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, JULY 8, 2026 @ 6PM

Planning Commission Members and Staff will meet in person. The Public may attend in person or virtually. The meeting will be recorded using ZOOM.

Zoom Meeting Link: https://us06web.zoom.us/j/86170751261?pwd=8bGs2b9L95SIw5oRZpEqsDCAbb2EkH.1
Passcode: 748304
Webinar ID: 861 7075 1261
Telephone Number: US: +1 305 224 1968

1. **Attendance and Call to Order**

2. **Public Comment**

3. **Approval of Minutes**

4. **Extension Requests**

   4.1 **Extension of time for a Planning Commission decision** (none)

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

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

5. **Consideration of Financial Security Release**

	Subdivision	Municipality	Tax Parcel Number(s)	Staff Recommendation	Inspecting Engineer
5.1	Preliminary/Final Land Development Plans for Big B Manufacturing	Upper Mahantongo Township	31-04-0092.003	Partial Release as Requested by Applicant	WJP

6. **County Governed Plans**

	Subdivision	Municipality	Tax Parcel Number(s)	Staff Recommendation	Reviewing Engineer	Action by PC No Later Than
6.1	Minor Subdivision Lot Annexation Plan Charlie M Apanco (dated: 04/28/26)	Port Carbon Borough	59-04-0167.000 59-04-0170.000	Conditional Final Plan Approval (Oct)	County	8/11/2026
6.2	Minor Subdivision Final Plan of Lands of Henry L & Brett A Stehr (dated: 04/01/26)	Eldred Township	10-08-0021.000	Conditional Final Plan Approval (Oct)	County	8/11/2026
6.3	Dennis Nolt Ag Operation (dated 04/24/26)	Washington Township	33-05-0028.000	Landscape Plan Determination, Waiver Consideration, Preliminary Plan Approval	WJP	8/11/2026
6.4	Mach-One Realty LLC Major Final Land Development Plan (dated: 03/25/26, last revised 05/13/26)	Pine Grove Borough	58-08-0104.000	Waiver Consideration, Conditional Final Plan Approval (Oct)	WJP	8/12/2026

7. **Act 247 Reviews**

7.1 **Plan Reviews** (See Attachments)

	Subdivision	Municipality	Tax Parcel Number(s)
7.1.1	Final Plan Zitkus 22 – 28 Mill Mountain Road Annexation	East Brunswick Township	07-06-0061.000, 07-06-0064.000
7.1.2	Final Subdivision of Property of Brenda L. Hand, Glen A. Wolfe and Mark E. Wolfe	Hegins Township	13-11-0034.002, 13-11-0036.000
7.1.3	Final Plan Heinbaugh Estate Subdivision	Wayne Township	34-14-0052.000
7.1.4	Geisinger MOB Building Expansion Sketch Plan	West Brunswick Township	35-03-0010.002
7.1.5	Major Subdivision Preliminary/ Final Plan Lands N/F Leon C. & Sandra A. Troxell Minor Subdivision	West Penn Township	37-09-0024.000

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

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

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

10. **Planning Director's Report**

11. **New Business**

- Zoning Ordinance Amendments
- Schuylkill County Responsible Infrastructure Development Plan

12. **Adjournment**

Planning Commission
Schuylkill County
MINUTES – May 13, 2026

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

Commission Members Absent: Bob Lettich; Mark Emerich; Joseph Palubinsky

Press Attending:

Guests: Melinda Deibert; Heath Machamer; Charlie Yourshaw; *Chris Melusky; *Steve Engleman; *Scott McDonald; *Mike Cahn; *Mark Minnig; *Erik Zitck; *Denise Kapes; *iPhone

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 John Malinchok on Wednesday, May 13, 2026 at 6:00 PM. This meeting was held in person along with a virtual option using ZOOM.

CHANGES TO AGENDA

None

PUBLIC COMMENT

Melinda Deibert, North Manheim Township addressed the Planning Commission members and let them know that North Manheim Township has been working on a data center zoning ordinance amendment. Ms. Diebert wanted to see if that was on the Planning Commission agenda tonight for review and she would like to get any type of feed back from the Planning Commission.

Ms. Smith read comments submitted by email from the following:

Ann Vinatieri- Kline Township

Ron and Deb- Kline Township

Patricia Payne- Kline Township

Tina Romanowski- Kline Township

All submitted comments were concerns about the proposed data center, Project Brewster, in Kline Township.

APPROVAL OF MINUTES

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

MOTION: On the motion of Mr. Fey, seconded by Mr. Briggs, the Planning Commission unanimously approved the minutes from the April 8, 2026 Planning Commission Meeting.

SPECIAL ACTION ITEM(S)

None

EXTENSION REQUESTS

EXTENSION OF TIME FOR PLANNING COMMISSION DECISION

TREMONT LOGISTICS CENTER- NORTH LOT 3

Frailey Township
Tremont Township

MOTION: On the motion of Mr. Fey, seconded by Mr. Sattizahn, the Planning Commission granted the Extension of Time Request until December 16, 2026.

5 Yes Votes:	Jesse Fey; David Sattizahn; David Briggs; Nicholas Boyle; Gary Bender
1 No Vote:	John Malinchok

EXTENSION OF TIME FOR A PLANNING COMMISSION CONDITIONAL APPROVAL

VESNEFSKIE MAJOR SUBDIVISION 2024

Union Township

MOTION: On the motion of Mr. Briggs, seconded by Mr. Boyle, the Planning Commission unanimously granted the Extension of Time Request until September 9, 2026.

FINAL MINOR SUBDIVISION PLAN- LOT ADDITION FOR JO ANN LIVELSBERGER

Porter Township

MOTION: On the motion of Mr. Sattizahn, seconded by Mr. Fey, the Planning Commission unanimously granted the Extension of Time Request until August 12, 2026.

CONSIDERATION OF FINANCIAL SECURITY PARTIAL RELEASE

None

COUNTY SUBDIVISION AND LAND DEVELOPMENT PLANS

Seven plans were submitted to the Planning Commission.

FINAL PLAN OF ANNEXATION – JEFFREY & TINA PITTENGER

Washington Township
33-15-0085.000
33-15-0088.000
33-15-0091.000
Plan Date: 2/19/2026

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

MINOR SUBDIVISON FINAL PLAN- YHVH HOMES LLC & SARA E SANCHEZ DURAN

Ashland Borough
38-08-0336.000
Plan Date: 2/26/2026

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

PRELIMINARY/ FINAL MAJOR LAND DEVELOPMENT PLAN FOR ASHLAND LITTLE LEAGUE PARK

Ashland Borough
38-01-0004.001
Plan Date: 9/12/2025

MOTION: On the motion of Mr. Briggs, seconded by Mr. Sattizahn, the Planning Commission unanimously approved the following waiver requests:

- A Development Agreement will not be required for this project (Section 903).
- A Performance Guarantee (Financial Security) will not be required for this project (Section 904).
- A Cost Opinion will not be required for this project (Section 904.B).

