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
    - Planning Department Dropbox at the Courthouse Public Entrance
    - 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, NOVEMBER 4, 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**

	Subdivision	Municipality	Tax Parcel Number(s)	Extension Requested To
4.1.1	Kuperavage & Rev Alfred Schlert Subdivision & Annexation	East Norwegian Township	08-03-0034.002 08-03-0034.007	2/8/27

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

4.3 **Extension of time expiration notification** (none)

4. **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 – St Clair Sewer Authority (Plan Date: 08/19/26)	East Norwegian Township	08-03-0015.002	Final Plan Approval	County	1/12/26
6.2	Leid Final Minor Subdivision (Plan Date: 07/15/26)	Washington Township	33-12-0005.000	Final Plan Approval	County	1/12/26

7. **Act 247 Reviews**

7.1 **Plan Reviews** (See Attachments)

	Subdivision	Municipality	Tax Parcel Number(s)
7.1.1	Final Subdivision Plan The Alderney Coal Company, Inc. James Street Subdivision	Blythe Township	02-07-0042.000, 02-07-0043.000
7.1.2	Coal Products Inc. Parcel Survey I81 Parcels	Foster Township	11-02-0001.001, 11-02-0002.002
7.1.3	Final Land Development Plan 426 S Route 61	North Manheim Township	18-06-0088.000
7.1.4	Preliminary Land Development Plan for Blue Mountain Estates	North Manheim Township	18-07-0027.000
7.1.5	Werner 76 Shultz Road Boundary Line Adjustment	Pine Grove Township	21-05-0024.000, 21-05-0026.000
7.1.6	Final Plan Showing Survey of Boundary Line Adjustment / Annexation for Lester J. (Deceased) & Janet E. Krammes	Pine Grove Township	21-11-0029.001
7.1.7	Preliminary/Final Land Development Plan For “Hometown Heights”	Rush Township	25-21-0081.000, 25-21-0082.000
7.1.8	Major Subdivision Preliminary/Final Plan of Property Belonging to DMS Investment Properties, LTD; Proposed Buildings for Dave Miller & Sons	Wayne Township	34-13-0114.000

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**

11. **New Business**
    - Reconsideration of the 2027 Planning Commission Meeting Schedule, Specifically the December Meeting

12. **Zoning Ordinance and Subdivision and Land Development Ordinance Amendments**

    - Discussion and possible Planning Commission action on recommendations to the Board of Commissioners regarding proposed Zoning Ordinance amendments addressing Battery Energy Storage Systems, Data Centers, Solar Energy Systems, and Zoning Map revisions, as well as proposed amendments to the Subdivision and Land Development Ordinance.

13. **Adjournment**

PLANNING · ZONING · GIS
SCHUYLKILL COUNTY

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.

Plan Information
Identify the plan name and site information.

1

Plan Name: Kuperavage & Rev Alfred Schlert Subd & Annex

Parcel Number(s): 98-03-0034.002 & 08-03-0034.007

Time Extension Applicant
Identify how you are associated with the property. Developer's Agents include engineers, surveyors, architects and attorneys.

2

I am the: ☑ Record Owner ☑ Equitable Owner ☐ Developer's Agent

Name: John M Kuperavage Company: Individual

Address: [redacted]

Email: Phone: [redacted]

Professional of Record
Identify the Professional of Record who is legally responsible for the plan.

3

Name: David S Humenansky, PLS Company: Colonial Surveying

Address: [redacted]

Email: [redacted]

Action Requested
Identify the last action and date taken on this plan. Enter requested extension date. *The extension date should be aligned to a regular Planning Commission meeting date.*

4

The last action taken on this plan was:

☑ Original Submission ☐ Time Extension Approval ☐ Conditional Final Plan Approval

Date of last action: September 9, 2026 PC Engineers Report

Requested Extension Date: Additional 90 days from current expiration date.

Reason for Extension
Use this section to provide details explaining the reason for the extension request

5

I am requesting the extension because:

Owner and I wish to schedule a meeting with Schuylkill County Planning Office to discuss the September 9 review letter with the Planning Director and the County Engineer to review the comments of September 9, 2026.

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: Discussion between applicant and consultant regarding the review letter and reviewing work calendar for mutual time for a meeting with the county.

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.

David S. Humenansky, PLS

[redacted]

09/18/26

Date

For Staff Only

Planning Commission Decision Date

☐ Approved ☐ Denied ☐ Tabled

Comments

Planning Commission
Schuylkill County
MINUTES – October 14, 2026

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

Commission Members Absent:; David Briggs; Joseph Palubinsky; Mark Emerich; (Note that there is currently a board vacancy)

Press Attending: None

Guests: Todd Shappell, Carla Carl, Robert Carl, Kevin Marmas, Rian Simon*, Shannon Calluori*, Steve Neratko*, Lisa Oliver*

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

Reviewing Engineers:
*attended via ZOOM

The monthly meeting of the Schuylkill County Planning Commission was called to order by John Malinchok on Wednesday, October 14, 2026 at 6:00 PM. This meeting was held in person along with a virtual option using ZOOM.

