Existing public
Sewer	Existing public
Present Use	Vacant, Residential
Proposed Use	Vacant, Residential
Number of New Lots	0
Proposed Non-Residential Building Area	N/A

The intent of the plan is to annex portions of land from the parent parcel to 11 other parcels with existing residential buildings. No new development of change of use is proposed by the 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 Yeneshosky
Administrative Secretary
570.628.1415
syeneshosky@schuylkillcountypa.gov

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. **County Approval 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.

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

PLANNING · ZONING · GIS
SCHUYLKILL COUNTY

October 5, 2026

Cass Township
1209 Valley Rd
Pottsville, PA 17901

SUBJECT: **Act 247 Plan Review**

Plan Name:	Preliminary / Final Land Development MKCJ Rentals 16 Ash Road Pole Building
Owner(s)/Applicant(s):	MKCJ Rentals LLC
Tax Parcel Number(s):	05-06-0128.001
Plan Date:	9/18/2026
Date Received:	10/2/2026

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 October 14, 2026, meeting.**

PROJECT INFORMATION

Location	16 Ash Road
Zoning District(s)	R-1 (Village Residential District)
Water	Proposed public
Sewer	N/A
Present Use	Commercial
Proposed Use	Commercial
Number of New Lots	0
Proposed Non-Residential Building Area	7,000 sq ft

The plan proposes the construction of a storage building for construction vehicles.

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

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:** It appears that 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:** 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.

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
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Pottsville, PA 17901
Office Phone: 570.628.1415
Office Fax: 570.628.1005

PLANNING · ZONING · GIS
SCHUYLKILL COUNTY

October 5, 2026

East Union Township
10 E Elm St
PO Box 295
Sheppton, PA 18248

SUBJECT: **Act 247 Plan Review**

Plan Name:	New Lot 224 Reverse Subdivision / Lot Consolidation
Owner(s)/Applicant(s):	Vincent Pantarelli
Tax Parcel Number(s):	09-17-0223.000, 09-17-0224.000
Plan Date:	7/07/2026
Date Received:	10/02/2026

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 October 14, 2026, meeting.**

PROJECT INFORMATION

Location	Lot 223 & 224 West Players Way
Zoning District(s)	Not shown
Water	N/A
Sewer	N/A
Present Use	Vacant
Proposed Use	Residential
Number of New Lots	0
Proposed Non-Residential Building Area	N/A

The intent of the plan is the lot consolidation of the two lots.

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

COMMENTS

1. **UPI Certification:** The UPI number must be shown on all plans and shall be certified by the County Assessment Office prior to recording in the County Recorder of Deeds Office.

2. **Zoning:** The Zoning District has not been identified on the plan. We recommend reviewing your SALDO to ensure that a requirement has not been completed.

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

Respectfully,

Marc Gaeta

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PLANNING · ZONING · GIS
SCHUYLKILL COUNTY

September 14, 2026

Norwegian Township
506 Maple Ave, PO Box 251
Mar Lin, PA 17951

SUBJECT: **Act 247 Plan Review**

Plan Name:	Pottsville Solar Farm Preliminary & Final Land Development Plan
Owner(s)/Applicant(s):	Allied Chemical Corp / VCP EPC, LLC.
Tax Parcel Number(s):	20-06-0077.000
Plan Date:	8/31/2026
Date Received:	9/10/2026

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 October 14, 2026, meeting.**

PROJECT INFORMATION

Location	East of Westwood Street and south of Maple Avenue
Zoning District(s)	I2 (Industrial District)
Water	N/A
Sewer	N/A
Present Use	Industrial
Proposed Use	Industrial
Number of New Lots	0
Proposed Non-Residential Building Area	N/A

The plan proposes the construction of an accessory solar array on an existing industrial lot.

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

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COMMENTS

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4. **Waiver:** It appears that 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.

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SCHUYLKILL COUNTY

September 15, 2026

Walker Township
9 Township Rd
Tamaqua, PA 18252

SUBJECT: **Act 247 Plan Review**

Plan Name:	Springer Annexation Subdivision
Owner(s)/Applicant(s):	Douglas Springer, Rebecca Springer
Tax Parcel Number(s):	32-05-0119.000, 32-05-0021.000, 32-05-0125.000, 32-05-0127.000
Plan Date:	7/06/2026
Date Received:	9/15/2026

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 October 14, 2026, meeting.**

PROJECT INFORMATION

Location	West of Gameland Drive
Zoning District(s)	R-3 (Medium Density Suburban District)
Water	N/A
Sewer	N/A
Present Use	Vacant
Proposed Use	Vacant
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
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mgaeta@schuylkillcountypa.gov

