# 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, MAY 13, 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 | Tremont Logistics Center – North Lot 3 | Frailey Township<br>Tremont Township | 12-04-0026.001<br>29-01-0018.000 | 12/16/2026 |

4.2 **Extension of time for a Planning Commission conditional approval**

| | Subdivision | Municipality | Tax Parcel Number(s) | Extension Requested To |
|---|---|---|---|---|
| 4.2.1 | Vesnefskie Major Subdivision 2024 | Union Township | 30-05-0063.100 | 09/09/2026 |
| 4.2.2 | Final Minor Subdivision Plan – Lot Addition for Jo Ann Livelsberger | Porter Township | 22-09-0001.000<br>22-09-0001.002 | 08/12/2026 |

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 Plan of Annexation – Jeffrey & Tina Pittenger (Dated: 2/19/26) | Washington Township | 33-15-0085.000<br>33-15-0088.000<br>33-15-0091.000 | Final Plan Approval | County | 06/09/2026 |
| 6.2 | Minor Subdivision Final Plan – YHVH Homes LLC & Sara E Sanchez Duran (Dated: 2/26/26) | Ashland Borough | 38-08-0336.000 | Final Plan Approval | County | 06/09/2026 |
| 6.3 | Preliminary/Final Major Land Development Plan for Ashland Little League Park (Dated: 9/12/25) | Ashland Borough | 38-01-0004.001 | Consideration of Waiver Requests | WJP | N/A |
| 6.4 | Vesnefskie Major Subdivision 2024 (Dated: 1/24/22, last revised 3/2/26) | Union Township | 30-05-0063.100 | Consideration of Waiver Requests | WJP | Pending Action on Extension Request |
| 6.5 | Major Final Land Development Plan of Mach-One Realty, LLC (Dated: 3/25/26) | Pine Grove Borough | 58-08-0104.000 | Consideration of Waiver Requests | WJP | 07/07/2026 |
| 6.6 | Martin Poultry Operation Preliminary – Final Land Development Plan (Dated: 5/14/25, last revised 4/30/26) | Barry Township | 01-06-0060.000 | Conditional Final Plan Approval | WJP | 07/08/2026 |
| 6.7 | Kurtz Solar Project Final Land Development Plan (Dated: 8/20/25, last revised 1/26/26) | Washington Township | 33-11-0001.003<br>33-11-0001.004 | Conditional Final Plan Approval | WJP | 07/07/2026 |

7. **Act 247 Reviews**

7.1 **Plan Reviews** (See Attachments)

| | Subdivision | Municipality | Tax Parcel Number(s) |
|---|---|---|---|
| 7.1.1 | Preliminary/Final Minor Subdivision Plan of Lands of Michael Guarna, Inc. | Butler Township | 04-28-0018.000,<br>04-28-0018.002 |
| 7.1.2 | Final Lot Annexation Plan of Lands of George M. & Mary Ann Tokarczyk | Butler Township | 04-06-0034.004,<br>04-06-0050.002 |

| | | | |
|---|---|---|---|
| 7.1.3 | Solar Rooftop System at EDPRNA DG PA Pennsylvania RD LLC | Cass Township | 05-02-0005.000 |
| 7.1.4 | Sketch Plan of Record Lot Annexation of Lands of Marie M. Cunningham | Delano Township | 06-09-0027.000 |
| 7.1.5 | Major Subdivision/ Final Plan of Thomas M. Shadle and Joanne P. Schwalm | Hegins Township | 13-06-0074.000 |
| 7.1.6 | Project Brewster Data Center Campus Preliminary/Final Land Development Submission | Kline Township | 15-04-0006.011, 15-04-0007.004, 15-04-0010.000, 15-04-0011.000, 15-04-0014.000, 15-04-0017.000, 15-08-0003.000, 15-08-0004.000 |
| 7.1.7 | 352 W. Deer View Subdivision | South Manheim Township | 28-08-0026.000 |
| 7.1.8 | Amentler Annexation Subdivision | Walker Township | 32-05-0164.000 |
| 7.1.9 | Edmonds Annexation Subdivision | Walker Township | 32-05-0113.000, 32-05-0115.000 |
| 7.1.10 | Final Lot Annexation Plan of Lands of Florence I. Warner | Wayne Township | 34-07-0025.000, 34-07-0026.000, 34-07-0026.002 |
| 7.1.11 | Final Plan of a Lot Line Adjustment Minor Subdivision for Joyale and Leon Jr. Steigerwalt | West Penn Township | 37-13-0051.001, 37-13-0051.002 |

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**

- Proposed Zoning Ordinance Amendment for Data Centers Discussion
  (Part 1: Existing Regulations, Definitions, Key Considerations)

12. **Adjournment**

**Planning Commission**
**Schuylkill County**
**MINUTES – April 8, 2026**

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

**Commission Members Absent:** John Malinchok, Chairman; Bob Lettich

**Press Attending:** None

**Guests:** Christy Zulli*; Tammy Mott*

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

**Reviewing Engineers:** Lisa Mahall, P.E.; Bill Parulis, P.E.; Rick Yutko, P.E., Inspecting Engineer
*attended via ZOOM

The monthly meeting of the Schuylkill County Planning Commission was called to order by Jesse Fey on Wednesday, April 8, 2026 at 6:00 PM. This meeting was held in person along with a virtual option using ZOOM.

## CHANGES TO AGENDA

None

## PUBLIC COMMENT

None

## APPROVAL OF MINUTES

The minutes of the regular Planning Commission meeting held on March 11, 2026 were approved by the Planning Commission.

**MOTION: On the motion of Mr. Briggs, seconded by Mr. Palubinsky, the Planning Commission unanimously approved the minutes from the March 11, 2026 Planning Commission Meeting.**

## SPECIAL ACTION ITEM(S)

None

## EXTENSION REQUESTS

### EXTENSION OF TIME FOR A PLANNING COMMISSION CONDITIONAL FINAL APPROVAL

### FINAL LAND DEVELOPMENT PLAN AND SUBDIVISION AND LOT CONSOLIDATION PLAN FOR KH HOLDINGS

North Union Township

**MOTION: On the motion of Mr. Boyle, seconded by Mr. Emerich, the Planning Commission unanimously granted the Extension of Time Request until November 4, 2026.**

## EXTENSION OF TIME FOR A DECISION

### PRELIMINARY FINAL LAND DEVELOPMENT PLAN FOR RONALD K. AND LUCINDA Z. MARTIN POULTRY OPERATION

Barry Township
01-06-0060.000
Plan Date: 5/14/2025, with revision dates as noted in the Reviewing Engineers Report, which is dated 3/23/2026

**MOTION: On the motion of Mr. Bender, seconded by Mr. Boyle, the Planning Commission unanimously granted the Extension of Time Request until July 28, 2026.**

## CONSIDERATION OF FINANCIAL SECURITY PARTIAL RELEASE

### PRELIMINARY/FINAL LAND DEVELOPMENT PLANS FOR BIG B MANUFACTURING

Upper Mahantongo Township

**MOTION: On the motion of Mr. Briggs, seconded by Mr. Boyle, the Planning Commission unanimously approved a partial release of the financial security in the amount of $450,000.00 so that the Standby Letter of Credit for the site is reduced to $283,835.96.**

### ASHLAND SOLAR PROJECT LAND DEVELOPMENT PLAN

Barry Township

**MOTION: On the motion of Mr. Boyle, seconded by Mr. Sattizahn, the Planning Commission unanimously approved a partial release of the financial security in the amount of $101,758.00 so that the Standby Letter of Credit for the site is reduced to $200,000.00.**

There was discussion between Planning Commission members regarding the Inspection Engineer, Rick Yutko, P.E. recommendation to only retain 10% of the $301,758.00 bond. Mr. Boyle feels that numbers provided are not realistic.

## COUNTY SUBDIVISION AND LAND DEVELOPMENT PLANS

Four plans were submitted to the Planning Commission.

### FINAL MINOR SUBDIVISION PLAN OF BRYAN P. AND VICKIE S. HERB

Eldred Township
10-06-0025.000

Plan Date: 01/17/2026

**MOTION: On the motion of Mr. Briggs, seconded by Mr. Sattizahn, the Planning Commission unanimously granted Conditional Final Plan Approval until July 8, 2026.**

- Written correspondence from PA DEP indicating that Chapter 102 requirements have been satisfied, have been submitted to the County Planning office (Section 504.J.3).
- A Sewage Facilities Planning Module signed by the appropriate SEO has been submitted. However, written correspondence from PA DEP is required prior to final plan approval (Section 504.F).

## MINOR SUBDIVISION FINAL PLAN OF SUBDIVISION FOR HINKEL FARMS

Barry Township
01-06-0028.000
Plan Date: 1/6/2026

**MOTION: On the motion of Mr. Boyle, seconded by Mr. Palubinsky, the Planning Commission unanimously granted Final Plan Approval.**

## FINAL SUBDIVISION/ANNEXATION PLAN OF KEVIN W. HOOVER AND PATSY A KLOUSER

Porter Township
22-02-0020.000
22-05-0022.000
Plan Date: 11/15/2025

**On the motion of Mr. Briggs, seconded by Mr. Sattizahn, the Planning Commission unanimously granted Conditional Final Plan Approval until July 8, 2026.**

- 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.

## PRELIMINARY/FINAL MINOR SUBDIVISION FOR 32 VPT ROAD

Porter Township
22-08-0011.002
22-08-0011.000
Plan Date: 1/28/2026

**On the motion of Mr. Emerich, seconded by Mr. Sattizahn, the Planning Commission unanimously granted Conditional Final Plan Approval until July 8, 2026.**

- 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.

## ACT 247 REVIEWS

### PLAN REVIEWS

County staff reviewed 5 plans for the April Planning Commission meeting cycle.

1. Preliminary Final Lot Annexation Plan of Lands of Debbie Manhart, Butler Township
2. Final Plan Stahl/Maffeo Boundary Line Adjustment, Pine Grove Township
3. Final Plan Submittal Newswanger Minor Subdivision, Wayne Township
4. Final Subdivision Plan of Lands of Edward J. Taylor, Orwigsburg Borough/ West Brunswick Township
5. Preliminary Plan Golf Road Solar Farm, West Penn Township

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

### ORDINANCE REVIEWS

None

## PROJECT REVIEW LIST

The Planning Commission members reviewed the March Project Review Report.

## ZONING REPORT

The Zoning Report for the month of March was reviewed by the Planning Commission.

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

| | **March** | **Year To Date** |
|---|---|---|
| **Number of Permits Requested** | 28 | 54 |
| **Total Fees Collected** | $2,900 | $5,700 |

## PLANNING DIRECTOR'S REPORT

Ms. Smith discussed with the Planning Commission that she has been listening to data center webinars to help with development of a zoning ordinance amendment. Ms. Smith would like to discuss next month if a shorter agenda gives that opportunity.