CHANGES TO AGENDA

None

PUBLIC COMMENT

Carla Mae Carl, Barry Township, addressed the Planning Commission regarding two development projects adjacent to her property:

Ronald and Lucinda Martin Poultry Operation Land Development: Ms. Carl requested clarification regarding the Planning Commission's previous action to grant additional time for the Martin Poultry Operation to complete the land development process and to remove the requirement for a Development Agreement. Planning Commission members explained that the Development Agreement requirement was removed because construction was substantially complete and the developer had demonstrated a willingness to address outstanding requirements. Staff further explained that financial security had been posted and that the County Engineer continued to conduct inspections, including an inspection immediately prior to the previous month's meeting.

Ms. Carl expressed concern that substantial excavation and construction had occurred before final plan approval and questioned whether the developer had been assessed any penalties. Staff confirmed that no fines had been imposed but noted that enforcement remained an available option. Planning Commission members explained that their focus had been on obtaining cooperation and compliance from the developer and bringing the project through the required land development process. Staff clarified that the developer was continuing to work toward finalizing and recording the land development plan.

Ernst Farm Solar Development: Ms. Carl also requested information regarding the status of the appeal of the Zoning Hearing Board decision to the Court associated with the proposed solar development and how she could receive notice

of future court proceedings. She expressed concern that, as an adjoining property owner, she was no longer receiving notifications following the filing of the appeal.

The Planning Commission's Solicitor explained that Ms. Carl could monitor the case through the Schuylkill County Prothonotary's Office but would not automatically receive notices of court proceedings because she was not a party to the appeal. The Solicitor suggested that she consult with an attorney regarding the possibility of intervening in the proceeding, which could provide her with notice of future hearings and decisions. Ms. Carl expressed frustration with the process and the potential need to obtain legal representation to remain informed of a development affecting her property.

APPROVAL OF MINUTES

The minutes of the regular Planning Commission meeting held on September 9, 2026 were approved by the Planning Commission with one correction regarding the attendance of member Nick Boyle.

MOTION: On the motion of Mr. Fey, seconded by Mr. Boyle, the Planning Commission unanimously approved the minutes from the September 9, 2026 Planning Commission Meeting with one correction.

SPECIAL ACTION ITEM(S)

None

EXTENSION REQUESTS

None

CONSIDERATION OF FINANCIAL SECURITY

None

COUNTY SUBDIVISION AND LAND DEVELOPMENT PLANS

Three plans were submitted to the Planning Commission.

FINAL LOT ANNEXATION PLAN OF LANDS OF MICHELLE L ADAMS AND DARWIN L MAUSER (PLAN DATE: 06/06/2026)

Upper Mahantongo Township
31-07-0002.000
31-07-0003.000
31-07-0003.002

MOTION: On the motion of Mr. Boyle, seconded by Mr. Sattizahn, the Planning Commission unanimously granted Conditional Final Plan Approval until January 13, 2027 with the following condition:

- 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.

ANNEXATION FINAL SUBDIVISION PLAN TRESKOLASKY & JACKSON (PLAN DATE: 04/15/2026)

North Union Township
19-10-0032.000
19-10-0032.001

MOTION: On the motion of Mr. Fey, seconded by Mr. Boyle, the Planning Commission unanimously granted Conditional Final Plan Approval until January 13, 2027 with the following condition:

- 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.

FINAL MINOR SUBDIVISION PLAN – SAINT CLAIR AUTHORITY

East Norwegian Township
08-03-0015.002

MOTION: On the motion of Mr. Bender, seconded by Mr. Fey, the Planning Commission unanimously granted a waiver from Section 203 – Specific Terms – Subdivision, Minor-Subpart A.3, which allows this plan, which is located in a C-3 Zoning District, to be submitted as a Minor Subdivision Plan.

ACT 247 REVIEWS

PLAN REVIEWS

County staff reviewed 7 plans for the October meeting cycle.

1. Preliminary Land Development Plans DCHR MDT01, Butler Township
2. Final Major Subdivision Plan for Lot Annexations of Lands of April M & Edward M Wytovich, Butler Township
3. Preliminary/Final Land Development MKCJ Rentals 16 Ash Road Pole Building, Cass Township
4. New Lot 224 Reverse Subdivision/Lot Consolidation, East Union Township
5. Pottsville Solar Farm Preliminary & Final Land Development Plan, Norwegian Township
6. Springer Annexation Subdivision, Walker Township
7. Fanelli – Margaretta Subdivision, Schuylkill Haven Borough

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

ORDINANCE REVIEWS

None

PROJECT REVIEW LIST

The Planning Commission members reviewed the October Project Review Report.

ZONING REPORT

The Zoning Report for September was tabled.