VESNEFSKIE MAJOR SUBDIVISION 2024

Union Township
30-05-0063.100
Plan Date: 1/24/2022, last revised 3/2/2026

MOTION: On the motion of Mr. Fey, seconded by Mr. Briggs, the Planning Commission unanimously approved the following waiver requests:

- Reduction of the required basin freeboard from 1.5 feet to 1 foot (Section 1121.O.6)
- Reduction of the required basin berm width from 10 feet to 3 feet (Section 1121.O.8)

MAJOR FINAL LAND DEVELOPMENT PLAN OF MACH-ONE REALTY, LLC

Pine Grove Borough
58-08-0104.000
Plan Date: 3/25/2026

MOTION: On the motion of Mr. Sattizahn, seconded by Mr. Fey, the Planning Commission unanimously approved the following waiver requests:

- To process the plan as a combined Preliminary/Final Plan submission (Section 702)
- To waive the requirement for curbing along Conrad Richter Drive (Section 1118)
- To waive the requirement for sidewalks along Conrad Richter Drive and Mill Street (Sections 1125 and 1204)

MARTIN POULTRY OPERATION PRELIMINARY- FINAL LAND DEVELOPMENT PLAN

Barry Township
01-06-0060.000
Plan Date: 5/14/2025, last revised 4/30/2026

MOTION: On the motion of Mr. Briggs, seconded by Mr. Fey, the Planning Commission granted Conditional Final Plan Approval until July 7, 2026.

- A copy of the PennDOT Highway Occupancy Permit (HOP) application was provided. A final determination and permit issued by PennDOT must be submitted. (Section 1117)
- A Cost Estimate for the required improvements was submitted; however, it does not include the seal and signature of the Professional Engineer who prepared the estimate. A sealed and signed estimate must be provided. (Section 904.B)
- The Subdivision and Land Development Ordinance requires that a Development Agreement be executed between the developer and the County. The purpose of the Development Agreement is to establish the obligations associated with the installation of the required improvements and compliance with the approved plan. In addition, the Ordinance requires that Financial Security be posted to guarantee the completion of all required improvements, including site work, erosion and sedimentation controls, and stormwater management facilities. (Sections 903 and 904)
- As an additional condition of approval, the Planning Commission has directed the County's Inspecting Engineer, Rick Yutko, P.E. of WJP Engineers, to conduct a site inspection on behalf of the County. Mr. Yutko has been asked to prepare a report for review by the Planning Commission at its June meeting.

KURTZ SOLAR PROJECT FINAL LAND DEVELOPMENT PLAN

Washington Township
33-11-0001.003
33-11-0007.004
Plan Date: 8/20/2025, last revised 1/26/2026

MOTION: On the motion of Mr. Briggs, seconded by Mr. Boyle, the Planning Commission granted Conditional Final Plan Approval until July 7, 2026.

- The draft easement, which has been provided for review, must be reviewed and approved by the Planning Commission Solicitor. (Sections 804.G, 1117)
- Easement and recording information shall be noted on the plan prior to recording. (Sections 804.G, 117)
- A Cost Estimate has been provided; however, the engineer's seal and signature must be added. (Section 903.B.3.b)

- Work and Inspection schedules shall be provided for review and approval by the County's reviewing engineer. (Section 903.B.2)
- A Development Agreement is required. (Section 903)
- A Financial Guarantee (Security) must be provided. (Section 903)
- As agreed at the November 12, 2025 Planning Commission meeting, the developer shall contact the gas utility provider to identify any concerns related to the existing gas line during construction and any applicable restrictions. A written response addressing this communication, including any comments from the utility and how the developer will address those comments, must be provided.
- As agreed at the November 12, 2025 Planning Commission meeting, the developer shall prepare a Decommissioning Plan. A draft has been submitted and must be reviewed and approved by the Planning Commission Solicitor.
- As agreed at the November 12, 2025 Planning Commission meeting, the developer shall enter into a Stormwater Maintenance Agreement with the County. This agreement must be reviewed and approved by the Planning Commission Solicitor and executed by both the developer and the County Commissioners.

ACT 247 REVIEWS

PLAN REVIEWS

County staff reviewed 11 plans for the May Planning Commission meeting cycle.

1. Preliminary/Final Minor Subdivision Plan of Lands of Michael Guarna, Inc, Butler Township
2. Final Lot Annexation Plan of Lands of George M. & Mary Ann Tokarczyk, Butler Township
3. Solar Rooftop System at EDPRNA PA Pennsylvania RD LLC, Cass Township
4. Sketch Plan of Record Lot Annexation of Lands of Marie M. Cunningham, Delano Township
5. Major Subdivision/Final Plan of Thomas M. Shadle and Joanne P. Schwalm, Hegins Township
6. Project Brewster Data Center Campus Preliminary/Final Land Development Submission, Kline Township
7. 352 W. Deer View Subdivision, South Manheim Township
8. Amentler Annexation Subdivision, Walker Township
9. Edmonds Annexation Subdivision, Walker Township
10. Final Lot Annexation Plan of Lands of Florence I. Warner, Wayne Township
11. Final Plan of a Lot Line Adjustment Minor Subdivision for Joyale and Leon Jr. Steigertwalt, West Penn Township

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

ORDINANCE REVIEWS

None

PROJECT REVIEW LIST

The Planning Commission members reviewed the April Project Review Report.

ZONING REPORT

The Zoning Report for the month of April 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.

	April	Year To Date
Number of Permits Requested	30	84
Total Fees Collected	$3,250	$8,750

PLANNING DIRECTOR'S REPORT

Ms. Smith informed the Planning Commission that there is a public meeting on Tuesday, May 19, 2026 at 9:30am in regards to the NEPA MPO 2027-2030 Transportation Improvement Program (TIP).

NEW BUSINESS

Ms. Smith presented Part 1 of the proposed Zoning Ordinance Amendment for Data Centers. She began by providing an overview of the different types of data centers, including enterprise/regional, cloud, hyperscale, edge or micro data centers, and cryptocurrency mining facilities. She also reviewed several draft definitions, highlighting key differences among the proposed language for the Planning Commission's consideration. Toward the end of the presentation, Ms. Smith reviewed the County's existing zoning districts and their general characteristics to provide context as the Planning Commission begins considering which zoning district may be appropriate for data center development.

ADJOURNMENT

There being no further business to discuss, on a motion by Mr. Fey seconded by Mr. Boyle, the meeting was adjourned. The next scheduled meeting date is June 10, 2026.

Attest: _____

Secretary: _____

Planning Commission
Schuylkill County
MINUTES – June 10, 2026

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

Commission Members Absent: Joseph Palubinsky

Press Attending: None

Guests: Dave Young; Sabrina McLaughlin- Willinsky; *Mallery Smith; *Steve Atthouse

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

Reviewing Engineers: Bill Parulis, P.E
*attended via ZOOM

The monthly meeting of the Schuylkill County Planning Commission was called to order by John Malinchok on Wednesday, June 10, 2026 at 6:00 PM. This meeting was held in person along with a virtual option using ZOOM.

Mr. Malinchok asked for moment of silence for board member Robert Lettich who passed away on May 16, 2026.

