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, AUGUST 12, 2026 @ 6PM

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

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

1. **Attendance and Call to Order**

2. **Public Comment**

3. **Approval of Minutes**

4. **Extension Requests**

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

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

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

5. **Consideration of Financial Security Release** (none)

6. **County Governed Plans**

	Subdivision	Municipality	Tax Parcel Number(s)	Staff Recommendation	Reviewing Engineer	Action by PC No Later Than
6.1	Hetherington IV Subdivision	North Union Township	19-05-0044.001 19-05-0045.003	Conditional Final Plan Approval (Nov)	County	09/08/26

7. **Act 247 Reviews**

7.1 **Plan Reviews** (See Attachments)

	Subdivision	Municipality	Tax Parcel Number(s)
7.1.1	412 Broad Street 2 – Lot Subdivision	Butler Township	04-24-0082.000
7.1.2	Preliminary/ Final Land Development Plan Ground Mount Solar Array – Minersville Area School District	Cass Township	05-08-0054.000
7.1.3	Preliminary/ Final Subdivision Plan for Masser Ballay Enterprises LP.	Hegins Township	13-05-0091.000
7.1.4	Final Minor Subdivision/Annexation Plan of Joseph L. Jr. & Renea Kalbach	North Manheim Township	18-06-0038.001 18-06-0038.004
7.1.5	Final Minor Subdivision Plan for Annexation Masavi, LLC – Subdivision of Lot 223 of MB 11 – PG 9	Rush Township	25-22-0071.000
7.1.6	Preliminary/ Final Major Subdivision and Annexation Plan for Pupko - Benny	Rush Township	25-03-0044.005 25-03-0044.006 25-03-0045.002
7.1.7	Annexation Subdivision Plan For Consolidation Part of UPI#32-04-0078.000, Wildcat Camp Lots 248 and Lot 249	Walker Township	32-04-0078.000
7.1.8	Annexation Subdivision Plan For Consolidation Part of UPI#32-04-0078.000, Wildcat Camp Lots 253, 254 and 255	Walker Township	32-04-0078.000
7.1.9	LTN Development, LLC 8-Lot Subdivision	West Penn Township	37-07-0049.000 37-07-0049.001 37-07-0061.000 37-07-0061.004

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**

12. **Adjournment**

Planning Commission
Schuylkill County
MINUTES – July 10, 2026

Commission Members Present: John Malinchok, Chairman; Jesse Fey, Vice Chairman; David Briggs; Gary Bender; Joseph Palubinsky

Commission Members Absent David Sattizahn; Nicholas Boyle; Mark Emerich

Press Attending: None

Guests: Heath Machamer; Michael Brinkash Sr; Marty Cerullo, Esq

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

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

The monthly meeting of the Schuylkill County Planning Commission was called to order by John Malinchok on Wednesday, July 8, 2026 at 6:32 PM. This meeting was held in person along with a virtual option using ZOOM.

CHANGES TO AGENDA

None

PUBLIC COMMENT

Carla Mae Carl, who is a neighboring property owner to the Martin Poultry Land Development in Barry Township, raised concerns regarding the project in Barry Township, specifically citing potential stormwater runoff, erosion and sedimentation impacts to her property and two farm ponds used for irrigation and emergency fire protection. She expressed concern that the project had proceeded without full compliance with required erosion and sedimentation controls and asked what corrective actions could be taken to prevent impacts to the adjoining agricultural property.

County representatives advised that an inspection of the site had been conducted earlier that day and that deficiencies with erosion and sedimentation controls had been identified. The property owner/developer had been contacted regarding the need for corrective action, and the Schuylkill Conservation District had also been notified and provided photographs from the inspection. It was explained that the Conservation District would conduct its own inspection and could involve the Pennsylvania Department of Environmental Protection, if necessary.

Additional discussion occurred regarding the design and capacity of the stormwater management basin and outlet pipe. County representatives explained that the approved stormwater system was designed to retain and restrict runoff so that post-development discharge would not exceed pre-development conditions but acknowledged that the site's current erosion and sedimentation controls required immediate attention.

Mrs. Carl also asked how Agricultural Security Area properties can be identified through County records. It was explained that the County parcel viewer is intended to display tax assessment parcels and does not identify Agricultural Security Area enrollment. Information regarding properties enrolled in Agricultural Security Areas may be obtained from the applicable municipality or the Schuylkill Conservation District.

APPROVAL OF MINUTES

The minutes of the regular Planning Commission meetings held on May 13, 2026 and June 10, 2026 were approved by the Planning Commission.

MOTION: On the motion of Mr. Briggs, seconded by Mr. Fey, the Planning Commission unanimously approved the minutes from the May 13, 2026 and June 10, 2026 Planning Commission Meetings.