PLANNING DIRECTOR'S REPORT

Ms. Smith provided members with a flyer for the Sweet Arrow Lake and Frog Hollow Master Site Plan Public Open House, scheduled for October 27, 2026, from 5:00 to 8:00 PM at the Sweet Arrow Lake Clubhouse. She encouraged members to complete the public survey, accessible through the QR code on the flyer, noting that the survey addresses both the Sweet Arrow Lake and Frog Hollow Master Site Plan and the County Comprehensive Park, Recreation, and Open Space Plan.

Ms. Smith also reported that a separate public open house for the County Comprehensive Park, Recreation, and Open Space Plan was tentatively scheduled for November 18, 2026, at the Orwigsburg Veterans Memorial Hall, with additional details to be distributed. She further advised that a separate municipal survey would be distributed to municipalities in the coming days and encouraged members to complete it.

NEW BUSINESS

ZONING ORDINANCE AMENDMENTS – SOLAR ENERGY FACILITIES, BATTERY ENERGY STORAGE SYSTEMS, AND DATA CENTERS

Ms. Smith introduced Steve Neratko, Senior Planner, and Shannon Calluori, Vice President, of Hailstone Economic, the County's consultant assisting with proposed amendments to the Zoning Ordinance addressing solar energy facilities, battery energy storage systems (BESS), and data centers.

SOLAR ENERGY FACILITIES

Mr. Neratko reviewed the draft Solar Energy Facilities amendment, explaining that it consolidates the County's 2024 solar regulations, clarifies principal and accessory uses, and updates provisions related to district permissions, site design, environmental protections, screening, emergency access, and decommissioning.

The proposed amendment maintains the existing zoning district permissions for principal ground-mounted solar facilities while establishing additional standards for setbacks, slopes, agricultural soils, woodland preservation, and screening. It also retains provisions encouraging the development of solar facilities on previously disturbed or industrial properties, commonly referred to as brightfields.

Discussion focused on several provisions of the proposed amendment:

- **Woodland Protection**: Ms. Smith explained the proposed 24-month lookback provision, which would require applicants to document previous woodland conditions to prevent land clearing in anticipation of development from circumventing woodland preservation requirements.

- **Screening and Vegetation Management**: Members discussed the challenges associated with vegetative screening, particularly where screening may obstruct existing scenic views. Ms. Smith suggested considering performance-based standards, including achieving 75% visual opacity within four growing seasons, while emphasizing native vegetation. Members also discussed the need to better define meadow vegetation and establish ongoing vegetation maintenance requirements based on experiences with existing solar facilities.

- **Planning Commission Review**: Ms. Smith explained a proposed provision requiring special exception applications that would also require land development approval to be referred to the Planning Commission for advisory review. The Planning Commission's comments would become part of the record before the Zoning Hearing Board. This review would occur independently of the formal subdivision and land development review process and its associated statutory timeframes.

- **Agricultural Districts**: Members discussed whether principal ground-mounted solar facilities should continue to be permitted by special exception in agricultural districts. Concerns included the conversion of farmland to principal, ground-mounted solar energy systems, impacts on neighboring properties, and limited direct financial benefits to host municipalities. Potential alternatives, including additional supplementary regulations and consideration of proximity to electrical transmission infrastructure, were discussed.

- **Community Benefits Agreements**: Members discussed the potential inclusion of community benefits agreements for principal solar facilities. These agreements could provide benefits to host municipalities, such as public infrastructure improvements, emergency services support, or farmland preservation funding. Members expressed an interest in maintaining flexibility for municipalities to negotiate benefits based on local needs rather than prescribing specific contributions. Hailstone was asked to provide sample language for further consideration.

- **Construction Impacts**: Ms. Smith noted that the draft includes additional dust control requirements based on concerns associated with construction activities at the Ashland Solar project. Members also requested consideration of reasonable construction hours to address noise impacts on neighboring properties.

- **Decommissioning**: Members discussed the relationship between the proposed decommissioning provisions and recently enacted state legislation. Hailstone agreed to further review the legislation and its implications for local regulatory requirements.

Additional discussion addressed viewshed and glare impacts, including the potential use of visual impact studies for larger solar developments. Hailstone agreed to review the comments and provide additional language for consideration.

BATTERY ENERGY STORAGE SYSTEMS (BESS)

Mr. Neratko provided an overview of battery energy storage systems and the need to establish regulations distinguishing principal facilities from smaller accessory systems.

Discussion centered on appropriate zoning districts, proximity to residential properties, fire hazards, emergency access, and the capabilities of local emergency responders. Members expressed concerns regarding potential fire incidents, hazardous emissions, and evacuation distances.

The Industrial-Commercial (I-C) District was identified as a potential appropriate location for principal BESS facilities. Members also discussed allowing accessory systems associated with solar facilities or individual properties while avoiding unnecessary regulation of smaller systems intended for on-site use.