CHANGES TO AGENDA

None

PUBLIC COMMENT

Dave Young- Schuylkill Community Action has two comments on the Schuylkill County Responsible Infrastructure Development Plan. In terms of the goals and input, one of the goals highlighted requires new load, new power. Any large projects, such as data centers, advancing manufacturing, cold storage, hydrogen battery storage, or energy-intensive use, and should either bring new generation storage or pay into the grid upgrade, so residents are not subsidizing private energy demand. I feel this is something missing, as that doesn't align with the governor's plan. What I would propose to be considered is that same thing, but rather than either, or, but, and. So, that would be… users should bring both new generation storage and pay independent grid upgrade, so residents are not subsidizing. Only requiring them one still has the opportunity to put costs on residents of Schuylkill County, so we want to avoid that at all costs. Energy is through the roof right now, so anything we can do to make it, still keep it affordable.

The second comment I make is in the same vein; it's in the minimum criteria. The projects must provide new generation, battery storage, microgrid capacity, or pay a fair share of transmission substation upgrades. This is an opportunity to put the costs on those data centers, those multi-billion-dollar corporations that are coming in here and putting them up. He believes this should read the project must provide new generation battery storage, microgrid capacity, and pay a fair share of transmission substation upgrades.

Sabrina McLaughlin-Willinsky- My personal belief is we should pause on inviting AI data center development into our community at all, not even to entertain proposals for coal lands or brownfields. I feel this way for a variety of reasons, because the harm that will be done will prove out to be far greater than any short-term profit or tax benefit for the people of Schuylkill County. I would

like to consider noise pollution. It has been reported that communities who have already had these hyperscale data sectors imposed on them are suffering from a constant, ever-present humming sound in a very wide radius, which has been described as hearing a vacuum cleaner running 24-7. Even putting these things in the middle of nowhere, that saturation sound will travel very far. The same goes for light pollution. Some of these data centers are described as giving off more light pollution than entire small cities. This will cause severe quality of life issues for anyone residing within the reach of that blame. I know the tax revenue these facilities can contribute has been raised as a reason why we should try to have these facilities here, but regulate them. I'm concerned that any regulation battle between the county or the municipalities will be lost, considering the legal power that the corporations and developers building these facilities. I wonder if tax revenue generated will be offset by tax revenue, and we may lose from people in other businesses who won't move here or who won't stay here if we're able to leave because they might want to be near these data centers.

Ms. Smith presented the Planning Commission with public comment that was submitted by email from the following:

Lisa Von Ahn- City of Pottsville- I have some concerns about the Schuylkill County Responsible Infrastructure Development Plan that the commissioners unveiled recently. I would appreciate it if the planning commission would consider them at its meeting tomorrow.

1. Why is this an either-or proposition? Shouldn't it be both? "Goal 2: Require "new load, new power." Any large-load project (e.g.: data center, advanced manufacturing, cold storage, hydrogen, battery storage, or energy-intensive user) should either bring new generation/storage ***or*** pay into grid upgrades so residents are not subsidizing private energy demand" *and (under Project Eligibility standards):* "Energy: Project provides new generation, battery storage, microgrid capacity, ***or*** pays fair share of transmission/substation upgrades."

2. This seems to allow a lot of wiggle-room for defining a burden that is "undue." The water supply shouldn't be burdened at all. *Under Project Eligibility Standards:* "Water: Clear water source, conservation plan, closed-loop cooling where possible, and no unreasonable burden on municipal systems."

3. Gov. Shapiro's GRID standards call for using renewable energy and increasing its use over time. This would be an excellent opportunity to reduce reliance on fossil fuels so that we would have more sources of energy and slow the destructive climate change our area is already experiencing.

4. I question whether the Planning Commission has had sufficient time to solicit public comment and consider all the ramifications of data centers. I very much hope that this proposal is not voted on in its present form.

Roseann Weinrich- Butler Township- I'm deeply concerned about the gold rush buildout of data centers, particularly in Schuylkill County. I'm hoping you are the correct person to submit comments to regarding the recently proposed Schuylkill County Responsible Infrastructure Development Plan (SCRIDP). It's my understanding that the Zoning Board will be meeting on June 10 at 6:00 PM, the same time as the Commissioners Meeting.

I would like to submit the same comments to the Zoning Board on the SCRIDP as I emailed the commissioners before the meeting where they were set to approve the plan. Fortunately, the vote was tabled.

My comments are attached. It's my opinion that this plan is in dire need of revision on many levels. I'm hoping the Board has a similar common sense approach to this disastrous document and keeps Article 1, Section 27 of the Pennsylvania State Constitution in mind while revising.

SCHUYLKILL COUNTY RESPONSIBLE INFRASTRUCTURE DEVELOPMENT PLAN
COMMENTS:

2. Purpose of SCRIDP. There is no parallel in this statement with Governor Shapiro's "meet high environmental standards" position.

3. Goals of SCRIDP.

Goal 1. Where can one access the "Comprehensive and Community Development Feasibility Study"?

Goal 2. What type of energy can a project "bring" and who will regulate it?

Goal 3. Forward thinking: Use mine pool water to cool servers – generate geothermal heat?

Goal 4. "must show" is vague wording and can be interpreted in many ways.

a. There needs to be independent agencies monitoring everything.

b. The benefit side of the scale is not tipping towards the people in a basic "cost/risk" analysis.

Goal 5. "should" is not a condition and is not a strong word.

Goal 6. A No LERTA statement was made at a commissioners' meeting now has a condition associated with it. Now, according to the SCRIDP document, "if a data center project has a negative impact on local communities and resources *outweighing any benefits* of the project", they will not receive LERTA consideration. With this wording, they will always be exempt because their market worth will always be greater than the potential harm inflicted upon any community. How is "negative impact" determined/identified?

4. Priority Infrastructure Development Zones. This is a welcome brochure for data center developers. Another mention of the Feasibility Study.

5. Project Eligibility Standards

Energy. Bring your own (regulation issues with this) or pay "fair share" of upgrades (transmission/substation upgrades). Why should residents pay the bill for a company's grossly consumptive energy needs?

Ratepayer protection. How long will this "protection" last?

Site reuse. The Aer system (according to the Feasibility Study) seems to be missing in the listing of potential sites.

Water. What is considered an "unreasonable burden" on municipal systems? What would be considered an "unreasonable burden" to people with wells? How would an "unreasonable burden" be treated for people who have wells?

Jobs. What is the local hiring plan? How will this coincide with developers who many Ames bring work crews along with them? Plans with no actual plan in writing.

Community Benefit. What is the "host municipality agreement? What is the EMS contribution? Does this include training for EMS personnel for any potential as of yet to be determined problems at the data center? How would the Road Impact Fee be determined?

Environmental protection. Yes, stormwater, noise, air, odor, light, traffic, and habitat concerns exist but there doesn't appear to be any remedy or discussion of a plan for this most important issue of the citizens of not just Schuylkill County, but for the entire state of Pennsylvania. In fact, protection of our rights to clean air, water and peace is so important that there is an article in the state constitution regarding environmental protection. It's Article 1, Section 27.

§ 27. Natural resources and the public estate.

The people have a right to clean air, pure water, and to the preservation of the natural, scenic, historic and esthetic values of the environment. Pennsylvania's public natural resources are the common property of all the people, including generations yet to come. As trustee of these resources, the Commonwealth shall conserve and maintain them for the benefit of all the people.