SPECIAL ACTION ITEM(S)

None

EXTENSION REQUESTS

None

CONSIDERATION OF FINANCIAL SECURITY

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS FOR BIG B MANUAFACTURING

Upper Mahantongo Township

MOTION: On the motion of Mr. Bender, seconded by Mr. Palubinsky, the Planning Commission unanimously approved a partial release of $240,000 of the financial security.

COUNTY SUBDIVISION AND LAND DEVELOPMENT PLANS

Four plans were submitted to the Planning Commission.

MINOR SUBDIVSION LOT ANNEXATION PLAN CHARLIE M APANCO

Port Carbon Borough
59-04-0167.000
59-04-0170.000
Plan Date: 4/28/2026

MOTION: On the motion of Mr. Palubinsky, seconded by Mr. Briggs, the Planning Commission granted Conditional Final Plan Approval until October 14, 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). A draft deed was submitted and was reviewed by the Planning Commission Solicitor who is requesting the following corrections to the deed:

    1. Remove any reference to "consolidate" and replace with "annex" (i.e. "consolidation" to "annexation" OR "consolidated" to "annexed")
    2. Provide background information indicating that the current lot line between the two lots is being removed or erased. Place this prior to the new outbound description. Some whereas

clauses should be sufficient.

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

Eldred Township
10-08-0021.000
Plan Date: 4/01/2026

MOTION: On the motion of Mr. Fey, seconded by Mr. Briggs, the Planning Commission granted Conditional Final Plan Approval until October 14, 2026.

- Please show proposed driveway location (Section 1117).
- 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).
- 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).
- An easement agreement must be submitted for review and approval by the Planning Commission solicitor prior to Final Plan Approval (Section 504.H).

DENNIS NOLT AG OPERATION

Washington Township
33-05-0028.000
Plan Date: 4/24/2026

MOTION: On the motion of Mr. Fey, seconded by Mr. Briggs, the Planning Commission voted to not require the Landscape Plan.

A waiver request has been submitted in writing for Sections:

Section 302- To submit a Preliminary Plan for review and approval prior to the submission of the Final Plan.

MOTION: On the motion of Mr. Palubinsky, seconded by Mr. Briggs, the Planning Commission unanimously approved the modification request.

Section 703.D.1 – Requirement to provide complete Boundary lines of tract.

MOTION: On the motion of Mr. Fey, seconded by Mr. Palubinsky, the Planning Commission unanimously approved the modification request.

Section 1121.O.9 – Requirement for the basin bottom to be designed with a minimum slope of two (2) percent.

MOTION: On the motion of Mr. Bender, seconded by Mr. Briggs, the Planning Commission unanimously approved the modification request.

Washington Township
33-05-0028.000
Plan Date: 3/25/2026, last revised 5/13/2026

- Section 1121.H.2 – One-Foot Freeboard above the maximum 100-year water surface elevation.
- Section 1121.O.1 – Setbacks from property lines and buildings.
- 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.
- Section 1121.O.8 – Berm width to be 10 feet.
- Section 1121.O.9 – Basin bottom to have a minimum slope of 2%

MOTION: On the motion of Mr. Palubinsky, seconded by Mr. Bender, the Planning Commission unanimously approved 6 modification requests.

MOTION: On the motion of Mr. Bender, seconded by Mr. Fey, the Planning Commission granted Conditional Final Plan Approval until October 14, 2026.

ACT 247 REVIEWS

PLAN REVIEWS

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

1. Final Plan Zitkus 22- 28 Mill Mountain Road Annexation, East Brunswick Township
2. Final Subdivision of Property of Brenda L. Hand, Glen A. Wolfe and Mark E. Wolfe, Hegins Township
3. Final Plan Heinbaugh Estate Subdivision, Wayne Township
4. Geisinger MOB Building Expansion Sketch Plan, West Brunswick Township
5. Major Subdivision Preliminary/ Final Plan Lands N/F C. & Sandra A. Troxell Minor Subdivision, 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 June Project Review Report.

ZONING REPORT

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

MOTION: On the motion of Mr. Briggs, seconded by Mr. Fey, 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

None

NEW BUSINESS

The Planning Commission discussed proposed amendments to the County Zoning Ordinance, including emerging land uses not adequately addressed by the current ordinance. Staff recommended that the County consider a municipal curative amendment addressing data centers, battery energy storage systems, and ground-mounted solar energy systems. The curative amendment process would provide a defined 180-day period for preparation, review, public hearings, and adoption of amendments. Staff also recommended retaining professional zoning consulting assistance to support the process. Following discussion, the Planning Commission voted to recommend that the Board of Commissioners initiate a curative amendment addressing **data centers, battery energy storage systems, and both principal and accessory ground-mounted solar energy systems**.