## NEW BUSINESS

Mr. Fey had discussion with the Planning Commission about a Zoning Hearing Board meeting he attended. The hearing was regarding a Special Exception for a solar project in Barry Township. He feels that the Planning Commission needs to revisit how the Solar Ordinance was written. He expressed that he doesn't understand the criteria on how they granted the special exception without having any real hardship listed.

## ADJOURNMENT

There being no further business to discuss, on a motion by Mr. Boyle seconded by Mr. Briggs, the meeting was adjourned. The next scheduled meeting date is May 13, 2026.

Attest:

Secretary:

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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: Tremont Logistics Center – North Lot 3

Parcel Number(s): 12-04-0026.001 / 29-01-0018.000

**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: Michael S Cahn Company: TLC 209, LLC

Address: 8101 E Prentice Avenue, Suite 875, Greenwood Village, CO 80111

Email: [redacted] Phone: [redacted]

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

**3**

Name: Justin L Kuhn Company: Integrated Consulting

Address: 430 N Front Street, Wormleysburg, PA 17043

Email: [redacted] Phone: [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: December 18, 2025

Requested Extension Date: December 16, 2026

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

**5**

I am requesting the extension because:

The Applicant was previously engaged in active negotiations with a potential buyer pursuing a defined space requirement within the market. While that specific opportunity is no longer active, the due diligence and coordination undertaken during that process provided meaningful insight into current market conditions, user requirements, and development considerations for the site.

The recent high-profile acquisition of the former 1.3 million square foot Big Lots facility directly adjacent to the project and uncertainty surrounding the future use by DHS may also be influencing the pace of recent marketing activity.

The requested extension will allow the Applicant to maintain the project's current entitlement status while continuing to advance a market-supported development opportunity. Preserving these approvals is critical to ensuring the site remains

| | | |
|---|---|---|
| | | competitive, as it enables a future user or development partner to proceed without delay and avoids the inefficiencies associated with restarting the entitlement process. |
| **Activities Since Last Action**<br>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:<br><br>The Applicant has continued to actively market the site to a broad range of potential developers and end users, including those pursuing alternative uses that align with the property's characteristics and applicable zoning. These efforts reflect current market dynamics, where user decision-making timelines have lengthened, but demand for well-located and development-ready sites remains.<br><br>We continue to coordinate all of our activities with the Schuylkill Economic Development Corporation who can confirm the status of the project |

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.

Michael S. Cahn – Senior Vice President

Printed Name

Signature

Date

**For Staff Only**

Planning Commission Decision Date

☐ Approved ☐ Denied ☐ Tabled

Comments

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: Vesnefskie Major Subdivision 2023

Parcel Number(s): 30-05-0063.100

**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: Dennis R. Peters, P.E., P.L.S., Principal Company: Peters Consultants, Inc.

Address: 2701 Columbia Blvd., Bloomsburg, PA 17815

Email: [redacted] Phone: [redacted]

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

3

Name: Dennis R. Peters, P.E., P.L.S., Principal Company: Peters Consultants, Inc.

Address: 2701 Columbia Blvd., Bloomsburg, PA 17815

Email: [redacted] Phone: [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: Current Time Extension Request Expires May 13, 2026.

Requested

Extension Date: September 9, 2026

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

5

I am requesting the extension because:

Working on revisions following review by WJP Engineers, on behalf of the Schuylkill County Planning Commission and dated April 8, 2026, as well as revisions following review from Schuylkill County Conservation District and dated April 6, 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:

Received review by WJP Engineers, on behalf of the Schuylkill County Planning Commission and dated April 8, 2026, as well as review from Schuylkill County Conservation District and dated April 6, 2026. .

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.

Dennis R. Peters, P.E., P.L.S., Principal
Printed Name

[redacted]

April 16, 2026
Date

**For Staff Only**

Planning Commission Decision Date

☐ Approved ☐ Denied ☐ Tabled

Comments

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: Final Minor Subdivison Plan – Lot Addition for Jo Ann Livelsberger

Parcel Number(s): 22-09-0001.000 & 22-09-0001.002

**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: Ryan Frenya Company: PennCore Consulting LLC

Address: 920 E. Wiconisco Ave., Tower City, PA 17980

Email: [redacted] Phone: [redacted]

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

3

Name: Shane Ettinger Company: PennCore Consulting LLC

Address: 999 Main Street, South Williamsport, PA 17702

Email: [redacted] Phone: [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: 2/11/2026

Requested Extension Date: 8/12/2026

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

5

I am requesting the extension because:

PennCore is working with Kerwin & Kerwin to revise the Deed of Annexation per County specific language.

| | | |
|---|---|---|
| **Activities Since Last Action**<br>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:<br><br>PennCore spoke with Susan Smith on 5/5/2026 regarding revisions to the previously prepared Deed of Annexation (Deed of Consolidation) by Kerwin & Kerwin. Kerwin & Kerwin will revise the Deeds to meet County requirements. |

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.

Ryan K. Frenya

Printed Name

[redacted]

Signature

5/5/2026

Date

**For Staff Only**

Planning Commission Decision Date

☐ Approved ☐ Denied ☐ Tabled

Comments

# REVIEWING ENGINEERS REPORT
# SCHUYLKILL COUNTY PLANNING COMMISSION

Meeting date: May 13, 2026

| | |
|---|---|
| Subdivision Name: | Final Plan of Annexation- Jeffrey & Tina Pittenger |
| Municipality: | Washington Township |
| Zoning District: | A-Agricultural and CR- Conservation Residential |
| Intended Use: | Residential |
| Total Acres: | 9.82 |
| UPI Number: | 33-15-0085.000, 33-15-0088.000, 33-15-0091.000 |
| Number of Lots: | 3 |
| Surveyor of Record: | Michael J. Brinkash, PLS/Brinkash & Associates, Inc. |
| Date of Plan: | February 19, 2026 |

## COMMENTS:

The plan appears to comply with the regulations of the Schuylkill County Subdivision and Land Development Ordinance.

## SCHUYLKILL COUNTY ZONING OFFICER'S REPORT:

The plan appears to comply with the regulations of the Schuylkill County Zoning Ordinance.

# REVIEWING ENGINEERS REPORT
# SCHUYLKILL COUNTY PLANNING COMMISSION

Meeting date: May 13, 2026

| | |
|---|---|
| Subdivision Name: | Minor Subdivision Final Plan- YHVH Homes, LLC & Sara E. Sanchez Duran |
| Municipality: | Ashland Borough |
| Zoning District: | R-3 High Density Residential |
| Intended Use: | Residential |
| Total Acres: | 0.06 |
| UPI Number: | 38-03-0336.000 |
| Number of Lots: | 2 |
| Surveyor of Record: | Michael Brinkash, PLS/Brinkash & Associates, Inc. |
| Date of Plan: | February 26, 2026 |

## COMMENTS:

The plan appears to comply with the regulations of the Schuylkill County Subdivision and Land Development Ordinance.

## SCHUYLKILL COUNTY ZONING OFFICER'S REPORT:

The plan appears to comply with the regulations of the Schuylkill County Zoning Ordinance.

Herbert, Rowland & Grubic, Inc.
369 East Park Drive
Harrisburg, PA 17111
717.564.1121
www.hrg-inc.com

April 13, 2026

Susan Smith
Schuylkill County Planning
401 North Second Street
Pottsville, Pennsylvania 17901

Re: Preliminary / Final Land Development Plan Submission
Modification / Waiver Requests
Ashland Little League Park
Ashland Borough, Schuylkill County

Dear Susan:

Per our call on March 31, 2026, the following additional modifications and/or waivers associated with the Ashland Little League Park are being requested.

Development Agreement - §903

A waiver of the Development Agreement requirement is requested. Municipalities / municipal projects are typically exempted from development agreements. Since this is a municipal project this is deemed to be an equal to or better alternate and is the minimum modification necessary.

Performance Guarantee - §904

A waiver of the Performance Guarantee / Security requirement is requested. Municipalities / municipal projects are typically exempted from performance guarantees. Since this is a municipal project this is deemed to be an equal to or better alternate and is the minimum modification necessary.

Cost Opinion - §904.B

A waiver of the Cost Opinion requirement is requested. Municipalities / municipal projects are typically exempted from cost opinions. Since this is a municipal project this is deemed to be an equal to or better alternate and is the minimum modification necessary.

Please include these requests on the May 13, 2026 County Planning Commission meeting agenda. We appreciate the County's consideration of these requests. Please contact me if you require any additional information.

Sincerely,

Herbert, Rowland & Grubic, Inc.

[redacted]

Dennis J. Reichel, P.E., LEED AP
Senior Project Manager

DJR/pk
R009858.0425
P:\0098\009858_0425\Admin\Corres\2026.04.13 - Schuylkill County Modification Submission Letter 2.docx

**PETERS CONSULTANTS, INC.**
CONSULTING ENGINEERS/LAND SURVEYORS

May 1, 2026

Schuylkill County Planning
401 North Second Street
Pottsville PA 17901

**RE: Vesnefskie Major Subdivision**
**Preliminary / Final Plan**
**Union Township, Schuylkill County, PA**

1. ***Waiver Requested:*** Subdivision/Land Development Ordinance: Article 11: Sections 1121.O.6 - Additional Stormwater Detention/Retention Facilities Design Requirements

   ***Reason for Request:*** Due to the small size of the basin, a reduction of minimum freeboard from 1.5' to 1' is requested.

2. ***Waiver Requested:*** Subdivision/Land Development Ordinance: Article 11: Sections 1121.O.8 - Additional Stormwater Detention/Retention Facilities Design Requirements

   ***Reason for Request:*** Due to the small size of the basin, a minimum berm design width of 3' rather than 10' is proposed.

WJP ENGINEERS

CIVIL ENGINEERING
ARCHTECTURAL ENGINEERING
ENVIRONMENTAL ENGINEERING
SURVEYING

1406 Laurel Boulevard
Pottsville, PA 17901
Phone: 570-622-4550
Fax: 570-628-4445
wjpengineers.com

# *LETTER OF TRANSMITTAL*

**VIA EMAIL**

**TO:** Schuylkill County Planning Commission
Schuylkill County Courthouse
401 North Second Street
Pottsville, PA 17901

Attention: Susan A. Smith, Director

**FROM:** William J. Parulis, P.E.

**RE:** Vesnefskie Major Subdivision
Preliminary /Final Plan
Union Township, Schuylkill County, PA

**PROJECT NO:** 2202-2

**DATE:** May 6, 2026

**COPIES:** Lisa Mahall, P.E. (via email)
Sevie Yeneshosky, (via email)
FileTRANS-03

**DESCRIPTION OF TRANSMITTED MATERIALS:**

Reviewing Engineers Report for meeting date May 13, 2026.

**SPECIAL INSTRUCTIONS:**

For your consideration.