(May 18, 1971, P.L.769, J.R.3)

1971 Amendment. Joint Resolution No.3 added section 27.

Decommissioning Plan. 100% bond up front. If developers believe in these projects, they should be willing to back them up with money. It would be difficult to establish "legally enforceable plans'' to a company that has filed Chapter 11, changed names/owners, etc. This should not be negotiable.

6. Feasibility Study.

A. Schuylkill Energy and Infrastructure Site Inventory. Why is there a need to map every property in the county over 25 acres and possessing the infrastructure needs of data center developers? It's been stated that three data centers are all we should need. This inventory sounds as if there's a plan to build many more.

B. Mine lands. The most scarred lands in the county and they are being targeted for "low impact energy storage"?

C. THERE IN NO PART C.

D. Industrial Power Partnership. Why is there a sudden push to identify grid constrained sites and an upgrade of priorities. Isn't this a PP&L problem? Or a PJM problem?

E. Community Benefit Agreement Template. Where is the agreement? This agreement should be part of the plan, not something done as an afterthought.

F. Workforce Compact. Training for whom?

G. Feasibility Study. Where are the "additional initiatives" in the Feasibility Study?

H. County Ordinance Review. How can you revise something which has not yet been created?

7. THERE IS NO SECTION 7

8. Core Message. Again, no mention of environmental standards. Is there landowner consent for possible projects reusing legacy land? Job claims? How many? Skill level? Salary? A copy of the county's Comprehensive and Community Development Feasibility Study cannot be found on either the County Government page or the Planning Commission page. According to an article in the Times News, the development plan is still under development. However, I did find a company that would sell me a copy of a Schuylkill County, PA Comprehensive Economic Development Strategy Plan for the unbelievably low price of $2,999.00.

APPROVAL OF MINUTES

A vote on minutes of the regular Planning Commission meeting held on May 13, 2026 were tabled by the Planning Commission.

SPECIAL ACTION ITEM(S)

None

EXTENSION REQUESTS

EXTENSION OF TIME FOR PLANNING COMMISSION APPROVAL

LAND DEVELOPMENT PLAN FOR MACH-ONE REALTY, LLC EAST MILL STREET

Pine Grove Borough

MOTION: On the motion of Mr. Bender, seconded by Mr. Fey, the Planning Commission unanimously granted the Extension of Time Request until August 12, 2026.

CONSIDERATION OF FINANCIAL SECURITY PARTIAL RELEASE

ASHLAND SOLAR PROJECT LAND DEVELOPMENT PLAN

Barry Township

MOTION: On the motion of Mr. Bender, seconded by Mr. Briggs, the Planning Commission unanimously approved a partial release of all but 10% of the financial security.

4 Yes Votes:	John Malinchok; David Sattizahn; Nicholas Boyle; Gary Bender
2 No Votes:	David Briggs; Jesse Fey

COUNTY SUBDIVISION AND LAND DEVELOPMENT PLANS

Three plans were submitted to the Planning Commission.

MINOR SUBDIVISION FINAL PLAN OF LANDS OF HENRY L. & BRETT A. STEHR

Eldred Township
10-08-0021.000
Plan Date: 4/1/2026

MOTION: On the motion of Mr. Boyle, seconded by Mr. Sattizahn, the Planning Commission unanimously tabled the plan.

FINAL PLAN "51 NATURES ROAD- BROWN"

Washington Township
33-15-0011.000
33-15-0011.003
Plan Date: 4/23/2026

MOTION: On the motion of Mr. Briggs, seconded by Mr. Fey, the Planning Commission granted Conditional Final Plan Approval until September 9, 2026.

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

MARTIN POULTRY OPERATION PRELIMINARY- FINAL LAND DEVELOPMENT PLAN

Barry Township
01-06-0060.000
Plan Date: 5/14/2025, last revised 4/30/2026

MOTION: On the motion of Mr. Sattizahn, seconded by Mr. Fey, the Planning Commission voted to require a Financial Security Bond for $185,000 & Development Agreement.

ACT 247 REVIEWS

PLAN REVIEWS

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

1. Irvin Land Development Plan, East Union Township
2. Final Plan Dollar General Fresh Improvements, Foster Township
3. Revised Preliminary/Final Land Development Plan Hazleton Beltway Center, Kline Township

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

ORDINANCE REVIEWS

None

PROJECT REVIEW LIST

The Planning Commission members reviewed the May Project Review Report.

ZONING REPORT

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

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

	May	**Year To Date**
Number of Permits Requested	20	104
Total Fees Collected	$1,800	$10,550.

PLANNING DIRECTOR'S REPORT

Ms. Smith informed the Planning Commission that she will be working on the Park, Recreation, & Open Space Plan along with the Sweet Arrow Lake & Frog Hollow Mater Site Plan. She explained that Marc and her have been going out doing park asset inventory, using iPads with GPS to collect data, such as playground equipment, benches, fields and courts. A dashboard is being created with this information, which will be available to the municipalities to use.

Ms. Smith also spoke to the Planning Commission about the Responsible Infrastructure Development Plan, which the Board of Commissioners has requested the Planning Commission to review & provide comment on. Consistent with the Planning Commission normal review process, Ms. Smith reviewed the document & prepared draft comments for the Planning Commission's consideration. After the comments were presented, the Planning Commission requested additional time to review & consider before taking action. Action was therefore tabled until the July Planning Commission meeting.

NEW BUSINESS

None

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 July 8, 2026.

Attest:

Secretary:

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: Richard N. Yutko, P.E.

RE: Big B Manufacturing
Upper Mahantongo Township, Schuylkill County, PA
Inspection Report No. 5

PROJECT NO: 2502-1

DATE: June 22, 2026

COPIES: **Sent vial email**
Lisa Mahall, P.E.
Sevie Yeneshosky
Janelle Wilde, SCD
Stephanie Lubinsky, SCD
Janice Johnston, SCD
Michael Koles, SCD
Matthew Schwartz, Big B Manufacturing
Josh Blyler, Big B Manufacturing
FileTRANS-08

. . . . . .

DESCRIPTION OF TRANSMITTED MATERIALS:

Big B Manufacturing, Inspection Report No. 5, dated June 19, 2026.

SPECIAL INSTRUCTIONS:

For your consideration

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

Inspection Report

Project: Big B Manufacturing WJP Project No. 2502-1

Inspection Number: 5 Date: June 19, 2026

Time In: 1:00 p.m. Time Out: 2:30 p.m.

Photos Taken: X Yes (12 Total) ____No Weather: 75° Sunny

WJP Representative: Richard N. Yutko, P.E.

Owner and/or Contractors Representatives: Matthew Schwartz

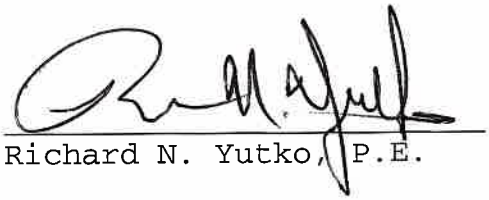
Other Attendees: None

Next Inspection Due: When Requested

Description of work being performed and observations:

1) Review total project site.
2) Building fill in progress.
3) Slope stability required.
4) Request Bond Release of $240,000.00 approved. Remain Bond Amount $43,835.96.
5) All work in accordance with Approved Plan.

WJP Engineers



Richard N. Yutko, P.E.