MOTION: On the motion of Dave Briggs, seconded by Jesse Fee, the Planning Commission unanimously approved recommending that the Board of Commissioners pursue a curative amendment for the uses of data centers, battery energy storage systems, and both principal and accessory ground-mounted solar energy systems.

The Planning Commission also discussed a zoning amendment request submitted on behalf of Natural Coal Company involving approximately 1,168 acres proposed for rezoning from Conservation Mining (CM) to Industrial Commercial (IC) to allow warehouse development as a principal use. Discussion included the relationship of the request to surrounding zoning, potential spot-zoning concerns, and its inconsistency with the County Comprehensive Plan's future land use designation. The Planning Commission voted to recommend that the Board of Commissioners proceed with a public hearing on the requested zoning amendment.

MOTION: On the motion of Joe Palubinsky, seconded by Jesse Fey, the Planning Commission unanimously approved recommending that the Board of Commissioners proceed with a public hearing on the requested zoning amendment made by Natural Coal Company.

The Planning Commission then reviewed the Schuylkill County Responsible Infrastructure Development Plan and the draft Planning Commission comment letter. The Planning Commission agreed that the letter should acknowledge public comments previously received and reaffirmed its recommendation that the County undertake an update of the Comprehensive Plan, noting that the existing plan dates to 2006 and no longer accurately reflects current development and land-use conditions. The Planning Commission approved the comment letter with the discussed addition.

MOTION: On the motion of Jesse Fey, seconded by Dave Briggs, the Planning Commission unanimously approved sending the comments reviewed with the addition of acknowledging the public comment heard by the Planning Commission on the Responsible Infrastructure Development Plan.

ADJOURNMENT

There being no further business to discuss, on a motion by Mr. Palubinsky seconded by Mr. Briggs, the meeting was adjourned. The next scheduled meeting date is August 12, 2026.

Attest:

Secretary:

REVIEWING ENGINEERS REPORT
SCHUYLKILL COUNTY PLANNING COMMISSION

Meeting date: August 12, 2026

Subdivision Name:	Hetherington IV Subdivision
Municipality:	North Union Township
Zoning District:	A-Agricultural
Intended Use:	Residential
Total Acres:	63.21
UPI Number:	19-05-0044.01 & 19-05-0045.003
Number of Lots:	1
Surveyor of Record:	Randall S. Perry,PLS/Northeast Surveyors, LLC
Date of Plan:	March 20, 2026

COMMENTS:

1. Show the proposed driveway location, along with, the approximate limit of disturbance for driveway and house (Section 1117).
2. 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 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:

While the plan appears to comply with the Schuylkill County Zoning Ordinance, the Agricultural Nuisance Disclaimer should be added to the plan.

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

PLANNING · ZONING · GIS
SCHUYLKILL COUNTY

August 6, 2026

Butler Township
211 Broad St
Ashland, PA 17921

SUBJECT: **Act 247 Plan Review**

Plan Name:	412 Broad Street 2 – Lot Subdivision
Owner(s)/Applicant(s):	CLA/RE Inc.
Tax Parcel Number(s):	04-24-0082.000
Plan Date:	7/21/2026
Date Received:	8/03/2026

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 August 12, 2026, meeting.**

PROJECT INFORMATION

Location	412 Broad Street
Zoning District(s)	R-3 (High Density Residential District)
Water	N/A
Sewer	N/A
Present Use	Vacant
Proposed Use	Residential
Number of New Lots	1
Proposed Non-Residential Building Area	N/A

The intent of the plan is to subdivide the existing lot, creating two lots intended for future residential development.

Susan A. Smith
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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:** 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

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PLANNING · ZONING · GIS
SCHUYLKILL COUNTY

August 6, 2026

Cass Township
1209 Valley Rd
Pottsville, PA 17901

SUBJECT: **Act 247 Plan Review**

Plan Name:	Preliminary/ Final Land Development Plan Ground Mount Solar Array – Minersville Area School District
Owner(s)/Applicant(s):	Quandel Construction Group LLC
Tax Parcel Number(s):	05-08-0054.000
Plan Date:	7/30/2026
Date Received:	8/03/2026

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 August 12, 2026, meeting.**

PROJECT INFORMATION

Location	40 High School Lane
Zoning District(s)	IST (Institutional District)
Water	Existing public
Sewer	Existing public
Present Use	School
Proposed Use	School
Number of New Lots	0
Proposed Non-Residential Building Area	~80,000 SF

The purpose of the plan is the construction of a ground mounted solar array and associated improvements.

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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. **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.