# REVIEWING ENGINEERS REPORT
# SCHUYLKILL COUNTY PLANNING COMMISSION
**Meeting Date: May 13, 2026**

| | |
|---|---|
| Preliminary/Final Plan Name: | Vesnefskie Major Subdivision – 2023 |
| Municipality: | Union Township |
| Zoning District: | R-2 (Medium Density Residential) |
| Intended Use: | Three Residential Lots |
| UPI Number(s): | 30-05-006.100 |
| Number of Lots: | 3 |
| Consulting Engineers/ Land Surveyor of Record: | Peters Consultants, Inc. |
| Date of Plan: | 01/24/22; 4 Sheets; last Revised 4/26/26 |
| Reviewed By: | WJP Engineers – **Review #5; 05/06/26** |

COMMENTS:

## MATERIALS RECEIVED

Submission made in response to draft March 13, 2026 Review:

1. Peters Consulting, Inc. Response Letter, dated May 1, 2026.
2. Peters Consulting Waiver Letter dated May 1, 2026.
3. Revised Legal Descriptions for proposed Lots 1, 2, and 3.
4. Plan: Dwg. No. 3200, Sheets 1 to 4, dated 01/24/22, last revised 04/26/26, by Peters Consultants, Inc.

## PROJECT DESCRIPTION

This site is located northwest of Ringtown in Union Township on the site of the former Ridgeview Estates Subdivision (Map Book 36, Page 26). This plan was originally submitted as a Minor Subdivision in January 2022, but that plan was not followed through to completion. A resubmission as a Major Subdivision was filed in 2023, but also not followed to completion.

This submission is made as a Major Subdivision, with 3 lots. Lots 1 and 3 are proposed for new construction. Lot 2 contains an existing dwelling. Lot 1 will be accessed from the North Ninth Street Cul-de-sac. Lot 3 will be accessed from 10th Street. The plan includes public water and sewer connections for Lots 1 and 2. Lot 3 will be served by On-lot water supply and on-lot sewage disposal system. Significant revisions to the current plan, based on technical discussion have been made, including revising Lot 1 and 3 storm drainage controls and Lot 3 driveway.

**ZONING**

Our review is limited to conformance to the county SALDO; refer to the separate Zoning Report.

**SCHUYLKILL COUNTY SUBDIVISION REGULATIONS**

The Plan has been reviewed for both Preliminary, Article 7 and Final Plan, Article 8 requirements. The comments from the prior review are listed below, with added or revised comments *in Italics*.

— Sections 703.B and 804.B – Plan Scale: The Consultant has included a plan modification request for the plan scale at 1" = 60'.

*The County previously granted a modification for Plan scale. Added waiver or Modification is not required.*

— Sections 703.B.6 and 804.B.6 – The plan should include an adequate Legend to identify features, lines etc., existing and proposed as they appear on the plan.

*A legend has been added, but identifies existing contours and Municipal boundaries incorrectly. (03/13/26)*

*The legend has been corrected.*

— Sections 703.D.1.a and 804.D.1.a – Boundary Lines and Lots being created, are as shown on the plan. The following comments on the plan and legal descriptions are made:

- Verify the Lot 2 plan bearings and distances. The plan appears to show a discrepancy or duplication on the south line.
- The metes and bounds of the easements on Lots 1 and 3 should be included in the legal description for the lot.
- The legal descriptions should include the final date of plan revision for the recorded plan.
- The final deed descriptions should include a reference to the Map Book and Page for the Record Plan when conveyances are finalized.

*The plan boundary and legal descriptions have been revised as requested.*

— Sections 703.D.5.a and 804.D.5.a – Requires Contours at 2' contour intervals. The Consultant has included a plan modification request for a contour interval of 5'.

*The modification is appropriate due to the slopes on the area.*

— Sections 703.G and 804.G – Utility Plan – The proposed water and Sewer connections for Lots 1 and 3 have been added to the plan.

— Sections 703.H and 804.H – Erosion and Sediment Plan – The E&S Plan has been added to the plan set. The Schuylkill Conservation District issued a "not adequate" letter on February 9, 2026. All requirements of the Conservation District must be addressed and included in the Plan Set.

*All comments of the Schuylkill Conservation District must be addressed and included on the plans. The final approval letter from the Conservation District must be submitted.*

— Sections 704.B and 805.B – Sewage Disposal – Act 537 Planning Approval letter from PA DEP dated January 5, 2026 has been provided. Letters from Ringtown Borough and the Municipal Authority of the Borough of Ringtown (MABR) are also provided. These letters acknowledge availability of sewer service for Lots 1 and 2. Lot 3 will be served by an On-lot disposal system, with a permit issued by the Union Township Sewage Enforcement Officer. This information is adequate but raises another question. The MABR letters refer to a plan dated November 29, 2024 and the plans submitted have a revision date of 8/22/23.

*The explanation in the March 3, 2026 response, and plot plan provided, adequately addresses the concern.*

— Sections 704.E and 805.E – Water Supply. A Ringtown Borough letter dated July 7, 2025 is provided, allowing two water service connections, Lots 1 and 2. Lot 3 will be supplied by a proposed On-lot well.

— Sections 704.N and 805.N – Easement Agreements – The plan contains access easements crossing Lots 1 and 3. These are easements provided to adjoining property owners. Lot 1 for access to North 9th Street and Lot 3 for access to 10th Street. The Planning Commission should determine whether these Access Easements should be reviewed and approved by the Schuylkill County Planning Commission's Solicitor prior to the final plan approval.

— Section 704.O – 9th Street is correctly identified on the plan as an existing Street. Follow-up discussion with Union Township indicated that the street dedication to the Township was completed in 2023. We recommend that the Township Road Number be obtained from Union Township and added to the plan prior to recording.

*Union Township has confirmed that PennDOT has not assigned a Township Road Number for 9th Street at this time.*

— Section 804 F and G – Individual On lot Stormwater Controls have been provided for Lots 1 and 3. Lot 2 has an existing home with no changes proposed. Refer to Section 1121 for comments on the stormwater controls.

— Section 1117 Access Drives and Driveways - Lot 3 proposes a long access driveway and connection to 10th Street. Sufficient design details which prove compliance with the Ordinance are required for Lot 3. A driveway profile with proposed grades should be provided.

*The driveway information has been updated on the plan. However, the proposed driveway surfacing etc. has not been shown on the plan.*

— Section 1121 Stormwater

a. 1121.A – The plan for Lot 3 does not address the stormwater requirements of the driveway. It is not adequate to include that runoff in the basin calculations. Property downstream and 10th Street will be affected by driveway runoff. A plan for runoff control from the driveway must be included.

b. 1121.G.1 – Pre and Post Development Runoff is calculated in the stormwater calculations provided. The stormwater report should summarize the differences in Pre, Post, and Routed flows to confirm compliance with the ordinance.

c. 1121.H.1 – Calculations for the detention basins must clearly summarize that the requirement for 1' freeboard are maintained.

d. 1121.1 – Open Channel Flow – Design and details of the diversion channels must be verified for Lots 1 and 3.

c. 1121.O.1.b – Stormwater detention basins must be located a minimum of 50 feet from any property boundary line or right-of-way line.

f. 1121.O.2 – Design criteria and details for the outlet pipes from the detention basins must be provided.

g. 1121.O.4 – Design and calculation for the detention Basin Emergency spillway must be provided.

h. 1121.O.6 – Freeboard elevations between design flow and top of the embankment must maintain a minimum freeboard of 1.5 feet.

**Considering the small size of the basin, a waiver is appropriate and has been included in the May 1, 2026 Waiver letter.**

i. 1121.O.8 – Width of the detention basin berm shall be 10 feet.

**Considering the small size of the basin, a waiver is appropriate and has been included in the May 1, 2026 Waiver Letter.**

*ADDED NOTES CONCERNING DRIVEWAY AND STORMWATER DESIGN – In response to the technical discussion plan revisions have been made; the following comments remain or have been added.*

*Lot 1 – Design change has been made to eliminate the basin and propose drywells. The Stormwater Design calculations and Report should be updated to remove the Lot 1 basin from the calculations and incorporate the drywells calculations in the report.*

*Lot 3 – The driveway and basin location has been revised. The stormwater calculations and report should be updated for the revised basin elevations and outlet designs.*

*The design calculations and details for the diversion channel and driveway channel must be included in the report and the details shown on the plan.*

*The driveway swale outlet and connection to the existing swale should be detailed on the plan, as this was a SCD concern also.*

*House Roof drains should be piped directly to the basin.*

— Section 1123 – Erosion and Sediment Control – Erosion and Sediment Control Plan approval by the Schuylkill Conservation District is required.

— Article 9 Guarantee of Improvements Installation

The plan requires improvements for home construction on two lots. Lots 1 and 3 would be subject to an Improvements Agreement with the County to guarantee that construction will be completed as planned. Since each lot will likely be constructed separately, an agreement for each lot may be appropriate. Agreements and Financial Guarantees must be completed before final plan approval.

*Cost Estimates for the Lot 1 and Lot 3 improvements to be covered under the Agreements have been provided with the following comments.*

*Lot 1 – Item 5, Sewer Connections; Item 6, Water Service - are not required to be included in the Financial Guarantee or Agreement.*

*Lot 3 – Item 6, Septic system/ sand mound; Item 7, On-lot well system; Item 8, Electric Service – are not required to be included in the Financial Guarantee or Agreement.*

GENERAL COMMENTS

1. ***Waivers requested in the May 3, 2026 Waiver letter are appropriate and recommended.***

2. ***Plan Cover Sheet - Approvals and certifications on the Plan Cover Sheet should be according to the County Ordinance, per Section 804.***

   – ***Certificate of Planning Commission Approval, Appendix A***

   – ***Certificate of Accuracy, Appendix D***

   – ***Certificate of Ownership, Appendix F***

   – ***Blank Blocks for Recorder of Deeds and UPI Certification per Section 804.C.5***

March 26, 2026

Schuylkill County Planning Commission
401 North Second Street
Pottsville, PA 17901

Re: Modification Request Letter – Land Development Plan for Mach-One Realty (E. Mill Street)

Dear Planning Commission Members:

The intent of this letter is to list the sections of the ordinance that the Mach-One Realty is requesting modifications from, which include the following sections:

1. Section 702 – Preliminary Pan submission and review procedure
*Justification: The proposed Land Development is substantially simple in nature and we will provide plans and supporting documents that meet both the preliminary and final plan requirements. We merely request that this Land Development Plan be afforded the courtesy of a one step Preliminary / Final Plan processing.*

2. Section 1118 – Curbing
*Justification: As we had discussed with Borough and County Officials in a pre-application meeting, Conrad Richter Drive is virtual flat along the frontage of the tract as depicted by spot elevations that were take during a field survey. The road has a slight crown and the implementation of curbing would trap runoff to pond along the curbing and not be conducive the snow and ice removal. The plans are design to permit runoff and snow to drain into the grass frontage of the tract of land providing for safer conditions along Conrad Richter Drive.*

3. Sections 1125 & 1204 – Sidewalks
*Justification: As we had discussed with Borough and County Officials in a pre-application meeting, the tract does not have the ability to extend a sidewalk connection to the neighboring senior living facility. A section of sidewalk if required would only provide an isolated section of sidewalk that would end before the existing guiderail and stream that is on the tract of land. There are no sidewalks along Mill Street along the southern frontage of the tract. The area outside the tract boundary and along the right-of-way of Mill Street is used by neighbors on the southern side of Mill Street for parking since they do not have driveway access or parking. Borough officials have expressed their agreement that a sidewalk as part of this Land Development is not warranted.*

Sincerely, *Heath Machamer*
Heath M. Machamer, P.E.