Site Contact: Matthew Schwartz
Big B Manufacturing Inc.
570-500-3056 direct line
Email: matt@bigbmfg.com



1) Infiltration Bed



2) Infiltration Bed



3) Level Spreader at Pond



4) Level Spreader at Pond



5) Sand Mound Complete



6) Sand Mound Complete



7) Inlet at Future Building



8) Building Pad



9) Septic System Installed



10) Future Office Area / Fill in Progress



11) Downstream Receiving Area / Stable, No Erosion

Big B MFG, Inc
17 Municipal Road
Klingerstown, PA, 17941
570-550-3056
matt@bigbmfg.com

CEIVED
25
JUN 2[illegible] 2026
9:39AM BAT

Date: 6/19/2026

To:
Schuylkill County Planning and Zoning
401 N Second Street
Pottsville PA 17901

Subject: Request for Release Approval

Dear Schuylkill County Planning and Zoning

On behalf of Big B MFG, we respectfully request the release approval of funds associated with the completed improvements. All construction and related work for this improvement have been completed in accordance with the approved plans and specifications. We are therefore requesting a **release amount of $240,000** for the completed improvements.

We appreciate the Planning Department's continued cooperation and assistance throughout this project. Should you require any further information , please do not hesitate to contact me at 570-500-3056 or matt@bigbmfg.com.

Thank you for your attention to this matter and your prompt consideration of our request.

Sincerely,
Matthew Schwartz
Representative of Big B MFG Inc
Big B MFG Inc

Track # 7022 0410 0001 8933 6484

REVIEWING ENGINEERS REPORT
SCHUYLKILL COUNTY PLANNING COMMISSION

Meeting date: July 8, 2026

Subdivision Name:	Minor Subdivision Lot Annexation Plan Charlie M. Apanco
Municipality:	Port Carbon Borough
Zoning District:	TC- Town Center
Intended Use:	Commercial
Total Acres:	0.20
UPI Number:	59-04-0167.000 & 59-04-0170.000
Number of Lots:	1
Surveyor of Record:	Douglas M. Smith, PLS/DIFEX Consulting Engineers
Date of Plan:	April 28, 2026

COMMENTS:

1. A Deed of Annexation must be submitted to the County Planning Office for review and approval by the Schuylkill County Planning Commission's Solicitor prior to final plan approval (Section 404.D). Please note that per County policy, the Planning Commission Solicitor is afforded at least one (1) week for review of submitted documents.

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: June 10, 2026

Subdivision Name:	Minor Subdivision Final Plan of Henry L & Brett A. Stehr
Municipality:	Eldred Township
Zoning District:	A-Agricultural
Intended Use:	Residential/Agricultural
Total Acres:	10.47
UPI Number:	10-08-0021.000
Number of Lots:	2
Surveyor of Record:	Mark J. Brinkash, PLS/Brinkash & Associates, Inc.
Date of Plan:	April 1, 2026

COMMENTS:

1. Please show proposed driveway location (Section 1117).
2. Please show approximate limit of disturbance for easement, driveway and house. Written correspondence from the Schuylkill County Conservation District or PA DEP indicating that Chapter 102 requirements have been satisfied, must be submitted to the County Planning office prior to final plan approval (Section 504.J.3).
3. A Sewage Facilities Planning Module signed by the appropriate SEO must been submitted, and written correspondence from PA DEP is required prior to final plan approval (Section 504.F).
4. An easement agreement must be submitted for review and approval by the Planning Commission solicitor prior to Final Plan Approval (Section 504.H).

SCHUYLKILL COUNTY ZONING OFFICER'S REPORT:

A draft easement agreement needs to be provided to determine whether it complies with Section 801.A.1.

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: Dennis Nolt Ag Operation
Major Final Land Development Plan
Washington Township, Schuylkill County

PROJECT NO: 2602-2

DATE: May 20, 2026

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

DESCRIPTION OF TRANSMITTED MATERIALS:

Reviewing Engineers Report for meeting date June 10, 2026.

SPECIAL INSTRUCTIONS:

For your consideration.

REVIEWING ENGINEERS REPORT
SCHUYLKILL COUNTY PLANNING COMMISSION
Meeting Date: June 10, 2026

Major Final Land Development Plan of:	Dennis Nolt Ag Operation
Municipality:	Washington Township
Zoning District:	A - Agricultural
Intended Use:	Ag – Poultry Operation
UPI Number(s):	33-05-0028.000
Number of Lots:	One
Engineer of Record:	NYE Consulting Services
Date of Plan:	April 24, 2026
Reviewed By:	WJP Engineers, 05/20/26

COMMENTS:

MATERIALS RECEIVED

- Appendix B Application for Subdivision/Land Development, signed 04/15/26.
- Appendix C.5, Major Final Plan Checklist.
- Preliminary / Final Major Land Development Plan Dennis Nolt Ag Operation by Nye Consulting Services, Sheets 1-17, dated 04/24/26.
- E&S / NPDES Application and attachments.
- Pre-Site Characterization Report, dated 04/08/26.
- Erosion and Sediment Control Supplement, dated 04/07/26.
- Stormwater Management Supplement, dated 04/07/26.

Project Scope and Location
The plan proposes a new poultry Operation inclusive of two poultry barns (63' x 500'), gravel driveway, gravel pads and associated stormwater management controls.

Zoning
The property is situated in the A- Agricultural District. Refer to Zoning Report.

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. The plan contains a waiver note. A written waiver request letter is required. 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 05/06/26.

Section 703.D.1 – Boundary Lines of Tract – Requires the total tract boundary lines to be surveyed and described by bearings and distances. Survey by K.L. Bensinger includes the entire boundary of the referenced parcel, 33-05-0028. Note that the application incorrectly lists 33-05-0027. A waiver for the survey is not required for the plan.

Section 4.703.H – Erosion and Sediment Control Plan – Erosion and Sediment Control / NPDES permit will be required. Per the submission, the required Notice of Intent Application for coverage under PAG-02 has been filed.

Section 703.L – Landscaping Plan – Landscaping Plan can be required if the Planning Commission determines it is necessary.

Section 704.J – Highway Occupancy Permit (H.O.P.) – A new driveway is proposed. Comments on the driveway adequacy are included in Section 1117.

Article 11, Design Standards

Section 1117 – Access Drives and Driveways – The plan proposes a new Driveway from the Township Road. A driveway permit must be obtained from Washington Township. Cover Sheet Note 19 should be corrected. The proposed grades on the driveway meet the requirements of the Ordinance.

Section 1119 – Water Supply – The plan indicates a proposed well will provide added water supply for the facility.

Section 1121 Stormwater Management

The Stormwater Management Plan complies with the Ordinance, with the following exceptions:

Section 1121.O.9 – Requires a slope on the bottom of the basin. Due to NPDES requirements for infiltration, the basin bottom must be level. A waiver request is shown on the plan and would be appropriate.

Section 1121.P.4 – Requires a minimum pipe size of 15". The basin level spreader proposes a 12" Pipe. Considering the design requirements, a waiver of the pipe size for the level spreader is appropriate.