Hailstone will continue developing the proposed regulations, including provisions addressing facility classifications, setbacks, fire safety, emergency response, screening, and decommissioning.

DATA CENTERS

Mr. Neratko reviewed the proposed approach to regulating data centers, including distinguishing standard data centers from hyperscale facilities based on electrical demand, site area, building size, and associated electrical infrastructure.

The preliminary approach would allow standard data centers by special exception in the Industrial-Commercial District and hyperscale data centers by special exception within a designated overlay district.

Ms. Smith presented an interactive GIS StoryMap developed by County Planning and GIS staff to assist in identifying potential areas for a hyperscale data center overlay. The analysis initially identified parcels of 20 acres or greater within the I-C, C-3, C-4, and CM zoning districts and within public water service areas. Additional analysis considered slopes, flood hazard areas, Agricultural Security Areas, streams and wetlands, public parks, State Game Lands, Natural Areas Inventory sites, and Pennsylvania Natural Heritage Program climate connectivity areas.

Ms. Smith emphasized that the resulting candidate areas were intended solely to facilitate discussion and did not represent a proposed overlay district. Several potential geographic concentrations were identified, including portions of western Schuylkill County, East Norwegian Township and the Delano area.

Members discussed the challenges of identifying appropriate locations, particularly the concentration of potentially suitable parcels in western portions of the County. Concerns were also raised regarding the electrical infrastructure needed to serve large data centers, including new transmission lines, expanded utility rights-of-way, and impacts on adjoining properties. The possibility of requiring or encouraging on-site electrical generation was discussed, along with the potential impacts associated with such facilities.

Ms. Smith noted that determining the geographic boundaries of a data center overlay would likely be one of the more challenging aspects of the amendment process. She advised that Planning Commission members would be provided access to the GIS analysis and encouraged them to review the candidate areas and consider alternative locations before the next discussion.

NEXT STEPS AND SCHEDULE

Ms. Smith reviewed the timeline associated with the County's curative amendment process, noting that the 180-day period concludes on February 2, 2027. She explained the need to allow sufficient time for the Planning Commission to develop its recommendations, the Board of Commissioners to conduct a public hearing, and any additional review or revisions that may be necessary.

A tentative December 9, 2026, public hearing before the Board of Commissioners was discussed, which would require the Planning Commission to provide its recommendations following its November meeting.

Members discussed scheduling an additional meeting or informational session before the November Planning Commission meeting to continue reviewing the proposed amendments, particularly the location of the data center overlay. Ms. Smith indicated that she would coordinate potential dates with Hailstone and distribute scheduling options to Commission members.

No formal action was taken on the proposed zoning ordinance amendments. Further discussion and consideration will occur at a subsequent meeting.

NOVEMBER 2026 MEETING TIME

The Planning Commission also discussed moving the November 4, 2026, meeting to an earlier starting time to accommodate a scheduling conflict.

ADJOURNMENT

There being no further business to discuss, on a motion by Mr. Boyle seconded by Mr. Bender, the meeting was adjourned. The next scheduled meeting date is November 4, 2026.

Attest: _____

Secretary: _____

REVIEWING ENGINEERS REPORT
SCHUYLKILL COUNTY PLANNING COMMISSION

Meeting date: November 4, 2026

Subdivision Name:	Final Minor Subdivision Plan- St. Clair Sewer Authority
Municipality:	East NorwegianTownship
Zoning District:	C-3 Highway Commercial
Intended Use:	N/A
Total Acres:	10.027
UPI Number:	08-03-0015.002
Number of Lots:	2
Surveyor of Record:	M. Christopher McCoach, PE/ Bensch

COMMENTS:

1. A waiver was requested and approved by the Schuylkill County Planning Commission at their October 14, 2026 meeting to review the plan as a Minor Subdivision (Section 203.A.3).
2. A non-building waiver has been requested for Proposed Parcel A (Section 504.I.2).

SCHUYLKILL COUNTY ZONING OFFICER'S REPORT:

This plan complies with Schuylkill County Zoning Ordinance.

REVIEWING ENGINEERS REPORT
SCHUYLKILL COUNTY PLANNING COMMISSION

Meeting date: November 4, 2026

Subdivision Name:	Leid Final Minor Subdivision
Municipality:	Washington Township
Zoning District:	A- Agricultural
Intended Use:	Residential & Agricutural
Total Acres:	55.2
UPI Number:	33-12-0005.000
Number of Lots:	1
Surveyor of Record:	Shawn M. Donohue, PLS

COMMENTS:

This plan complies with the Schuylkill County Subdivision and Land Development Ordinance.

SCHUYLKILL COUNTY ZONING OFFICER'S REPORT:

This plan complies with Schuylkill County Zoning Ordinance.