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COMMENTS

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PLANNING · ZONING · GIS
SCHUYLKILL COUNTY

October 2, 2026

Schuylkill Haven Borough
333 Center Ave
Schuylkill Haven, PA 17972

SUBJECT: **Act 247 Plan Review**

Plan Name:	Fanelli – Margaretta Subdivision
Owner(s)/Applicant(s):	Jeff Fanelli
Tax Parcel Number(s):	63-07-0126.000
Plan Date:	9/15/2026
Date Received:	9/20/2026

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 October 14, 2026, meeting.**

PROJECT INFORMATION

Location	Intersection of S Margaretta & Fern Street
Zoning District(s)	I-1 (Industrial District)
Water	Existing public
Sewer	Existing public
Present Use	Commercial
Proposed Use	Commercial, Vacant
Number of New Lots	1
Proposed Non-Residential Building Area	N/A

The intent of the plan is to subdivide the existing parcel into two lots. No new development or change of use 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
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Respectfully,

Marc Gaeta

PLANNING · ZONING · GIS
SCHUYLKILL COUNTY

October 2026

PROJECT REVIEWS

Land Use Review of Permits

PROJECT APPLICANT	LETTER RECEIVED FROM	ACTIVITY
Sammy's Mobile Home Park	Ankur Shau	NPDES Permit Renewal

MUNICIPALITY(IES)	LOCATION
Schuylkill Haven Borough	SR 61 N

The applicant is seeking a permit reissuance.

PROJECT APPLICANT	LETTER RECEIVED FROM	ACTIVITY
ECKART America, LLC	Guzek Associates, Inc.	General Permit Application

MUNICIPALITY(IES)	LOCATION
Rush Township	36 Progress Avenue

The applicant is seeking a permit to transfer eight existing storage tanks to their Tidewood facility from Silberline.

PROJECT APPLICANT	LETTER RECEIVED FROM	ACTIVITY
Rausch Creek Generation, LLC	Osman Environmental Solutions	NPDES Permit Renewal

MUNICIPALITY(IES)	LOCATION
Tremont Township	490 W Main Street

The applicant is seeking a 5-year permit renewal.

PROJECT APPLICANT	LETTER RECEIVED FROM	ACTIVITY
UGI Utilities, Inc	Rettew	Chapter 105 General Permit No. 5 Application

MUNICIPALITY(IES)	LOCATION
Branch Township Norwegian Township	Kings Village Shopping Plaza

The application is for a proposed project to install a new gas main and discontinue use of an existing gas main.

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
North Union Township	19-04-0006.001	The plan proposes the construction of three poultry barns, a manure storage building, and associated stormwater controls.
Barry Township Butler Township Cass Township Eldred Township New Castle Township	Multiple	The plan proposes the construction of a utility line running from the Eldred Substation to the Frackville Substation.
North Manheim Township	18-07-0027.000	The plan proposes the construction of approximately 180 multi-family townhouse units and 19 single-family dwellings with associated improvements.
Rush Township	25-21-0081.000 25-21-0082.000	The plan proposes the subdivision of parcels into lots for approximately 150 residential units with associated improvements.
West Brunswick Township	35-03-0010.003	The plan proposes an expansion to an existing hospital with additional parking and stormwater management improvements.

Act 537: Sewage Facilities Planning

MUNICIPALITY	PLAN	ACTIVITY
Wayne Township	Heinbaugh Subdivision	Notification from PADEP that the proposed plan has been accepted as an exception to the requirements to revise the official sewage facilities plan for new land development.
Hegins Township	Walshaw Subdivision	Notification from PADEP that the proposed plan has been accepted as an exception to the requirements to revise the official sewage facilities plan for new land development.
Hegins Township	Richards Subdivision	Notification from PADEP that the proposed plan revision has been approved.

Air Quality

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

MUNICIPALITY	FACILITY	ACTIVITY
City of Pottsville	Solstice Advanced Materials US Inc.	A plan approval application for a State-Only Operating Permit has been submitted to PADEP.

Grants, Loans and Other Financial Assistance Applications

MUNICIPALITY OR ORGANIZATION	AGENCY AND PROGRAM	REQUEST
St. Clair Borough	PA DCED Multimodal Transportation Fund	Funding is being requested for the replacement or rehabilitation of the Thwing Street Bridge over Mill Creek.

Miscellaneous

MUNICIPALITY	FACILITY OR ORGANIZATION	ACTIVITY
Walker Township	Tamaqua Transfer & Recycling Station	Notification from PA DEP that the application for permit reissuance to change the permittee from Environment Awareness Corporation, Inc. to Casella Mid-Atlantic, LLC has been approved.