Other Comments

1. All waiver requests should be made in a separate letter to the Planning Commission.

SCHUYLKILL COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE-WAIVER REQUEST LIST:

SECTION 302 - TO SUBMIT A PRELIMINARY PLAN FOR REVIEW AND APPROVAL PRIOR TO THE SUBMISSION OF THE FINAL PLAN.

STATUS: _____. DATE: _____.

SECTION 703.D.1 - TO PROVIDE COMPLETE BOUNDARY LINES OF TRACT.

STATUS: _____. DATE: _____.

SECTION 1121.O.9 - REQUIREMENT FOR THE BASIN BOTTOM TO BE DESIGNED WITH A MINIMUM SLOPE OF 2 PERCENT.

STATUS: _____. DATE: _____.

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

PROJECT NO: 2602-1

DATE: June 11, 2026

COPIES: Lisa Mahall, P.E. (via email)
Sevie Yeneshosky, (via email)
FileTRANS-02

. . . . . .

DESCRIPTION OF TRANSMITTED MATERIALS:

Reviewing Engineers Report for meeting date July 8, 2026.

SPECIAL INSTRUCTIONS:

For your consideration.

REVIEWING ENGINEERS REPORT
SCHUYLKILL COUNTY PLANNING COMMISSION
Meeting Date: July 8, 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; last revised 5/13/26
Reviewed By:	WJP Engineers, 06/11/26

COMMENTS:

MATERIALS RECEIVED

– HNT LLC Cover Letter, dated 5/18/26

– Preliminary / Final Major Land Development Plan for Mach-One Realty, LLC by HNT, LLC, Plan, as revised 5/13/26.

– Post Construction Stormwater Management Plan Narrative, revised 5/18/26

– Pine Grove Borough Letter, dated April 21, 2026

– Pine Grove Joint Treatment Authority Letter, dated April 9, 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. Waiver by County Planning Commission to allow plan as a Preliminary and Final Submission was granted, May 13, 2026.

The plan is reviewed under Article 7, Preliminary Plan and Article 8 Final Plan.

Section 702.B, 802.C. – Administrative Submission Requirements – The Plan as submitted meets the Administrative Submission Requirements.

Administratively Complete letter was issued 04/2/26.

Section 703.D.1, 804.D.1 – Boundary Lines of Tract

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

Section 703.H, 804.H – Erosion and Sediment Control Plan – Approval has been issued by the Schuylkill Conservation District, letter dated 4/13/26.

The note acknowledging the approval and approval date has been added to the cover sheet.

Section 703.H, 804.L – Landscaping Plan – A landscaping plan is provided and is acceptable.

Section 805 – Supportive Documents and Information:

805.O – Development statement and schedule to be provided.

805.P – Development Cost Estimate – An estimate in full detail of the improvements required by the Ordinance, including E&S Control, Grading, and Stormwater Facilities should be provided for review.

805.Q – Financial Security Guarantee and Development Agreements under Article 9 must be provided.

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.

Both Items have been adequately addressed on the Plan.

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

The waiver was approved by the Planning Commission, May 13, 2026.

Section 1119 – Water Supply - The plan proposes connection to the existing Public Water System.

The "will serve" letter from Pine Grove Borough has been submitted.

Section 1120 – Sanitary System – The plan proposes sanitary sewer connections to the existing Public System.

The "will serve" letter from the Pine Grove Joint Treatment Authority has been submitted.

Section 1121 Stormwater Management

The stormwater plan has been revised from the first submission. The bio-retention basin has been revised to incorporated a stone infiltration area. However, the design still has a surface detention area for larger storms, based on the calculations provided. Considering this surface detention area, the ordinance requirements for a detention basin must be addressed as follows:

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. Otherwise, the proposed design is adequate for the site. A separate Waiver letter should be provided for Planning Commission consideration.

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

The waiver was granted by the Planning Commission, May 13, 2026.

General Comments

1. All Plan sheets are to be recorded, and are numbered consecutively, as requested.

June 19, 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 Mach-One Realty is requesting modifications from, which include the following sections:

1. Section 1121.H.2 – One-Foot Freeboard above the maximum 100-year water surface elevation.

2. Section 1121.O.1 – Setbacks from property lines and buildings.

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

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

5. Section 1121.O.8 – Berm width to be 10 feet.

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

Justification for 1 thru 6 listed above: Primarily an underground stone bed with minor berm that only ponds 2" in 100-year event.

Sincerely,

Heath Machamer

Heath M. Machamer, P.E.

HNT, LLC

Engineering ● Land Planning Services

297 Suedberg Road, Suite #7, Pine Grove, PA 17963

Improvements Probable Cost Opinion

Date: 6/19/2026 Computed By: HMM

Project: **Mach-One Realty - Mill Street LDP** Check By:

Project No.: 26-002

Item No.	Item Description	Units	Quantity	Unit Cost	Total Cost
Erosion Control					
1.1	12" Compost Filter Sock	LF	454	$ 2.00	$ 908.00
1.2	Rock Construction Entrance	EA	1	$ 750.00	$ 750.00
1.3	Seed & Mulch	SF	22174	$ 0.10	$ 2,217.40
1.5	S75 Spillway Liner	SF	45	$ 1.00	$ 45.00
	Section Subtotal				**$ 3,920.40**
Earthwork					
2.1	Bulk Grading	LS	1	$ 5,000.00	$ 5,000.00
	Section Subtotal				**$ 5,000.00**
Stormwater					
3.1	Slope Trench with 6" SDR35 PVC	LF	51	$ 20.00	$ 1,020.00
3.2	Level Spreader	LS	1	$ 200.00	$ 200.00
3.3	Stone Bed with 6" PVC piping and Geotextile	LS	1	$ 5,000.00	$ 5,000.00
	Section Subtotal				**$ 6,220.00**
Site Paving					
4.1	Access & Parking area 6" 2A Stone Base	SY	583	$ 8.00	$ 4,664.00
4.2	Access & Parking area 2" ID-3 wearing course	SY	583	$ 15.00	$ 8,745.00
	Section Subtotal				**$ 13,409.00**
Site Improvements					
5.1	Site Landscaping	LS	1	$ 2,500.00	$ 2,500.00
	Section Subtotal				**$ 2,500.00**
				Subtotal	$ 31,049.40

Inspections (5%)	**$1,552.47**
Contingencies (10%):	**$3,104.94**
Grand Total:	**$35,706.81**

Heath Machamer 6/19/26



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

June 17, 2026

East Brunswick Township
35 W Catawissa St
New Ringgold, PA 17960

SUBJECT: **Act 247 Plan Review**

Plan Name:	Final Plan Zitkus 22 – 28 Mill Mountain Road Annexation
Owner(s)/Applicant(s):	Thomas A. Zitkus, Sharon L. Zitkus
Tax Parcel Number(s):	07-06-0061.000, 07-06-0064.000
Plan Date:	7/21/2025, 6/10/2026 (Revised)
Date Received:	6/12/2026

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 July 08, 2026, meeting.**

PROJECT INFORMATION

Location	22 – 28 Mill Mountain Road
Zoning District(s)	C (Commercial 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 annex the vacant land from one lot to the other. No development or change of use is proposed by this plan.