*297 Suedberg Road, Suite 7, Pine Grove, PA 17963 - Phone: 570-345-8288 – Fax: 570-345-8299*

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# ***LETTER OF TRANSMITTAL***

**VIA EMAIL**

**TO:** Schuylkill County Planning Commission
Schuylkill County Courthouse
401 North Second Street
Pottsville, PA 17901

Attention: Susan A. Smith, Director

**FROM:** William J. Parulis, P.E.

**RE:** Mach-One Realty, LLC
Major Final Land Development Plan
Borough of Pine Grove, Schuylkill County

**PROJECT NO:** 2602-1

**DATE:** April 14, 2026

**COPIES:** Lisa Mahall, P.E. (via email)
Sevie Yeneshosky, (via email)
FileTRANS-01

. . . . . .

**DESCRIPTION OF TRANSMITTED MATERIALS:**

Reviewing Engineers Report for meeting date May 13, 2026.

**SPECIAL INSTRUCTIONS:**

For your consideration.

# REVIEWING ENGINEERS REPORT
# SCHUYLKILL COUNTY PLANNING COMMISSION
**Meeting Date: May 13, 2026**

| | |
|---|---|
| Major Final Land Development Plan of: | Mach-One Realty, LLC |
| Municipality: | Borough of Pine Grove |
| Zoning District: | CR – Conservation Residential |
| Intended Use: | Professional Office |
| UPI Number(s): | 58-08-0104 |
| Number of Lots: | One |
| Engineer of Record: | HNT, LLC |
| Date of Plan: | 03/25/26 |
| Reviewed By: | WJP Engineers, 04/14/26 |

COMMENTS:

MATERIALS RECEIVED

- Appendix B – Application for Subdivision/Land Development, signed 3/26/26
- Appendix C.4, Major Preliminary Plan Checklist
- Waiver Letter, dated 3/26/26
- Preliminary / Final Major Land Development Plan for Mach-One Realty, LLC by HNT, LLC, Plan dated 3/25/26
- Zoning Permit
- Post Construction Stormwater Management Plan Narrative, dated February 2026
- Flood Study Narrative, dated February 2026

**Project Scope and Location**
The project proposes construction of a 1,500 square foot Professional Office Building, with a 1,500 square foot attached garage on an existing parcel.

**Zoning**
The property is situated in the R-3 High Density Residential District. A Zoning Permit was issued 01/28/26.

**Subdivision and Land Development Ordinance (SALDO)**

**Section 302 General – Procedures** – The Plan is submitted as a Major Land Development Preliminary / Final Plan. The ordinance requires both Preliminary and Final Plan submissions and approvals for Major Land Development Plans. A waiver of the separate submissions has been requested. Considering the Scope of the project the waiver is recommended.

*As first submission, this plan is reviewed under Article 7, Preliminary Plan.*

**Section 702.B** – Administrative Submission Requirements – The Plan as submitted meets the Administrative Submission Requirements.

*Administratively Complete letter was issued 04/2/26.*

**Section 703.D.1** – Boundary Lines of Tract

*The boundary of the tract is adequately shown on the plan.*

**Section 703.H** – Erosion and Sediment Control Plan – Approval has been issued by the Schuylkill Conservation District, letter dated 4/13/26. A note acknowledging the approval and approval date should be included on the cover sheet.

**Section 703.H** – Landscaping Plan – A landscaping plan is provided and is acceptable.

Article 11, Design Standards

**Section 1117** - Access Drives and Driveway

– Access driveway, lanes, and parking should be dimensioned on the plan, according to the requirements of the Zoning Ordinance.

– Clear Sight Triangle should be shown on the plan as required by 1117.D.

**Section 1118** – Curbing The applicant has requested a waiver of this requirement, based on pre-design discussions with County Planning and Pine Grove Borough.

**Section 1119** – Water Supply - The plan proposes connection to the existing Public Water System. A "will serve" letter must be provided prior to Final Plan approval.

**Section 1120** – Sanitary System – The plan proposes sanitary sewer connections to the existing Public System. A will serve letter must be provided prior to Final Plan approval.

Section 1121 Stormwater Management

– There are several issues and concerns with the stormwater design.

– Infiltration Testing in the report narrative references a different project – Larsen, Long Run Road.

– The proposed Rain Garden Bio-Retention Area does not appear to meet several of the requirements of the PA Stormwater Best Management Practices Manual.

– Piped roof drains and parking area runoff should enter the basin on the surface.

– The adequacy of flow from the subsurface pipes into the amended soil is questionable.

– The proposed outlet structure is basically at the same elevation as the basin outlet. Water will not flow to the outlet.

– The basin is primarily an excavated sump without an embankment, making a clay core unnecessary.

– Alternatives to the design may need to be considered. If a bio-retention basin is still proposed, the following Ordinance requirements must be met, or waived.

**Section 1121.H.2** – Requires a one foot freeboard above the maximum 100-year water surface elevation.

**Section 1121.O.1** – Required setbacks from property lines and buildings must be met.

**Section 1121 O.2** – Basin Riser must have a one foot freeboard to the elevation of the spillway.

**Section 1121.O.6** – Freeboard of emergency spillway to the berm (or surface) elevation of 1.5 feet is required.

**Section 1121.O.8** – Berm width to be 10 feet, if applicable.

**Section 1121.O.9** – Basin bottom to have a minimum slope of 2%.

Considering the small site and basin requirements, waivers of these sections would be appropriate.

**Section 1125 –** Sidewalks – The applicant has requested a waiver of this requirement, based on pre-design discussions with County Planning and Pine Grove Borough.

<u>Other Comments</u>

1. The County Requires all Plan sheets to be recorded. The plan sheets should be numbered consecutively with the total number of plan sheets listed.

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# *LETTER OF TRANSMITTAL*

**VIA EMAIL**

**TO:** Schuylkill County Planning Commission
Schuylkill County Courthouse
401 North Second Street
Pottsville, PA 17901

Attention: Susan A. Smith, Director

**FROM:** William J. Parulis, P.E.

**RE:** Martin Poultry Operation
Barry Township, Schuylkill County, PA

**PROJECT NO:** 2502-4

**DATE:** May 5, 2026

**COPIES:** Lisa Mahall, P.E. (via email)
Sevie Yeneshosky, (via email)
FileTRANS-03

. . . . . .

**DESCRIPTION OF TRANSMITTED MATERIALS:**

Reviewing Engineers Report for meeting date May 13, 2026.

**SPECIAL INSTRUCTIONS:**

For your consideration.

# REVIEWING ENGINEERS REPORT
# SCHUYLKILL COUNTY PLANNING COMMISSION
**Meeting Date: May 13, 2026**

| | |
|---|---|
| Preliminary - Final Land Development Plan: | Martin Poultry Operation |
| Municipality: | Barry Township |
| Zoning District: | A-Agricultural |
| Intended Use: | Agricultural – Animal Husbandry |
| UPI Number(s): | 01-06-0060.00 |
| Number of Lots: | One |
| Engineer of Record: | Yourshaw Engineering, Inc./Brinkash & Associates |
| Date of Plan: | **5/14/25; plans revised 4/30/26** |
| Reviewed By: | WJP Engineers; **05/04/26** |

COMMENTS:

MATERIALS RECEIVED

1. Yourshaw Engineering Letter dated 04/10/26.
2. Revised Stormwater Narrative, by Brinkash and Associates, Revision dated 04/09/26.
3. Copy of Exporter / Importer Agreement between Ronald Martin and Hinkel Farms, LLC.
4. Copy of Application for PennDOT Minimum Use Driveway Permit, not signed or dated.
5. Preliminary / Final Land Development Plan for Ronald Martin Ag, Sheets 1 to 16, as revised 04/30/26.
6. Site Improvements Cost Estimate.

**Project Scope and Location**
The project is located in Barry Township, Schuylkill County and consists of two poultry buildings, construction of an infiltration basin. The total property size is 69.03 acres and total disturbance is 13.49 acres.

**Zoning**
The property is situated in the Agricultural Zoning District. Zoning Comments related to AG Use have been addressed.

**Subdivision and Land Development Ordinance (SALDO)**

Section 302 General – Procedures – The Plan is submitted as a Preliminary/Final Land Development Plan. Major Land Development Plans require both a Preliminary and Final Submission and approval.

*This review is the Fourth Review of the plan, with current comments in Italics. Based on discussion at the April 8 Planning Commission meeting this review is for both Preliminary and Final Plan requirements.*

Sections 702.B – Administrative Submission Requirements – The Plan as submitted meets the Administrative Submission Requirements.

Section 703.D.1 – Boundary Lines of the Tract – Adequately represented on the plan.

Section 703.D.6 – The cartway width and legal status of Deep Creek Road (PA State Route 4020) are shown on the plan.

Section 703.H – Erosion and Sediment Control Plan.

*NPDES Permit was issued by the Conservation District, PAC-54-0180, dated 09/15/25. This information has been shown in the note on the Cover Sheet.*

Section 703.L – Landscaping Plan.

*Planning Commission determined that is not required at the November Planning Commission meeting.*

Section 1117 – Access Drives and Driveways – The plan proposes to use the existing gravel driveway from Deep Creek Road. Per this section, the applicant should verify if there is an existing Highway Occupancy Permit for the driveway and any change required by PennDOT due to the added Use on the site. If none exists, an H.O.P. will be required.

*A copy of an HOP Application was provided. A determination and permit from PennDOT are still required.*

Section 1119 – Water Supply – Any added water supply requirements should be addressed on the plan.

*Comment addressed.*

Section 1121 – Stormwater Management.

Section 1121.H – Stormwater Management Facilities are proposed and subject to this section of the ordinance.

Section 1121.N – Infiltration – Infiltration criteria for the detention basin is not clearly identified.

*Comment has been addressed.*

Section 1121.O – Additional Stormwater Detention / Retention Facilities Design Requirements.

- O.1a – Stormwater basin shall be located 50' from any structure.
  *Waiver of setback from the building granted by the Planning Commission, November 12, 2025, and has been noted on the Cover Sheet.*

- O.2. – Basin Detail OS-1 on the PSCM Plan does not match plan elevations. Outlet structure design criteria must be clarified.

  *The detail and elevations for OS-1 have been revised and are consistent with the Ordinance.*

- O.4. – Clarify the design of the Emergency Spillway. A 505' wide grass spillway appears excessive and prone to channeling of runoff. Verify the design calculation of the spillway.