2026 Zoning Permit Activity

	Number of Permits Approved/Denied		Total Monthly Revenue
January	12	$	1,200.00
February	14	$	1,600.00
March	28	$	2,900.00
April	30	$	3,250.00
May	20	$	1,800.00
June	23	$	3,300.00
July	25	$	2,500.00
August	32	$	3,400.00
September	26	$	2,800.00
October			
November			
December			
Total (Year to Date)	**210**	**$**	**22,750.00**

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
2026	10	20096		Hickman, Gina	Gordon Borough	46-04-0110.000	10/01/26	Detached Accessory Stroage Structure (shed)	221	100	TC	12,937	Hickman, Gina
2026	10	DENIED		Ward, III, Thomas W.	Mahanoy City Borough	48-05-0198.000	10/01/26	New use of land- Converting a former church into batting cages	N/A	100	R-3	N/A	Ward, III, Thomas W.
2026	10	20097		Felty, Kayla	Washington Township	33-12-0102.002	10/01/26	Detached Residential Accessory Storage Building (Pole Building)	1200	100	A	37,600	Pioneer Pole Building
2026	10	20098		Home 2 U Prop. Groups, LLC	Porter Township	22-16-0116.000	10/01/26	Covered Porch	196	100	R-3	16,000	Kutz, Harriet F.
2026	10	20099		Bender, Brian	Porter Township	22-11-0050.000	10/01/26	Detached Residential Storage Structure (shed)	176	100	R-3	N/A	Heiser, Mary
2026	10	20100		Willard, Jr., Gary	Tower City Borough	66-02-0248.000	10/02/26	Detached Residential Storage Structure (shed)	576	100	R-3	46,314	Willard, Jr., Gary
2026	10	20101		Momentum Solar	Porter Township	22-16-0121.000	10/05/26	Accessory Roof Mounted Solar System	359	100	R-3	31,225	Jansen, Kim
2026	10	DENIED		EMT Solar (Josh Munet)	Barry Township	01-04-0101.021	10/05/26	Roof Mounted Solar	N/A	100	A	N/A	Roehl, Richard
2026	10	DENIED		Poncavage, Daniel	Port Carbon Borough	59-04-0236.001	10/05/26	New Use of Land	N/A	100	R-3	N/A	Anthracite Industrial Services, LLC
2026	10	20102		Obert, Gretchen	Washington Township	33-15-0005.000	10/07/26	Residential Addition	720	100	A	142,000	Yordy, Adam
2026	10	20103		Deitrich, Robert	Pine Grove Borough	58-08-0042.000	10/08/26	Accessory Roof Mounted Solar System	343	100	R-3	25,000	Bright Eye Solar
2026	10	20104		Ryder, Frank	Delano Township	06-09-0055.000	10/08/26	Accessory Roof Mounted Solar System	462	100	R-3	9,680	Renu Solar

Sweet Arrow Lake

SHARE YOUR IDEAS!

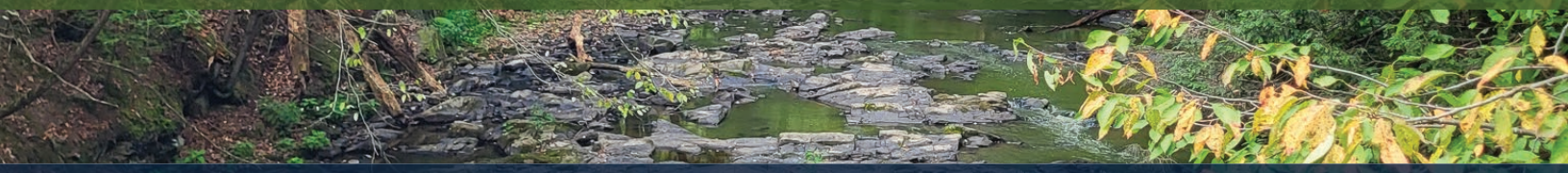
Sweet Arrow Lake & Frog Hollow Public Open House

Tuesday October 27, 2026

5-8PM

Sweet Arrow Clubhouse

108 Clubhouse Rd., Pine Grove, PA



Sweet Arrow Lake and Frog Hollow are undergoing a Master Site Plan update that aims to improve access and long-term sustainability. Come share your ideas for the future of both parks!

Can't make the meeting but want to share your opinion? Scan the QR code to fill out a public opinion survey or visit: https://qrco.de/bh0UkS

SURVEY:

Scan Me

SIMONE LANDSCAPE ARCHITECTURE COLLINS