Susan A. Smith
Director
570.628.1038
ssmith@schuylkillcountypa.gov

Marc Gaeta
GIS Analyst/Planner
570.628.1423
mgaeta@schuylkillcountypa.gov

Zoning Officer
570.628.1416
zoning@schuylkillcountypa.gov

Severine Yeneshosky
Administrative Secretary
570.628.1415
syeneshosky@schuylkillcountypa.gov

COMMENTS

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

2. **Owners' Signatures and Certification:** The owners' signatures and acknowledgement of the plan have not been provided. The owners' signatures must also be notarized. All record and equitable owners' signatures and their certification must be shown on all plans prior to recording in the County Recorder of Deeds Office.

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

Respectfully,

Marc Gaeta

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

June 17, 2026

Hegins Township
421 S Gap St
Valley View, PA 17983

SUBJECT: **Act 247 Plan Review**

Plan Name:	Final Subdivision of Property of Brenda L. Hand, Glen A. Wolfe and Mark E. Wolfe
Owner(s)/Applicant(s):	Brenda L. Hand, Glen A. Wolfe, Mark E. Wolfe
Tax Parcel Number(s):	13-11-0034.002, 13-11-0036.000
Plan Date:	3/30/2026
Date Received:	6/06/2026

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 July 08, 2026, meeting.**

PROJECT INFORMATION

Location	6 Reservoir Road
Zoning District(s)	S-1 (Special Purpose Wooded District)
Water	Existing public
Sewer	Existing public
Present Use	Vacant, Residential
Proposed Use	Vacant, Residential
Number of New Lots	0
Proposed Non-Residential Building Area	N/A

The intent of the plan is to annex a portion of land from one lot to the other. No development or change of use is proposed by the plan.

Susan A. Smith
Director
570.628.1038
ssmith@schuylkillcountypa.gov

Marc Gaeta
GIS Analyst/Planner
570.628.1423
mgaeta@schuylkillcountypa.gov

Zoning Officer
570.628.1416
zoning@schuylkillcountypa.gov

Severine Yeneshosky
Administrative Secretary
570.628.1415
syeneshosky@schuylkillcountypa.gov

COMMENTS

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

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

3. **Owners' Signatures and Certification:** It appears that the owner of one of the parcels involved in the subdivision is not listed on the plan. We recommend checking with Hegins Township whether the signatures of both parties is required.

4. **Miscellaneous:** The intent of the plan is not explicitly stated anywhere on the plan.

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

Respectfully,

Marc Gaeta

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

June 16, 2026

Wayne Township
PO Box 97
Friedensburg, PA 17933

SUBJECT: **Act 247 Plan Review**

Plan Name:	Final Plan Heinbaugh Estate Subdivision
Owner(s)/Applicant(s):	Kenneth H. Heinbaugh, Aletha M. Heinbaugh, Tamalyn Jo Heim, Robert L. Heim
Tax Parcel Number(s):	34-14-0052.000
Plan Date:	6/08/2026
Date Received:	6/16/2026

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 July 08, 2026, meeting.**

PROJECT INFORMATION

Location	Northwest of the intersection of Summer Hill Road and SR 183
Zoning District(s)	R-2 (Medium Density Residential District), R-2C (Residential/Commercial District)
Water	Proposed On-lot
Sewer	Proposed On-lot
Present Use	Vacant
Proposed Use	Vacant, Residential
Number of New Lots	2
Proposed Non-Residential Building Area	N/A

The intent of the plan is to subdivide the parcel, creating two new lots for proposed single-family residential housing with the residue remaining vacant.

Susan A. Smith
Director
570.628.1038
ssmith@schuylkillcountypa.gov

Marc Gaeta
GIS Analyst/Planner
570.628.1423
mgaeta@schuylkillcountypa.gov

Zoning Officer
570.628.1416
zoning@schuylkillcountypa.gov

Severine Yeneshosky
Administrative Secretary
570.628.1415
syeneshosky@schuylkillcountypa.gov

COMMENTS

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

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

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

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

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

June 18, 2026

West Brunswick Township
95 Municipal Rd
Orwigsburg, PA 17961

SUBJECT: **Act 247 Plan Review**

Plan Name:	Geisinger MOB Building Expansion Sketch Plan
Owner(s)/Applicant(s):	Fanelli Group Properties, LLC
Tax Parcel Number(s):	35-03-0010.002
Plan Date:	5/19/2026
Date Received:	6/03/2026

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 July 08, 2026, meeting.**

PROJECT INFORMATION

Location	300 Hollywood Boulevard
Zoning District(s)	C-1 (Commercial District)
Water	Proposed public
Sewer	Proposed public
Present Use	Medical
Proposed Use	Medical
Number of New Lots	0
Proposed Non-Residential Building Area	N/A

The intent of the plan is to construct an addition to an existing medical office building.

Susan A. Smith
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ssmith@schuylkillcountypa.gov

Marc Gaeta
GIS Analyst/Planner
570.628.1423
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Zoning Officer
570.628.1416
zoning@schuylkillcountypa.gov

Severine Yeneshosky
Administrative Secretary
570.628.1415
syeneshosky@schuylkillcountypa.gov

COMMENTS

1. **Sketch Plan:** The County has no comment for the sketch plan.

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

Respectfully,

Marc Gaeta

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

June 18, 2026

West Penn Township
27 Municipal Rd
New Ringgold, PA 17960

SUBJECT: **Act 247 Plan Review**

Plan Name:	Major Subdivision Preliminary/ Final Plan Lands N/F Leon C. & Sandra A. Troxell Minor Subdivision
Owner(s)/Applicant(s):	Leon C. Troxell, Sandra A. Troxell
Tax Parcel Number(s):	37-09-0024.000
Plan Date:	5/19/2026
Date Received:	6/08/2026

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 July 08, 2026, meeting.**

PROJECT INFORMATION

Location	90 Winter Mountain Drive
Zoning District(s)	AG (Agricultural District)
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 subdivide a portion of the parcel that contains a house and farm buildings and create a new lot with the residual tract. No development or change of use is proposed by this plan.

Susan A. Smith
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ssmith@schuylkillcountypa.gov

Marc Gaeta
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Zoning Officer
570.628.1416
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Severine Yeneshosky
Administrative Secretary
570.628.1415
syeneshosky@schuylkillcountypa.gov

COMMENTS

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

2. **County Approval Block:** A space has not been provided on the submitted plat for the Schuylkill County Planning Commission's approval stamp. 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.

3. **Professional of Record Certification:** The signature, seal and certification of the engineer or surveyor have not been provided. These items must be shown on all plans prior to recording in the County Recorder of Deeds Office.

4. **Owners' Signatures and Certification:** The owners' signatures and acknowledgement of the plan have not been provided. The owners' signatures must also be notarized. All record and equitable owners' signatures and their certification must be shown on all plans prior to recording in the County Recorder of Deeds Office.

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

July 2026

PROJECT REVIEWS

Land Use Review of Permits

PROJECT APPLICANT	LETTER RECEIVED FROM	ACTIVITY
Port Carbon Borough	benesch	GP-11
MUNICIPALITY(IES)	**LOCATION**	
Port Carbon Borough	28 South Coal Street	

The applicant is seeking permitting for a project to replace and improve a section of retaining wall adjacent to Schuylkill River.