  *The length was revised to 205 feet in the prior submission, and has been corrected on the plan.*

- O.6. – Freeboard from top of top of berm to spillway design flow elevation shall be 1.5 feet.

  *The berm elevation has been changed and corresponds with the changes to BMP1 Outlet Structure detail. Revised basin routing calculations have been proved and are acceptable.*

- O.8. – Width of detention basin berm shall be 10 feet.

  *Plan and details have been corrected.*

- O.9. – Minimum Grade of basin bottom shall be 2% for sheet flow and 1% for channel flow.

  *Waiver of minimum grade on the basin bottom, to comply with NPDES requirement for a flat basin bottom, granted by the Planning Commission, November 12, 2025. The waiver has been noted on the Plan Cover Sheet.*

Section 1121.P – Storm Drainage System Design Requirements.

- Storm Profiles on Sheet 5 do not match the plan.

  *Storm profiles as revised 04/30/26 are correct.*

<u>Article 9 - Guarantee of Improvements Installation</u>

Section 903 - Development Agreement – Agreement for the installation of Improvements to be required under the terms of this section.

Section 904 Performance Guarantee - Security for the completion of improvements to be provided under this section.

Section 904.B – Amount of improvements to be 110% of the cost of the required improvements. The cost of improvements to be established by an estimate prepared by the developer's profession engineer, submitted for approval by the County. Improvements to be included are all items covered by this ordinance and the NPDES Permit, Erosion and Sediment Controls, Post Construction Stormwater Facilities, paving / curbing as related to stormwater control, and Landscaping.

*The cost estimate, copy attached, has been and reviewed and is acceptable. Professional Engineers seal and signature are required.*

**General Comments**

1. The "Free Range Areas" designation has been clarified and the basin is not included.

2. *The Plan currently has an extension until July 28, 2026. Action must be taken by the Planning Commission no later than the July 8, 2026 Planning Commission meeting.*

| RONALD MARTIN - BARRY TOWNSHIP | | | | |
|---|---|---|---|---|
| SITE IMPROVEMENTS ESTIMATE | | | | |
| **PROJECT NAME:** | MARTIN POULTRY | | | |
| **Description** | **Units** | **Quantity** | **Unit Cost** | **Item Total** |
| **SITE WORK** | | | | |
| Clearing and Grubbing | ACRE | 13.49 | $ 2,500.00 | $ 33,725.00 |
| Earthwork | CY | 42,643 | $ 15.00 | $ 639,645.00 |
| Permanent Seed and Mulch | SY | 65,292 | $ 0.25 | $ 16,322.90 |
| Building Pad prep | LS | 2 | $ 15,000.00 | $ 30,000.00 |
| Topsoil Removal/Stockpiling | CY | 10,882 | $ 2.50 | $ 27,204.83 |
| | | | **Category Total** | **$ 746,897.73** |
| **EROSION & SEDIMENTATION CONTROL** | | | | |
| Stabilization Construction Entrance (installed) | EA | 1 | $ 1,250.00 | $ 1,250.00 |
| Stabilization Construction Entrance (removed) | EA | 1 | $ 1,250.00 | $ 1,250.00 |
| Filter Sock (12") (installed) | LF | 50 | $ 3.00 | $ 150.00 |
| Filter Sock (12") (removed) | LF | 50 | $ 3.00 | $ 150.00 |
| Filter Sock (18") (installed) | LF | 309 | $ 4.00 | $ 1,236.00 |
| Filter Sock (18") (removed) | LF | 309 | $ 4.00 | $ 1,236.00 |
| Filter Sock (24") (installed) | LF | 324 | $ 5.00 | $ 1,620.00 |
| Filter Sock (24") (removed) | LF | 324 | $ 5.00 | $ 1,620.00 |
| Filter Sock (32") (installed) | LF | 173 | $ 6.00 | $ 1,038.00 |
| Filter Sock (32") (removed) | LF | 173 | $ 6.00 | $ 1,038.00 |
| Temporary Slope Matting (erosion control mat) | SY | 21,317 | $ 7.00 | $ 149,219.00 |
| Inlet Protection (installed) | EA | 7 | $ 113.00 | $ 791.00 |
| Inlet Protection (removed) | EA | 7 | $ 113.00 | $ 791.00 |
| Weighted Sediment Tube (installed) | LF | 32 | $ 9.00 | $ 288.00 |
| Weighted Sediment Tube (removed) | LF | 32 | $ 9.00 | $ 288.00 |
| Concrete Wash Pit (installed) | EA | 1 | $ 405.00 | $ 405.00 |
| Concrete Wash Pit (removed) | EA | 1 | $ 405.00 | $ 405.00 |
| | | | **Category Total** | **$ 162,775.00** |
| **STORMWATER MANAGEMENT** | | | | |
| Type M Top Unit | EA | 9 | $ 800.00 | $ 7,200.00 |
| Standard Inlet Box | EA | 9 | $ 2,100.00 | $ 18,900.00 |
| 15" HDPE | LF | 469 | $ 66.00 | $ 30,954.00 |
| 18" HDPE | LF | 849 | $ 68.00 | $ 57,732.00 |
| Anti-Seep Collar | EA | 1 | $ 135.00 | $ 135.00 |
| Outlet Structure | EA | 1 | $ 6,000.00 | $ 6,000.00 |
| HDPE End Section | EA | 4 | $ 2,000.00 | $ 8,000.00 |
| Infiltration Basin | LS | 1 | $ 25,000.00 | $ 25,000.00 |
| | | | **Category Total** | **$ 153,921.00** |
| | | | **Sub-Total** | **$ 1,063,593.73** |
| | | | **10% Contingency** | **$ 106,359.37** |
| | | | **Grand Total** | **$ 1,169,953.11** |

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Fax: 570-628-4445
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# ***LETTER OF TRANSMITTAL***

**VIA EMAIL**

**TO:** Schuylkill County Planning Commission
Schuylkill County Courthouse
401 North Second Street
Pottsville, PA 17901

Attention: Susan A. Smith, Director

**FROM:** William J. Parulis, P.E.

**RE:** Kurtz Solar Project
Final Land Development Plan
Washington Township, Schuylkill County, PA

**PROJECT NO:** 2402-1

**DATE:** April 17, 2026

**COPIES:** Lisa Mahall, P.E. (via email)
Sevie Yeneshosky, (via email)
FileTRANS-05

. . . . . .

**DESCRIPTION OF TRANSMITTED MATERIALS:**

Reviewing Engineers Report for meeting date May 13, 2026.

**SPECIAL INSTRUCTIONS:**

For your consideration.

# REVIEWING ENGINEERS REPORT
# SCHUYLKILL COUNTY PLANNING COMMISSION
**Meeting Date: May 13, 2026**

| | |
|---|---|
| Final Land Development Plan Name: | Kurtz Solar Project |
| Municipality: | Washington Township |
| Zoning District: | Agricultural District |
| Intended Use: | Solar Project |
| UPI Number(s): | 33-11-0001.003 & 0001.004 |
| Number of Lots: | 1 |
| Engineer of Record: | TRC, Scranton, PA |
| Date of Plan: | August 20, 2025; Revised 1/26/26 |
| Reviewed By: | **WJP Engineers, 04/16/26** |

COMMENTS:

MATERIALS RECEIVED

Resubmission – Digital files received April 1, 2026:

- TRC Cover Letter and Response to prior review, dated April 1, 2026
- Appendix B Application for Plan Review, signed March 5, 2026
- Appendix C.5 Checklist
- Final Plan – Kurtz Solar Project, 31 sheets, as revised January 20, 2026; TRC, Scranton, PA.
- Kurtz Solar Project - Cost Estimate, dated 01/30/26
- CVE – Decommissioning Plan, dated 12/01/25
- Schuylkill Conservation District NPDES approval, NPDES PAC-54-0158; dated January 30, 2025
- Draft Access and Utility Easement
- Copy of Washington Township Driveway Permit, DW2026-01, dated 03/25/26

*Reference from prior submission:*

- Schuylkill Conservation District Approval letter, Minor Amendment to PAC-54-0158-A.1, dated July 1, 2025.

**Project Scope and Location**
This a Resubmission of the Final Plan for the project that was granted Conditional Final Plan Approval through the February 11, 2026 Planning Commission Meeting. The project proposes a solar energy generating facility in Washington Township, Schuylkill County on two parcels currently under separate ownership, UPI #33-11-0001.003 and #33-00-0001.004.

**Zoning**
The property is situated in the Agricultural Zoning District. This review is limited to conformance to the county SALDO; refer to the separate Zoning Report.

**Subdivision and Land Development Ordinance**
This review is for the resubmission, dated 04/01/26, in regard to the following conditions from the November 14, 2025 Amended Review, with the added review comments in *Italics.*

**CONDITIONS TO BE COMPLETED FOR FINAL PLAN APPROVAL**

1. **The Final Land Development Plan to be recorded must include all plan sheets of the Erosion and Sediment Control Plan and Post Construction Stormwater Management (PCSM) Plan. (Sections 802.C, 804.H, 1121)**

   *All plan sheets are included in the re-submission.*

2. **All plan sheets shall be consecutively numbered from Sheet 1 through the full set of plan sheets. (Sections 802.C, 804.H)**

   *Plan Sheets are numbered consecutively.*

3. **Limit of disturbance should be shown on Plan Sheets LD 200, 201, and 202. (Section 804.D)**

   *Limit of Disturbance has been shown on the plans.*

4. **The easement for access and utilities proposed for parcel 003 crossing parcel 004 must be shown on the Final Plan and draft easement documents provided for review. (Section 804.G, 1117).**

   *A Draft Easement Document has been provided for review. It is a "Blanket Easement" without a defined area description. The easement should be reviewed by the Planning Commission Solicitor. The easement and recording information should be noted on the Plan prior to recording of the plan.*

5. **A copy of the original NPDES permit shall be provided. (Section 804.H)**

   *A copy of the original approval has been provided.*

6. **The NPDES Permit Number, with issuance date and date of the amendment shall be noted on the plan cover sheet. (Section 804.H)**

   *Information is shown on the Plan General Notes.*

7. **A Washington Township Driveway Permit for the access to T-645 shall be provided. (Section 805.J)**

   *A copy of the Driveway Permit has been provided.*

8. **The sight triangle and sight distance measurements for the driveway shall be shown on the Final Plan. (Section 1117)**

   *Information has been added to the plan***.**

9. **A Development Agreement, Cost Estimate and Financial Guarantee under the provisions of Article 9 are required. (Section 903)**

   *Agreements remain to be completed.*

10. **Work and Inspection Schedules shall be provided for the Engineers review. (Section 903.B.2)**

    *Work and Inspection Schedules should be provided prior to construction.*

11. **Cost Estimates for improvements shall be provided for the Engineers review. The Cost Estimate shall include a conditional line item and cost for re-seeding of disturbed areas if initial seeding growth and stabilization is not adequate. The additional costs for re-seeding were agreed to by the Developer at the November 12, 2025 meeting. (Section 903.B.3.b)**