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

PLANNING · ZONING · GIS
SCHUYLKILL COUNTY

October 20, 2026

Blythe Township
PO Box 91
Cumbola, PA 17930

SUBJECT: **Act 247 Plan Review**

Plan Name:	Final Subdivision Plan The Alderney Coal Company, Inc. James Street Subdivision
Owner(s)/Applicant(s):	The Alderney Coal Company, Inc.
Tax Parcel Number(s):	02-07-0042.000, 02-07-0043.000
Plan Date:	9/18/2026
Date Received:	10/6/2026

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 November 4, 2026, meeting.**

PROJECT INFORMATION

Location	East of James Street, north of N Valley Street
Zoning District(s)	R-2 (Single-Family Residential 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 subdivide the existing lot into two parcels. No 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
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. **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 20, 2026

Foster Township
PO Box 97
Friedensburg, PA 17933

SUBJECT: **Act 247 Plan Review**

Plan Name:	Coal Products Inc. Parcel Survey I81 Parcels
Owner(s)/Applicant(s):	Coal Products, Inc.
Tax Parcel Number(s):	11-02-0001.001, 11-02-0002.002
Plan Date:	9/22/2026
Date Received:	10/20/2026

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 November 4, 2026, meeting.**

PROJECT INFORMATION

Location	East of Sunbury Road, north of I81
Zoning District(s)	I-1 (Light Industrial 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 the two lots. No 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
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. **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.

5. **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.

6. **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.

7. **Miscellaneous:** The plan is lacking a lot of standard information that is usually provided for in a "Notes" section such as UPI #'s, owner information, and a stated purpose.

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 20, 2026

North Manheim Township
303 Manheim Rd
Pottsville, PA 17901

SUBJECT: **Act 247 Plan Review**

Plan Name:	Final Land Development Plan 426 S Route 61
Owner(s)/Applicant(s):	Metz Properties, LLC / Pennsylvania 61 Solar, LLC
Tax Parcel Number(s):	18-06-0088.000
Plan Date:	7/22/2026
Date Received:	10/19/2026

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 November 4, 2026, meeting.**

PROJECT INFORMATION

Location	426 S Route 61
Zoning District(s)	R-2 (Medium Density Residential District), C-2 (General Commercial District)
Water	N/A
Sewer	N/A
Present Use	Vacant
Proposed Use	Solar
Number of New Lots	0
Proposed Non-Residential Building Area	3,573,670 sq ft

The plan proposes the construction of a solar array with associated stormwater and road 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. **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. **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.

4. **Roads:** The plan proposes the construction of new roads to serve the development. We recommend that the minimum construction of said improvements should be provided by the developer to the satisfaction of the municipality.

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 16, 2026

North Manheim Township
303 Manheim Rd
Pottsville, PA 17901

SUBJECT: **Act 247 Plan Review**

Plan Name:	Preliminary Land Development Plan for Blue Mountain Estates
Owner(s)/Applicant(s):	Forino Co. LP
Tax Parcel Number(s):	18-07-0027.000
Plan Date:	9/29/2026
Date Received:	10/15/2026

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 November 4, 2026, meeting.**

PROJECT INFORMATION

Location	1000 W Market Street
Zoning District(s)	R-2 (Medium Density Residential District)
Water	Proposed public
Sewer	Proposed public
Present Use	Agricultural
Proposed Use	Residential
Number of New Lots	0
Proposed Non-Residential Building Area	N/A

The intent of the plan is to develop the property for 180 townhouses and 19 single-family units with 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

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Administrative Secretary
570.628.1415
syeneshosky@schuylkillcountypa.gov

COMMENTS

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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. **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.

5. **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.

6. **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.

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 21, 2026

Pine Grove Township
175 Oak Grove Rd
Pine Grove, PA 17963

SUBJECT: **Act 247 Plan Review**

Plan Name:	Werner 76 Shultz Road Boundary Line Adjustment
Owner(s)/Applicant(s):	Anne C. Baney, Scott Charles Werner
Tax Parcel Number(s):	21-05-0024.000, 21-05-0026.000
Plan Date:	10/9/2026
Date Received:	10/20/2026

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 November 4, 2026, meeting.**

PROJECT INFORMATION

Location	76 Shultz Road
Zoning District(s)	RC (Rural Conservation District)
Water	Proposed public
Sewer	Proposed public
Present Use	Residential
Proposed Use	Residential
Number of New Lots	0
Proposed Non-Residential Building Area	N/A

The intent of the plan is to adjust the boundary line between the two parcels. One lot will have an existing single-family residence. The second lot is proposed to have a single-family residence.

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. **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.