PROJECT APPLICANT	LETTER RECEIVED FROM	ACTIVITY
Schuylkill Conservation District	Clauser Environmental LLC	GIF for DEP and USACE Permit Applications
MUNICIPALITY(IES)	**LOCATION**	
Butler Township Frackville Borough	132-138 S 4th St	

The applicant is seeking permitting for a stream restoration project consisting of streambank stabilization, floodplain restoration, and riparian zone enhancement.

PROJECT APPLICANT	LETTER RECEIVED FROM	ACTIVITY
UGI Utilities, Inc.	Verdantas	GP-5 Utility Line Crossing Application
MUNICIPALITY(IES)	**LOCATION**	
New Castle Township	SR 61	

The applicant is seeking permitting for Phase IV of a reconstruction project consisting of the replacement of an 8-inch natural gas main.

PROJECT APPLICANT	LETTER RECEIVED FROM	ACTIVITY
Natural Soil Products	Mavickar Environment Engineering Consultants	Municipal Waste Permit Renewal
MUNICIPALITY(IES)	**LOCATION**	
Frailey Township	2286 East Center Street	

The applicant is seeking a renewal of their permit to continue the existing biosolids composting operations.

PROJECT APPLICANT	LETTER RECEIVED FROM	ACTIVITY
Amazon.com Services LLC – OPA9	Amazon.com Services LLC	NPDES Permit Application

MUNICIPALITY(IES)	LOCATION
Frailey Township	7 East Franklin Road

The applicant is applying to PADEP for a NPDES permit to discharge industrial stormwater.

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
Norwegian Township	20-06-0077.000	

Act 537: Sewage Facilities Planning

MUNICIPALITY	PLAN	ACTIVITY
Washington Township	51 Nature's Road Brown Subdivision	Notification from PADEP that the proposed plan has been determined to be exempt from the requirements to revise the Official 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

Section 106 of the National Historic Preservation Act of 1966

PROJECT APPLICANT	LETTER RECEIVED FROM	ACTIVITY

MUNICIPALITY(IES)	LOCATION

Grants, Loans and Other Financial Assistance Applications

MUNICIPALITY OR ORGANIZATION	AGENCY AND PROGRAM	REQUEST
Frackville Borough	PA DCED Multimodal Transportation Fund	Funding is being requested for a project to replace aging curb and sidewalk infrastructure along N. Lehigh Avenue.
Schuylkill Haven Borough	PA DCED Multimodal Transportation Fund	Funding is being requested for a part 3 of a project to complete pedestrian infrastructure improvements along SR 443.

Miscellaneous

MUNICIPALITY	FACILITY OR ORGANIZATION	ACTIVITY

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	20	1,800.00
June	23	3,300.00
July		
August		
September		
October		
November		
December		
Total (Year to Date)	**127**	**13,850.00**

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	6	19995		Rausch Creek Logistics Center	Frailey Township	12-04-0024.005	06/04/26	Interally Illuminated Monument Sign	53	100	IC	7,070	Fiesler Signs
2026	6	19996		Kodack, Gerald	Barry Township	01-06-0089.002	06/04/26	New Single Family Dwelling	3158	100	A	540,529	River Valley Builders
2026	6	19997		Bingell, Charlene D.	Frailey Township	12-07-0103.000	06/04/26	Detached Residential Storage (Shed)	384	100	R-3	26,508	Bingell, Charlene D.
2026	6	19998		Martin, Cleason S.	Washington Township	33-12-0018.000	06/04/26	Agricultural Accessory Storage Structure (Manure Storage)	3600	100	A	40,000	Martin, Cleason S.
2026	6	19999		Reed, Christina Reed	Washington Township	33-04-0056.004	06/05/26	Accessory Roof Mounted Solar System	1012	100	A	72,028	Trinity Solar
2026	6	20000		Miller, Michael	Porter Township	22-16-0046.000	06/05/26	Detached Residential Accessory Structure (Garage)	1200	100	R-3	35,500	Miller, Michael
2026	6	20001		Ryberg, Melissa M.	Minersville Borough	52-02-0432.000	06/09/26	Residential Deck	180	100	R-3	9,673	Sanchez, Manuel
2026	6	20002		Kelly, Ryan L	East Norwegian Township	08-09-0124.000	06/10/26	Detached Residential Storage Structure (Garage)	960	100	R-3	20,000	Kelly, Ryan L
2026	6	20003		Rothermel, Andrew	Upper Mahantongo Township	31-04-0006.000	06/10/26	Agricultural Accessory Structure (Manure Storage)	896	100	A	75,000	Rothermel, Andrew
2026	6	20004		Bowers, Katrice	Tremont Borough	67-04-0038.001	06/16/26	Detached Residential Storage Structure (Shed)	640	100	R-2	25,000	Bowers, Katrice
2026	6	20005		Fisher, Jesse	Upper Mahantongo Township	31-04-0009.000	06/16/26	Residential Addition (2nd Story w/ breezeway)	936	100	A	50,000	Lapp, Jay Henry
2026	6	20006		Smith, Kanyon	New Philadelphia Borough	54-02-0433.000	06/16/26	Covered Deck	288	100	C-1	5,000	Smith, Kanyon
2026	6	20007		Kurpell, Patricia	Union Township	30-04-0023.000	06/16/26	Residential Addition (Garage)	1920	100	CR	63,000	Kurpell, Patricia
2026	6	20008		Bartashus, Edward	Washington Township	33-12-0107.001	06/17/26	Accessory Roof Mounted Solar System	1224	100	A	34,907	Bartashus, Edward
2026	6	20009		Laudeman, Darrell	Union Township	30-12-0030.000	06/17/26	Accessory Roof Mounted Solar System	696	100	R-2	48,843	Trinity Solar
2026	6	20010		Robbins, Beth Ann	North Union Township	19-13-0879.000	06/17/26	Detached Residential Storage Building (Garage)	1800	100	R-3	17,962	Robbins, Beth Ann
2026	6	DENIED		Seigfried, Keith	Pine Grove Borough	58-05-0043.003	06/17/26	Detached Residential Storage Building (Pole Building))	N/A	100	R-3	N/A	Frankenstein, Jeff Pioneer Pole Building
2026	6	DENIED		Henry, Colby Ray	New Ringgold Borough	55-05-0015.000	06/17/26	Deer Processing & Taxidermy Studio	N/A	100	TC	N/A	Henry, Colby Ray
2026	6	20011		Engle, Todd	Porter Township	22-17-0167.000	06/22/26	New Manufactured Home	1120	100	R-3	N/A	Engle, Todd
2026	6	20012		KPI Land Mang. LLC	Porter Township	22-03-0003.000	06/22/26	Accessory Storage Building	5184	100	CM	100,000	Stoltzfus, Gideon
2026	6	20013		High, Brent T	Washington Township	33-11-0035.000	06/22/26	Detached Residential Storage Structure	504	100	A	15,700	High, Brent T
2026	6	20014		Malave, Jenna	North Union Township	19-13-0130.000	06/25/26	New Single Family Dwelling	1760	100	R-3	93,000	Malave, Jenna
2026	6	20015		Archer, Jeffrey	Washington Township	33-05-0020.001	06/26/26	Accessory Roof Mounted Solar System	865	100	A	57,826	Trinity Solar