    *The Cost estimate has been reviewed and commented as follows:*

    – *Cost estimates are acceptable.*
    – *Added seeding cost has been included, per the agreement at the November 12 Planning Commission meeting.*
    – *Engineers Seal and Signature should be included with the estimate.*

12. **A copy of the Developer's Decommissioning Plan shall be provided to the County as agreed to by the Developer at the November 12, 2025 Planning Commission meeting.**

    *A draft Decommissioning Plan has been provided for review. The Planning Commission Solicitor should review the document. Reviewing Engineers comments are as follow:*

    – *The plan reference that the agreement is with Washington Township and should be the County of Schuylkill.*

    – *The Estimate assumes a 2% inflation Rate for the 30-year life span. The County should consider if the estimate should be tied to the Consumer Prive Index (CPI), with an adjustment of the amount at regular intervals through the life of the project.*

13. **The Developer shall contact the gas company to determine any concerns for the gas line during construction or added restrictions that may apply as agreed to by the Developer at the November 12, 2025 Planning Commission meeting.**

    *Response to this request remains to be completed.*

14. **The Developer shall enter into a Stormwater Maintenance Agreement with the County as agreed to by the Developer at the November 12, 2025 Planning Commission meeting.**

    *Agreement remains to be completed.*

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

April 17, 2026

Butler Township
211 Broad Street
Ashland, PA 17921

SUBJECT: **Act 247 Plan Review**

| | |
|---|---|
| Plan Name: | Preliminary/Final Minor Subdivision Plan of Lands of Michael Guarna, Inc. |
| Owner(s)/Applicant(s): | Michael Guarna, Inc., Charles McGrath, Yvonne McGrath |
| Tax Parcel Number(s): | 04-28-0018.000, 04-28-0018.002 |
| Plan Date: | 12/22/2025 |
| Date Received: | 4/17/2026 |

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 May 13, 2026, meeting.**

**PROJECT INFORMATION**

| | |
|---|---|
| **Location** | 15 North Street |
| **Zoning District(s)** | R-2 (Medium Density Residential) |
| **Water** | Proposed on-lot |
| **Sewer** | Proposed public |
| **Present Use** | Vacant, Residential |
| **Proposed Use** | Residential |
| **Number of New Lots** | 3 |
| **Proposed Non-Residential Building Area** | N/A |

The intent of the plan is to create 3 new lots proposed for residential use and for the residue parcel to be annexed to the other named owner.

**Susan A. Smith**
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**Marc Gaeta**
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**Severine Yeneshosky**
**Administrative Secretary**
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**COMMENTS**

1. **Number of Plans:** The Planning and Zoning Office keeps a copy of your submitted plan for our record after review and endorsement by the Planning Commission. If only one (1) plan is submitted, we will keep that plan. The Recorder of Deeds Office requires two (2) copies of a reviewed and stamped plan for recording. All additional plans that were not initially submitted to our office must then be brought back for a review stamp.

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

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

4. **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

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April 9, 2026

Butler Township
211 Broad Street
Ashland, PA 17921

SUBJECT: **Act 247 Plan Review**

| | |
|---|---|
| Plan Name: | Final Lot Annexation Plan of Lands of George M. & Mary Ann Tokarczyk |
| Owner(s)/Applicant(s): | Bo W. Rogers, William M. Rogers, Kathleen D. Rogers, George M. Tokarczyk, Mary Ann Tokarczyk |
| Tax Parcel Number(s): | 04-06-0034.004, 04-06-0050.002 |
| Plan Date: | 2/27/2026 |
| Date Received: | 4/06/2026 |

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 May 13, 2026, meeting.**

**PROJECT INFORMATION**

| | |
|---|---|
| **Location** | 49 Malones Road |
| **Zoning District(s)** | R-1 (Low Density Residential District) |
| **Water** | Existing on-lot |
| **Sewer** | Existing on-lot |
| **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 a portion of one lot to the other. The residue lot will remain a residential lot. No new development is proposed on the newly formed vacant lot.

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**Severine Yeneshosky**
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**COMMENTS**

1. **Number of Plans:** The Planning and Zoning Office keeps a copy of your submitted plan for our record after review and endorsement by the Planning Commission. If only one (1) plan is submitted, we will keep that plan. The Recorder of Deeds Office requires two (2) copies of a reviewed and stamped plan for recording. All additional plans that were not initially submitted to our office must then be brought back for a review stamp.

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

3. **County Approval:** No space has been provided on the submitted plat for the Schuylkill County Planning Commission 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.

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

May 5, 2026

Cass Township
1209 Valley Road
Pottsville, PA 17901

SUBJECT: **Act 247 Plan Review**

| | |
|---|---|
| Plan Name: | EDPRNA DG PA Pennsylvania RD, LLC Solar Rooftop System at 1201 Keystone Boulevard, Pottsville, PA 17901 |
| Owner(s)/Applicant(s): | Lowe's Home Centers, Inc. (Owner), EDPRNA DG PA Pennsylvania RD, LLC, EDPRNA DG PA Pennsylvania RD 2, LLC, EDPRNA DG PA Pennsylvania RD 3, LLC (Applicant) |
| Tax Parcel Number(s): | 05-02-0005.000 |
| Plan Date: | 4/27/2026 |
| Date Received: | 4/30/2026 |

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 May 13, 2026, meeting.**

**PROJECT INFORMATION**

| | |
|---|---|
| **Location** | 1201 Keystone Boulevard |
| **Zoning District(s)** | I (Industrial District) |
| **Water** | Existing Public |
| **Sewer** | Existing Public |
| **Present Use** | Industrial |
| **Proposed Use** | Industrial |
| **Number of New Lots** | 0 |
| **Proposed Non-Residential Building Area** | N/A |

The intent of the plan is to install a solar rooftop system atop an existing building.

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**Severine Yeneshosky**
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**COMMENTS**

1. **Number of Plans:** The Planning and Zoning Office keeps a copy of your submitted plan for our record after review and endorsement by the Planning Commission. If only one (1) plan is submitted, we will keep that plan. The Recorder of Deeds Office requires two (2) copies of a reviewed and stamped plan for recording. All additional plans that were not initially submitted to our office must then be brought back for a review stamp.

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

3. **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:** As noted on the title sheet, the applicant has requested waivers from requirements of 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.

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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April 17, 2026

Delano Township
1 Hazle Street
PO Box 103
Delano, PA 18220

SUBJECT: **Act 247 Plan Review**

| | |
|---|---|
| Plan Name: | Sketch Plan of Record Lot Annexation of Lands of Marie M. Cunningham |
| Owner(s)/Applicant(s): | Marie M. Cunningham |
| Tax Parcel Number(s): | 06-09-0027.000 |
| Plan Date: | 3/17/2026 |
| Date Received: | 4/14/2026 |

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 May 13, 2026, meeting.**

**PROJECT INFORMATION**

| | |
|---|---|
| **Location** | 100 Hazle Street |
| **Zoning District(s)** | R-3 (High Density Residential) |
| **Water** | Existing on-lot |
| **Sewer** | Existing public |
| **Present Use** | Residential |
| **Proposed Use** | Residential |
| **Number of New Lots** | 1 |
| **Proposed Non-Residential Building Area** | N/A |

The intent of the plan is to divide the parcel into two lots. No new development or change of use is proposed.

**Susan A. Smith**
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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, 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:** The owners' signatures and acknowledgement of the plan have not been provided. 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. **Editorial:** It appears the Notary Public officer has written and signed their name where it is intended for the owner(s) to do so.

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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April 10, 2026

Hegins Township
421 S Gap Street
Valley View, PA 17983

SUBJECT: **Act 247 Plan Review**

| | |
|---|---|
| Plan Name: | Major Subdivision/ Final Plan of Thomas M. Shadle and Joanne P. Schwalm |
| Owner(s)/Applicant(s): | Thomas M. Shadle, Joanne P. Schwalm |
| Tax Parcel Number(s): | 13-06-0074.000 |
| Plan Date: | 2/14/2026 |
| Date Received: | 4/08/2026 |

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 May 13, 2026, meeting.**

**PROJECT INFORMATION**

| | |
|---|---|
| **Location** | At the intersection of E Mountain & Deer View Roads |
| **Zoning District(s)** | S-1 (Special Purpose Wooded Area), S-2 (Special Purpose Agricultural Area) |
| **Water** | Existing on-lot |
| **Sewer** | Existing on-lot |
| **Present Use** | Agricultural |
| **Proposed Use** | Agricultural |
| **Number of New Lots** | 1 |
| **Proposed Non-Residential Building Area** | N/A |

The intent of the plan is to evenly subdivide the lot between both owners. No development or change of use is proposed for either lot.

**Susan A. Smith**
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**Severine Yeneshosky**
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**COMMENTS**

1. **Number of Plans:** The Planning and Zoning Office keeps a copy of your submitted plan for our record after review and endorsement by the Planning Commission. If only one (1) plan is submitted, we will keep that plan. The Recorder of Deeds Office requires two (2) copies of a reviewed and stamped plan for recording. All additional plans that were not initially submitted to our office must then be brought back for a review stamp.

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

3. **County Approval:** 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. **Lot Access:** It appears that the subject lots will provide access to adjoining lots by means of an easement. We recommend that the applicants should submit a proposed maintenance agreement between the parties.

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

Respectfully,

Marc Gaeta

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PLANNING · ZONING · GIS
SCHUYLKILL COUNTY

April 16, 2026

Kline Township
30 5th Street
Kelayres, PA 18231

SUBJECT: **Act 247 Plan Review**

| | |
|---|---|
| Plan Name: | Project Brewster Data Center Campus Preliminary/Final Land Development Submission |
| Owner(s)/Applicant(s): | Amazon Data Services Inc. |
| Tax Parcel Number(s): | 15-04-0006.011, 15-04-0007.004, 15-04-0010.000, 15-04-0011.000, 15-04-0014.000, 15-04-0017.000, 15-08-0003.000, 15-08-0004.000 |
| Plan Date: | 2/27/2026 |
| Date Received: | 4/06/2026 |

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 May 13, 2026, meeting.**

**PROJECT INFORMATION**

| | |
|---|---|
| **Location** | 48 Lofty Road |
| **Zoning District(s)** | I-1 (Industrial District) |
| **Water** | Proposed public |
| **Sewer** | Proposed public |
| **Present Use** | Vacant |
| **Proposed Use** | Industrial |
| **Number of New Lots** | 0 |
| **Proposed Non-Residential Building Area** | 2,150,438 SF |

The plan proposes the annexation of lots for the purpose of constructing a data center campus including nine data center buildings, an admin building, a water building, a security building, and six utility rooms, with associated parking, utilities, and stormwater management. (See building details below).