3. **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
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Pottsville, PA 17901
Office Phone: 570.628.1415
Office Fax: 570.628.1005

PLANNING · ZONING · GIS
SCHUYLKILL COUNTY

October 21, 2026

Pine Grove Township
175 Oak Grove Rd
Pine Grove, PA 17963

SUBJECT: **Act 247 Plan Review**

Plan Name:	Final Plan Showing Survey of Boundary Line Adjustment / Annexation for Lester J. (Deceased) & Janet E. Krammes
Owner(s)/Applicant(s):	Lester J. Krammes, Janette Krammes, Michael A. Gilbert, Bonnie A. Gilbert
Tax Parcel Number(s):	21-11-0029.001
Plan Date:	10/13/2026
Date Received:	10/20/2026

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 November 4, 2026, meeting.**

PROJECT INFORMATION

Location	168 Camp Road
Zoning District(s)	RP (Rural Preservation District)
Water	Existing on-lot
Sewer	Existing on-lot
Present Use	Residential
Proposed Use	Residential
Number of New Lots	0
Proposed Non-Residential Building Area	N/A

The intent of the plan is to adjust the boundary line between the two parcels.

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
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syeneshosky@schuylkillcountypa.gov

COMMENTS

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Respectfully,

Marc Gaeta

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Office Phone: 570.628.1415
Office Fax: 570.628.1005

PLANNING · ZONING · GIS
SCHUYLKILL COUNTY

October 23, 2026

Rush Township
104 Mahanoy Ave
Tamaqua, PA 18252

SUBJECT: **Act 247 Plan Review**

Plan Name:	Preliminary/Final Land Development Plan For "Hometown Heights"
Owner(s)/Applicant(s):	Forino Co. L.P.
Tax Parcel Number(s):	25-21-0081.000, 25-21-0082.000
Plan Date:	10/15/2026
Date Received:	10/22/2026

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 November 4, 2026, meeting.**

PROJECT INFORMATION

Location	West of Lincoln Drive, on Joyce Street
Zoning District(s)	R-4 (Medium to High Density Suburban District)
Water	Proposed public
Sewer	Proposed public
Present Use	Vacant
Proposed Use	Residential
Number of New Lots	159
Proposed Non-Residential Building Area	N/A

The intent of the plan is to subdivide the property into 159 residential lots consisting of 93 detached dwellings and 66 semi-detached dwellings, with associated stormwater, parking, and road features.

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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syeneshosky@schuylkillcountypa.gov

COMMENTS

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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 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.

7. **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.

8. **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.

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

PLANNING · ZONING · GIS
SCHUYLKILL COUNTY

October 16, 2026

Wayne Township
PO Box 97
Friedensburg, PA 17933

SUBJECT: **Act 247 Plan Review**

Plan Name:	Major Subdivision Preliminary/Final Plan of Property Belonging to DMS Investment Properties, LTD; Proposed Buildings for Dave Miller & Sons
Owner(s)/Applicant(s):	DMS Investment Properties, LTD
Tax Parcel Number(s):	34-13-0114.000
Plan Date:	8/31/2026; 9/11/2026
Date Received:	10/9/2026

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 November 4, 2026, meeting.**

PROJECT INFORMATION

Location	Summer Hill Road, west of Freemans Road
Zoning District(s)	R-2 (Medium Density Residential District)
Water	Proposed on-lot
Sewer	Proposed on-lot
Present Use	Vacant
Proposed Use	Residential
Number of New Lots	5
Proposed Non-Residential Building Area	N/A

The intent of the plan is to subdivide the parcel into 6 lots for proposed single-family residential 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

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COMMENTS

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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 of the engineer or surveyor has not been provided. This 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 a waiver 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 note should be updated. If denied, the note should be removed for clarity.

5. **Water:** It appears that this plan proposes an on-lot water supply. The property owner must maintain compliance with applicable DEP regulations.

6. **Sewer:** It appears that this plan proposes an on-lot sewage system. We recommend that Sewage Planning Module be completed.

7. **Lot Access:** If a driveway will access a municipal road, prior to construction of a new driveway, permission to connect to a municipal road should be requested from the municipality by the individual lot owner.

8. **Miscellaneous:** According to the MPC, the improvement of one lot or two or more contiguous lots, tracts, or parcels of land for any purpose involving a group of two or more residential buildings or a single nonresidential building on a lot or multiple lots is classified as a land development. We recommend confirming with Wayne Township and their Subdivision and Leand Development Ordinance whether a separate Land Development Plan is required for the proposed buildings.

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

Respectfully,

Marc Gaeta

PLANNING · ZONING · GIS
SCHUYLKILL COUNTY

November 2026

PROJECT REVIEWS

Land Use Review of Permits

PROJECT APPLICANT	LETTER RECEIVED FROM	ACTIVITY
Camp-A-While	Camp-A-While	NPDES Permit Renewal

MUNICIPALITY(IES)	LOCATION
Hegins Township	1921 E Main St

The applicant is seeking a reissuance of their NPDES permit.

PROJECT APPLICANT	LETTER RECEIVED FROM	ACTIVITY
Michael Foods Egg Products Company	Michael Foods	NPDES Permit Renewal

MUNICIPALITY(IES)	LOCATION

The applicant is seeking a reissuance of their NPDES permit.

PROJECT APPLICANT	LETTER RECEIVED FROM	ACTIVITY
Pioneer Pole Buildings, Inc.	Pioneer Pole Buildings, Inc.	NPDES Permit Application

MUNICIPALITY(IES)	LOCATION
	0 Summerhill Road

The applicant is applying for a NPDES related to stormwater discharge.

PROJECT APPLICANT	LETTER RECEIVED FROM	ACTIVITY

MUNICIPALITY(IES)	LOCATION

PROJECT APPLICANT	LETTER RECEIVED FROM	ACTIVITY

MUNICIPALITY(IES)	LOCATION

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

Act 537: Sewage Facilities Planning

MUNICIPALITY	PLAN	ACTIVITY
Washington Township	Vernon 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.
Orwigsburg Borough	390 Erlane Road	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

Section 106 of the National Historic Preservation Act of 1966

PROJECT APPLICANT	LETTER RECEIVED FROM	ACTIVITY

MUNICIPALITY(IES)	LOCATION

Grants, Loans and Other Financial Assistance Applications

MUNICIPALITY OR ORGANIZATION	AGENCY AND PROGRAM	REQUEST

Miscellaneous

MUNICIPALITY	FACILITY OR ORGANIZATION	ACTIVITY
Foster Township	CES Biogas LLC	Notification from PA DEP that the request for an extension to the shakedown period has been approved with an extension of an additional 180 days.

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	9	20071		Clark, Frank	New Ringgold Borough	55-03-0025.000	09/01/26	Accessory Roof Mounted Solar System	253	100	R-2	23,091	Trinity Solar
2026	9	20072		Shadle, Ethan T.	Frailey Township	12-06-0066.000	09/01/26	Detached Residential Storage Structure (Shed)	360	100	R-3	8,294	Shadle, Ethan T.
2026	9	20073		Karsok-Anderson, Barbara	Union Township	30-05-0006.004	09/01/26	Detached Accessory Storage Structure (Garage)	600	100	A	20,000	Karsok-Anderson, Barbara
2026	9	20074		Sloan, Brenda	North Union Township	19-04-0009.000	09/02/26	Detached Residential Accessory Storage Structure (Shed)	768	100	CR	118,330	Sloan, Brenda
2026	9	20075		King, David M.	Reilly Township	24-04-0050.001	09/02/26	Detached Residential Storage Building (Garage)	1200	100	R-3	35,000	King, David M.
2026	9	20076		Baptiste, Damaris	North Union Township	19-13-0386.000	09/02/26	New Single Family Manufactured Home	2075	100	R-3	260,000	Holobetz, Michael
2026	9	20077		Spalti, Terry	Gordon Borough	46-04-0072.000	09/02/26	Residential Addition (Porch)	200	100	R-2	5,000	Spalti, Terry
2026	9	20078		Koller, Brandon	Frailey Township	12-07-0100.000	09/02/26	Detached Residential Structure (shed)	168	100	R-3	500	Koller, Brandon
2026	9	20079		JMAC Reality LLC	Port Carbon Borough	59-02-0162.000	09/15/26	Replacement Single Family Dwelling	1980	100	R-2	180,000	Miller, Jeffrey A
2026	9	20080		Neifert, Gary	New Ringgold Borough	55-06-0020.000	09/15/26	Rood Addition & Beer Cooler	204	100	TC	2,500	Hitzeman, Gary
2026	9	20081		Kairon Home Investments, LLC	Frackville Borough	43-04-0264.000	09/15/26	Administration Office (Taxi Company)	1502	100	C-1	15,000	Rivera, Jacqueline
2026	9	20082		Strubhar, Jr., John A	Reilly Township	24-04-0048.000	09/16/26	Addition to a detached storage structure (Garage)	720	100	R-3	37,700	Strubhar, Jr., John A
2026	9	20083		Stutzman, Thomas	Eldred Township	10-07-0039.000	09/16/26	Addition to a detached storage structure (Pole Building)	1120	100	A	12,000	Stutzman, Thomas
2026	9	20084		Deem, James A	Middleport Borough	51-02-0104.000	09/17/26	Detached Residential Storage Building (Garage)	2000	100	R-3	44,000	Difilipo, John R.
2026	9	20085		Trusky, Leon R	Union Township	30-06-0036.005	09/17/26	Detached Residential Storage Building (Garage)	2400	100	A	56,000	Trusky, Leon R
2026	9	20086		Aurora AMG, LLC	Palo Alto Borough	57-05-0084.000	09/17/26	Conversion of Former social club into a single family dwelling	3926	100	R-3	N/A	Wetzel, Lynn
2026	9	20087		Romberger, Dennis	Pine Grove Borough	58-05-0196.000	09/07/26	Accessory Roof Mounted Solar System	591	100	R-2	38,802	
2026	9	20088		Snyder, Patricia	North Union Township	19-12-0096.000	09/21/26	Detached Residential Storage Structure (garage)	506	100	TC	11,089	Snyder, Patricia
2026	9	20089		Ambrose, Jeffrey	Union Township	30-05-0048.000	09/21/26	Accessory Agricultural Storage Building (Equipment Storage)	2880	100	A	90,000	Ambrose, Jeffrey
2026	9	20090		Nolt, Dennis	Washington Township	33-05-0028.000	09/24/26	Poultry Barn (Chicken House)	315000	100	A	255,000	Nolt, Dennis
2026	9	DENIED		Acevedo, Yissel	Mahanoy City Borough	48-04-0090.000	09/24/26	Turninf exsistion third floor apartment into 2 apartments	N/A	100	C-1	N/A	Acevedo, Yissel
2026	9	20091		Kuperavage, Edward	Port Carbon Borough	59-02-0015.0000	09/28/26	Accessory Storage Structure Addition	840	100	R-2	25,000	Kuperavage, Edward
2026	9	20092		Zimmerman, Ray	Upper Mahantongo Township	31-04-0089.002	09/28/26	Detached Residential Storage Structure (Car Port)	384	100	A	4,500	Zimmerman, Ray
2026	9	20093		Noecker, Josiah	Washington Township	33-12-0090.003	09/28/26	New Single Family Dwelling to Replace exsting Manufactured Home	1500	100	A	178,000	Noecker, Josiah
2026	9	20094		McNulty, James	Frackville Borough	43-02-0004.000	09/29/26	Replacement Single Family Dwelling	1658	100	R-3	176,000	Miller, Jeffrey A
2026	9	20095		Krause, Leslie	Washington Township	33-15-0030.003	09/30/26	accessory Roof Mounted Solar System	823	100	A	62,201	Trinity Solar
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
2026	10	20105		Lapp, Mahlon	Upper Mahantongo Township	31-04-0070.000	10/13/26	Agricultural Accessory Structure Building	5840	100	A	150,000	Lapp, Mahlon