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| Building | Proposed Use | FFE | Building Height[1] | Footprint SF | Gross SF |
|---|---|---|---|---|---|
| A | Data Center | 1696.0 | | 13,233 | 232,377 |
| B | Data Center | 1697.0 | | 13,233 | 232,377 |
| C | Data Center | 1698.0 | | 13,233 | 232,377 |
| D | Data Center | 1696.0 | | 90,147 | 232,377 |
| E | Data Center | 1694.5 | | 13,233 | 232,377 |
| F | Data Center | 1682.0 | | 13,233 | 232,377 |
| G | Data Center | 1681.0 | | 13,233 | 232,377 |
| H | Data Center | 1681.0 | | 13,233 | 232,377 |
| I | Data Center | 1680.0 | | 13,233 | 232,377 |
| J | Admin Building | 1687.0 | | 31,737 | 31,737 |
| K | Water Building | 1695.0 | | 24,968 | 24,968 |
| L | Security Building | 1656.5 | | 1,500 | 1,500 |
| | Utility Rooms (6) | VARIES | | 840 | 840 |
| | | | | TOTAL | 2,150,438 |

**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 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. **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. **Lot Access:** The plan proposes access to the property via two driveways connecting on to Lofty Road (SR 1016). A Highway Occupancy Permit application must be submitted to the appropriate state or local

department for review prior to construction. Section 508.6 of the PA Municipalities Planning Code states, in part, “No plat which will require access to a highway under the jurisdiction of the Department of Transportation shall be finally approved unless the plat contains a notice that a highway occupancy permit is required pursuant to Section 420 of the act of June 1, 1945 known as the State Highway Law before any driveway access to a State highway is permitted.”

9. **County Zoning:** The Site Plan Notes on C5.01 and subsequent pages reference the 2024 Schuylkill County Zoning Ordinance Draft, however there is no such Schuylkill County Zoning Ordinance draft from 2024. Moreover, Kline Township manages their own zoning and, as such, any zoning requirements should conform to what their ordinance outlines.

10. **Editorial:** On page C5.00, the building heights are not specified.

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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April 29, 2026

South Manheim Township
3089 Fair Road
Auburn, PA 17922

SUBJECT: **Act 247 Plan Review**

| | |
|---|---|
| Plan Name: | 352 W. Deer View Subdivision |
| Owner(s)/Applicant(s): | Wayne Earl Brensinger, Elaine T. Maneval |
| Tax Parcel Number(s): | 28-08-0026.000 |
| Plan Date: | 4/20/2026 |
| Date Received: | 4/27/2026 |

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 May 13, 2026, meeting.**

**PROJECT INFORMATION**

| | |
|---|---|
| **Location** | On West Deer View Drive, South of Stony Mountain Road |
| **Zoning District(s)** | A (Agricultural District), C (Conservation District) |
| **Water** | Existing on-lot |
| **Sewer** | Existing on-lot |
| **Present Use** | Vacant, Residential |
| **Proposed Use** | Vacant, Residential |
| **Number of New Lots** | 1 |
| **Proposed Non-Residential Building Area** | N/A |

The intent of the plan is to subdivide a portion of land to create a new lot where an existing residential dwelling is located. The residue lot will remain vacant farmland.

**Susan A. Smith**
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**Severine Yeneshosky**
**Administrative Secretary**
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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. **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. **Adjoining Municipality:** It appears that portion of the property contained in this plan is located in an adjoining municipality. Although the new lot being proposed by this plan is entirely in South Manheim Township, we advise conferring with Wayne Township as to whether they will require the owner to obtain their approval for this subdivision.

5. **Lot Access:** It appears that this plan proposes access to the residue lot by means of an easement through the newly formed lot. We recommend that the applicant should submit a proposed maintenance agreement between the parties, if applicable.

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

April 28, 2026

Walker Township
9 Township Road
Tamaqua, PA 18252

SUBJECT: **Act 247 Plan Review**

| | |
|---|---|
| Plan Name: | Amentler Annexation Subdivision |
| Owner(s)/Applicant(s): | Robert Amentler, Rachael Amentler |
| Tax Parcel Number(s): | 32-05-0164.000 |
| Plan Date: | 4/22/2026 |
| Date Received: | 4/28/2026 |

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 May 13, 2026, meeting.**

**PROJECT INFORMATION**

| | |
|---|---|
| **Location** | 176 Grouse Ridge Road |
| **Zoning District(s)** | R-3 (Medium Density Residential) |
| **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 satisfy the SALDO requirements of Walker Township by annexing four lots into one, as is prescribed by the deed. No new development is proposed.

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**Marc Gaeta**
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**Zoning Officer**
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**Severine Yeneshosky**
**Administrative Secretary**
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syeneshosky@schuylkillcountypa.gov

**COMMENTS**

1. **Editorial:** The UPI# is incorrectly recorded in the first section of the General Notes.

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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May 4, 2026

Walker Township
9 Township Road
Tamaqua, PA 18252

SUBJECT: **Act 247 Plan Review**

| | |
|---|---|
| Plan Name: | Edmonds Annexation Subdivision |
| Owner(s)/Applicant(s): | Nathaniel Edmonds, Samantha Edmonds |
| Tax Parcel Number(s): | 32-05-0113.000, 32-05-0115.000 |
| Plan Date: | 4/21/2026 |
| Date Received: | 5/01/2026 |

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 May 13, 2026, meeting.**

**PROJECT INFORMATION**

| | |
|---|---|
| **Location** | Between Buck Run Road and Grouse Ridge Road |
| **Zoning District(s)** | R-3 (Medium Density 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 satisfy the SALDO requirements of Walker Township by annexing two parcels into one, as is prescribed by the deed. No new development is proposed.

**Susan A. Smith**
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**COMMENTS**

1. **Number of Plans:** The Planning and Zoning Office keeps a copy of your submitted plan for our record after review and endorsement by the Planning Commission. If only one (1) plan is submitted, we will keep that plan. The Recorder of Deeds Office requires two (2) copies of a reviewed and stamped plan for recording. All additional plans that were not initially submitted to our office must then be brought back for a review stamp.

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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April 17, 2026

Wayne Township
PO Box 97
Friedensburg, PA 17933

SUBJECT: **Act 247 Plan Review**

| | |
|---|---|
| Plan Name: | Final Lot Annexation Plan of Lands of Florence I. Warner |
| Owner(s)/Applicant(s): | Florence I. Warner, Ryan J. Keefer |
| Tax Parcel Number(s): | 34-07-0025.000, 34-07-0026.000, 34-07-0026.002 |
| Plan Date: | 4/07/2026 |
| Date Received: | 4/15/2026 |

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 May 13, 2026, meeting.**

**PROJECT INFORMATION**

| | |
|---|---|
| **Location** | 81 Fisher Road |
| **Zoning District(s)** | R-2 (Medium Density Residential), R-2C (Residential/Commercial) |
| **Water** | Existing on-lot |
| **Sewer** | Existing on-lot |
| **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 part of the land of one owner to the other.

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**Severine Yeneshosky**
**Administrative Secretary**
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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 their 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.

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
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Office Fax: 570.628.1005

April 10, 2026

West Penn Township
27 Municipal Road
New Ringgold, PA 17960

SUBJECT: **Act 247 Plan Review**

| | |
|---|---|
| Plan Name: | Final Plan of a Lot Line Adjustment Minor Subdivision for Joyale and Leon Jr. Steigerwalt |
| Owner(s)/Applicant(s): | Joyale Steigerwalt, Leon Steigerwalt Jr., LJK&T Group LLC |
| Tax Parcel Number(s): | 37-13-0051.001, 37-13-0051.002 |
| Plan Date: | 3/28/2026 |
| Date Received: | 4/10/2026 |

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 May 13, 2026, meeting.**

**PROJECT INFORMATION**

| | |
|---|---|
| **Location** | 197 & 191 Mush Dahl Road |
| **Zoning District(s)** | AG (Agricultural 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 transfer part of one lot to the other. No new development or change of use is proposed by the plan.

**Susan A. Smith**
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**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.

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

May 2026

# PROJECT REVIEWS

## Land Use Review of Permits

| PROJECT APPLICANT | LETTER RECEIVED FROM | ACTIVITY |
|---|---|---|
| Deer Lake Borough | Systems Design Engineering, Inc | Chapter 105 GP-11 Application |
| **MUNICIPALITY(IES)** | **LOCATION** | |
| Deer Lake Borough | Deer Lake Dam | |

The applicant is seeking permitting for a proposed project to repair and resurface the concrete spillway and the sluiceway of the Deer Lake Dam.

| PROJECT APPLICANT | LETTER RECEIVED FROM | ACTIVITY |
|---|---|---|
| Schuylkill County Municipal Authority | GFT, Inc. | Water Quality Management Part II Permit Application |
| **MUNICIPALITY(IES)** | **LOCATION** | |
| Pottsville City | Deer Lake Wastewater Treatment Plant | |

The applicant is seeking permitting for a proposed wastewater treatment plant improvement project consisting of replacing two submersible pumps and installing two new ones, as well as minor yard piping modifications.

| PROJECT APPLICANT | LETTER RECEIVED FROM | ACTIVITY |
|---|---|---|
| United Fiber & Data of Pennsylvania, LLC | Network Building + Consulting | Joint Permit Application |
| **MUNICIPALITY(IES)** | **LOCATION** | |
| East Union Township<br>North Union Township<br>Mahanoy City Borough | Tomhicken Creek, Catawissa Creek, Rattling Run, Mahanoy Creek | |

The applicant is seeking permitting for a proposed project to install conduit and fiber at either side of the indicated creek crossings.

| PROJECT APPLICANT | LETTER RECEIVED FROM | ACTIVITY |
|---|---|---|
| MASA Architectural Canopies | RT Environment Services, Inc. | PAG-03 NPDES Notice of Intent |
| **MUNICIPALITY(IES)** | **LOCATION** | |
| Saint Clair Borough | 2 Industrial Park Road | |

The applicant is seeking permits for the operation of an aluminum manufacturing facility.

| PROJECT APPLICANT | LETTER RECEIVED FROM | ACTIVITY |
|---|---|---|
| Schuylkill Coal Processing, Inc. | Mining & Environmental Engineers | Land Use Information questionnaire |
| **MUNICIPALITY(IES)** | **LOCATION** | |
| Cass Township | Winnie Lane | |

The applicant is seeking permitting for a surface coal mining operation.

## 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 |
|---|---|---|
| Pine Grove Township<br>Freemont Township | 29-07-0008.000, 29-06-0082.002, 29-06-0083.000, 29-07-0004.001, 29-06-0103.001, 29-06-0123.000, 29-06-0102.000, 29-06-0086.000, 29-06-0087.000, 29-06-0088.000, 29-06-0120.000, 29-06-0100.000, 29-06-0101.000, 29-06-0117.000, 29-06-0119.000, 29-06-0096.000, 29-06-0121.000, 29-06-0098.001, 29-06-0089.000, 29-06-0098.000, 29-06-0097.000 | The proposed land development is a stream restoration project along Swatara Creek including floodplain bench creation, streambank stabilization, sediment accumulation removal, and stream realignment. Habitat structures will also be placed throughout the project area. |
| West Brunswick Township | 35-05-0027.000 | The proposed land development is for the construction of a new poultry operation including two poultry barns, a gravel driveway, and associated stormwater management controls. |

## Act 537: Sewage Facilities Planning

| MUNICIPALITY | PLAN | ACTIVITY |
|---|---|---|
| Ryan Township | Back Road South | 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. |
| Eldred Township | Bryan and Vickie Herb Subdivision | Notification from PADEP that the proposed plan has been determined to be exempt from the requirements |

| | | |
|---|---|---|
| | | to revise the official sewage facilities plan for new land development. |

## Air Quality

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

| MUNICIPALITY | FACILITY | ACTIVITY |
|---|---|---|
| Foster Township | CES Landfill | A request for a shakedown period extension was approved by PADEP. |
| Frailey Township | Rausch Creek Generation LLC | Notification from PADEP that the application has been reviewed and determined to be sufficiently complete. |

## Grants, Loans and Other Financial Assistance Applications

| MUNICIPALITY OR ORGANIZATION | AGENCY AND PROGRAM | REQUEST |
|---|---|---|
| Shenandoah Borough | PA DCNR Community Conservation Partnership Program | Funding has been requested to develop a comprehensive master site development plan for a proposed trail and recreational area. |
| Port Carbon Borough | PA DCED Greenways, Trails, and Recreation Program | Funding has been requested to develop a master site plan for the John L. Miller Playground. |
| North Manheim Township | PA DCNR Community Conservation Partnership Program | Funding has been requested for Phase 2 of the development of the North Manheim Recreation Area. |
| Frailey Township | PA DCED Greenways, Trails, and Recreation Program | Funding has been requested for Phase 5 of the development of the Good Spring Prak and Trail. |
| Hubley Township | PA DCNR Community Conservation Partnership Program | Funding has been requested to acquire approximately five acres of land adjacent to Hubley Township Park. |
| Frackville Borough | PA DCNR Community Conservation Partnership Program | Funding has been requested for the construction of three pickleball courts and associated improvements at Memorial Park. |
| Frackville Borough | PA DCED Greenways, Trails, and Recreation Program | Funding has been requested for the construction of three pickleball courts and associated improvements at Memorial Park. |
| Schuylkill Haven Borough | PA DCED Flood Mitigation Program | Funding has been requested for a stormwater improvements project to upgrade the stormwater conveyance infrastructure along Tennis Avenue, where flooding has become a chronic issue. |

| | | |
|---|---|---|
| Orwigsburg Borough | PA DCNR Small Community Program | Funding has been requested to make improvements to the Louis Fanelli Jr. Park including the construction of new playground equipment, an ADA parking area, and an ADA accessible path. |

## Miscellaneous

| MUNICIPALITY | FACILITY OR ORGANIZATION | ACTIVITY |
|---|---|---|
| Foster Township<br>Frailey Township<br>Reilly Township | CES Landfill | Notification from PADEP that their Harms vs. Benefits analysis has determined that the benefits of the proposed project outweigh the potential harms. |
| Mahanoy Township | Mahanoy Township | Notification of a public hearing to be held regarding the Township's adoption of the Local Economic Revitalization Tax Assistance Act Ordinance. |

## 2026 Zoning Permit Activity

| | Number of Permits Requested | Total Revenue |
|---|---|---|
| January | 12 | 1,200.00 |
| February | 14 | 1,400.00 |
| March | 28 | 2,900.00 |
| April | 30 | 3,250.00 |
| May | | |
| June | | |
| July | | |
| August | | |
| September | | |
| October | | |
| November | | |
| December | | |
| **Total (Year to Date)** | **84** | **8,750.00** |

| 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 | 4 | 19945 | | Bound, III, Eugene | Port Clinton Borough | 60-02-0003.000 | 04/06/26 | New Manufactured Home | 1493 | 100 | R-3 | 161,040 | Bound, III, Eugene |
| 2026 | 4 | 19946 | | Hutko, Kevin & Amber | North Union Township | 19-05-0004.001 | 04/06/26 | Replacement Single Family Dwelling | 2376 | 100 | CR | N/A | Vinecrest Builders |
| 2026 | 4 | 19947 | | Snyder, Ronald L. | Washington Township | 33-04-0105.000 | 04/08/26 | Hise-Rise Poultry Laying House | 64000 | 100 | A | 2,600,000 | Snyder, Ronald L. |
| 2026 | 4 | 19948 | | Snyder, Ronald L. | Washington Township | 33-04-0105.000 | 04/08/26 | Agricultural Accessory Building (Mortality Composter) | 800 | 100 | A | 20,000 | Snyder, Ronald L. |
| 2026 | 4 | 19949 | | Kovalewski, Christopher M. | Union Township | 30-04-0021.000 | 04/08/26 | Detached Residential Accessory Storage Structure (Pole Building) | 960 | 100 | CR | 33,534 | Kovalewski, Christopher M. |
| 2026 | 4 | 19950 | | CLA/RE Inc. | Porter Township | 22-17-0143.000 | 04/09/26 | New Manufactured Home | 1125 | 100 | R-3 | 82,000 | Gehringer, Allen |
| 2026 | 4 | 19951 | | Charkaway, Susan K | Eldred Township | 10-08-0027.002 | 04/09/26 | Residential Attached Porch (Porch 1) | 286 | 100 | A | 5,000 | Charkaway, Susan K |
| 2026 | 4 | 19952 | | Charkaway, Susan K | Eldred Township | 10-08-0027.002 | 04/09/26 | Residential Attached Porch (Porch 2) | 548 | 100 | A | 10,000 | Charkaway, Susan K |
| 2026 | 4 | 19953 | | Charkaway, Susan K | Eldred Township | 10-08-0027.002 | 04/09/26 | Residential Detached Storage Structure (Shed) | 240 | 100 | A | 1,500 | Charkaway, Susan K |
| 2026 | 4 | 19954 | | Charkaway, Susan K | Eldred Township | 10-08-0027.002 | 04/09/26 | Residential Detached Storage Structure (Carport) | 400 | 100 | A | 1,000 | Charkaway, Susan K |
| 2026 | 4 | 19955 | | American Legion Post 309 | Girardville Borough | 45-09-0025.000 | 04/13/26 | New use of land- conversion of a former EMS station into a Membership Club | 1888 | 100 | C-1 | N/A | Grady, Michael |
| 2026 | 4 | 19956 | | Leid, Vernon | Washington Township | 33-12-0005.000 | 04/13/26 | Additional Single Family Dwelling Unit | 2972 | 100 | A | 490,000 | Leid, Vernon |
| 2026 | 4 | 19957 | | Fehr, Mary Jo | Washington Township | 33-12-0003.003 | 04/13/26 | New Single Family Dwelling | 1431 | 100 | A | 200,000 | Schellhammer, Troy |
| 2026 | 4 | 19958 | | Diversified Management Solutions, LLC | Union Township | 30-05-0055.000 | 04/13/26 | New Manufactured Home | 880 | 100 | R-3 | 67,000 | Pride Homes |
| 2026 | 4 | 19959 | | Cook, David | Eldred Township | 10-08-0037.000 | 04/14/26 | Detached Residential Storage Structure (SHED) | 288 | 100 | A | 600 | Cook, David |
| 2026 | 4 | 19960 | | Carl, Christopher | Washington Township | 33-05-0038.020 | 04/14/26 | Accessory Roof Mounted Solar System | 528 | 100 | A | 41,512 | Trinity Solar |
| 2026 | 4 | 19961 | | Muehleisen, Michael J | North Union Township | 19-09-0032.000 | 04/14/26 | Detached Accessory Storage Building (Garage) | 1600 | 100 | A | 35,000 | Muehleisen, Michael J |
| 2026 | 4 | 19962 | | Rickert, David | Tower City Borough | 66-01-0016.000 | 04/15/26 | Accessory Roof Mounted Solar System | 253 | 100 | R-2 | 18,056 | Trinity Solar |
| 2026 | 4 | 19963 | | Zimmerman, Michael | Eldred Township | 10-07-0065.001 | 04/15/26 | Detached Residential Storage Structure (Garage) | 768 | 100 | A | 40,000 | Zimmerman, Michael |
| 2026 | 4 | 19964 | | Sattizahn, Kevin A | Washington Township | 33-15-0081.000 | 04/15/26 | Residential Addition | 1448 | 100 | A | 100,000 | Sattizahn, Kevin A |
| 2026 | 4 | 19965 | | Perez, Carmen M. | Mahanoy City Borough | 48-04-0283.000 | 04/22/26 | Day Care, as accessory to a dwelling | 810 | 100 | R-3 | N/A | Perez, Carmen M. |
| 2026 | 4 | 19966 | | Reinoehl, April | Frailey Township | 12-06-0079.000 | 04/22/26 | Detached Residential Accessory Structure (Shed) | 320 | 100 | R-3 | 4,000 | Reinoehl, April |
| 2026 | 4 | 19967 | | Schwalm, Travis | Porter Township | 22-06-0014.000 | 04/22/26 | Detached Residential Storage Building (Pole Building) | 2080 | 100 | R-2 | 73,030 | Schwalm, Travis |
| 2026 | 4 | 19968 | | Ingrassia, Frank | Port Carbon Borough | 59-04-0174.000 | 04/23/26 | New Use of Land (Amusement Arcade) | 782 | 100 | TC | N/A | Ingrassia, Frank |
| 2026 | 4 | 19969 | | Harris, Jason | Washington Township | 33-15-0040.003 | 04/23/26 | Residential Addition (Garage) | 1344 | 100 | A | 100,000 | Harris, Jason |
| 2026 | 4 | 19970 | | Houtz-Arroyo, Ralph | Porter Township | 22-15-0097.000 | 04/23/26 | Detached Residential Storage Structure (Shipping Container) | 320 | 100 | R-3 | 2,704 | Houtz-Arroyo, Ralph |
| 2026 | 4 | 19971 | | 18 E. Sunbury, LLC | Minersville Borough | 52-05-0258.000 | 04/28/26 | New Use of Land- Conversion 1st floor dwelling unit into professional office space | 250 | 100 | C-1 | 500 | Croley, James |
| 2026 | 4 | 19972 | | Schach, Suzanne | Tremont Borough | 67-04-0096.000 | 04/29/26 | No Impact Home Based Business (Home Bakery) | 140 | 100 | R-3 | N/A | Schach, Suzanne |
| 2026 | 4 | DENIED | | Morgans, Lyndsey C. | Delano Township | 06-09-0063.000 | 04/30/26 | Detached Residential Storage Structure (Garage) | 825 | 100 | R-3 | 5,000 | Morgans, Lyndsey C. |
| 2026 | 4 | 19973 | | Reinoehl, Timothy | Union Township | 30-09-0014.004 | 04/30/26 | Accessory Roof Mounted Solar System | 802 | 100 | A | 54,686 | Trinity Solar |