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	20106		Hossler, Edward	Reilly Township	24-06-0006.001	10/13/26	Accessory Mountd Solar System	2123	100	CM	160,160	Ethical Energy Solar
2026	10	20107		Tinman, Amy	Pine Grove Borough	58-07-0012.118	10/14/26	Residential Deck	452	100	R-2	24,300	Barnkston, Mark
2026	10	20108	***ZHB***	Henry, Colby Ray	New Ringgold Borough	55-05-0015.000	10/14/26	New Use of Land- Artisan's Studio (Taxidermy) & Agri Business (Comm. Animal Processing Deer)	2384	100	TC	N/A	Henry, Colby Ray
2026	10	20109		High, Philip	Washington Township	33-11-0097.000	10/14/26	Agricultural Storage Building Addition	3040	100	A	75,000	Sensenig Builders
2026	10	20110		Beamsderfer	Tremont Borough	67-03-0137.000	10/14/26	Replacement Manufactured Home	880	100	R-3	98,000	Pride Homes
2026	10	20111		Martin, David L	Washington Township	33-13-0013.000	10/15/26	Residential Addition	2160	100	A	200,000	Martin, David
2026	10	20112		Bachert, Myrna	New Ringgold Borough	55-03-0046.000	10/15/26	Accessory Roof Mounted Solar System	924	100	R-3	65,841	EMT Solar
2026	10	20113		Dreher, Ryan	North Union Township	19-18-0112.000	10/19/26	New Single Family Dwelling	2000	100	R-3	500,000	McCarrie Homes
2026	10	20114		Charkaway, John	Eldred Township	10-08-0027.002	10/19/26	Residential Accessory Storage Structure (3 sided shed)	240	100	A	1,000	Charkaway, John
2026	10	DENIED		Hossler, Edward	Reilly Township	24-06-0006.001	10/20/26	New Structure	N/A	100	CM	N/A	Hossler, Edward
2026	10	20115		Cescon, Charles	Mechanicsville Borough	50-01-0112.000	10/26/26	Residential Uncovered Deck	203	100	R-3	22,800	Precise Construction
2026	10	20116		Ingram, Arlene	Washington Township	33-04-0025.004	10/26/26	New Deck & Concrete Patio	378	100	A	51,000	True Deck & Concrete Patio
2026	10	20117		Roehl, Richard	Barry Township	01-04-0101.021	10/28/26	Accessory Roof Mounted Solar System	1029	100	A	71,831	EMT Solar

Ridges to Rivers

SHARE YOUR IDEAS!



Schuylkill County Comprehensive Recreation, Parks, and Open Space Plan Public Open House

Wednesday November 18, 2026

2-4PM OR 6-8PM

Orwigsburg Veterans Memorial Hall

300 Grove St., Orwigsburg, PA

Join us to share your thoughts and ideas concerning the county's future for its parks and open spaces.

SURVEY:

Scan Me

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

SIMONE COLLINS LANDSCAPE ARCHITECTURE