3. **Waiver:** It appears that the applicant has requested modifications from your 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. We recommend that any approved modifications be noted on the plan. (See Section 512.1 of the PA Municipalities Planning Code)

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

August 3, 2026

Hegins Township
421 S Gap St
Valley View, PA 17983

SUBJECT: **Act 247 Plan Review**

Plan Name:	Preliminary/ Final Subdivision Plan for Masser Ballay Enterprises LP.
Owner(s)/Applicant(s):	Masser Ballay Enterprises LP.
Tax Parcel Number(s):	13-05-0091.000
Plan Date:	5/04/2026
Date Received:	8/03/2026

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 August 12, 2026, meeting.**

PROJECT INFORMATION

Location	125 N Good Spring Street
Zoning District(s)	S-2 (Special Purpose Agricultural Area)
Water	Proposed on-lot
Sewer	Proposed on-lot
Present Use	Agricultural
Proposed Use	Agricultural, Residential
Number of New Lots	1
Proposed Non-Residential Building Area	N/A

The intent of the plan is to subdivide the lot. A residential development is proposed for the existing lot, and the new lot is proposed for agricultural use.

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

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

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

Respectfully,

Marc Gaeta

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PLANNING · ZONING · GIS
SCHUYLKILL COUNTY

July 13, 2026

North Manheim Township
303 Manheim Road
Pottsville, PA 17901

SUBJECT: **Act 247 Plan Review**

Plan Name:	Final Minor Subdivision/Annexation Plan of Joseph L. Jr. & Renea Kalbach
Owner(s)/Applicant(s):	Joseph L. Kalbach, Jr., Renea Kalbach
Tax Parcel Number(s):	18-06-0038.001, 18-06-0038.004
Plan Date:	5/20/2026
Date Received:	7/08/2026

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 August 12, 2026, meeting.**

PROJECT INFORMATION

Location	53 East Second Mountain Road
Zoning District(s)	R-1 (Low Density Residential District), I (Industrial 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 the vacant parcel to the residential parcel. No new development is proposed by the plan. The residue lot will remain vacant.

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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.

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

August 3, 2026

Rush Township
104 Mahanoy Ave
Tamaqua, PA 18252

SUBJECT: **Act 247 Plan Review**

Plan Name:	Final Minor Subdivision Plan for Annexation Masavi, LLC – Subdivision of Lot 223 of MB 11 – PG 9
Owner(s)/Applicant(s):	Mario Loduca, Salvatore Loduca, Vito Basile
Tax Parcel Number(s):	25-22-0071.000
Plan Date:	6/29/2026
Date Received:	7/29/2026

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 August 12, 2026, meeting.**

PROJECT INFORMATION

Location	Lincoln Drive between Grove and Mariner Street
Zoning District(s)	R-4 (Medium to High Density Suburban Residential/ Commercial District)
Water	Proposed public
Sewer	Proposed public
Present Use	Vacant
Proposed Use	Residential
Number of New Lots	0
Proposed Non-Residential Building Area	N/A

The intent of the plan is to subdivide the middle lot and annex portions of it to the two surrounding lots which are proposed for residential developments.

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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. **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.

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

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

PLANNING · ZONING · GIS
SCHUYLKILL COUNTY

August 3, 2026

Rush Township
104 Mahanoy Avenue
Tamaqua, PA 18252

SUBJECT: **Act 247 Plan Review**

Plan Name:	Preliminary/ Final Major Subdivision and Annexation Plan for Pupko - Benny
Owner(s)/Applicant(s):	Holly G. Pupko, Holly Marie Richmond, Robert J. Pupko, Joseph C. Benny Jr.
Tax Parcel Number(s):	25-03-0044.005, 25-03-0044.006, 25-03-0045.002
Plan Date:	6/19/2026
Date Received:	7/24/2026

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 August 12, 2026, meeting.**

PROJECT INFORMATION

Location	166 East Main Street
Zoning District(s)	R-1 (Low Density Residential District), R-3 (Medium Density Residential District)
Water	Existing on-lot
Sewer	Existing on-lot
Present Use	Vacant, Residential
Proposed Use	Residential
Number of New Lots	2
Proposed Non-Residential Building Area	N/A

The intent of the plan is to subdivide the vacant lot and annex portions of it to the two existing residential lots.

Susan A. Smith
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Zoning Officer
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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.

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

July 14, 2026

Walker Township
9 Township Road
Tamaqua, PA 18252

SUBJECT: **Act 247 Plan Review**

Plan Name:	Annexation Subdivision Plan For Consolidation Part of UPI#32-04-0078.000, Wildcat Camp Lots 248 and Lot 249
Owner(s)/Applicant(s):	Wildcat Development GP, LLC
Tax Parcel Number(s):	32-04-0078.000
Plan Date:	6/22/2026
Date Received:	7/02/2026

Dear Municipal Officials:

This plan has been reviewed by Schuylkill County Planning Commission staff, who have prepared the following comments in accordance with the *Pennsylvania Municipalities Planning Code* (§502). The comments are based on items we consider pertinent to this submission and are provided to assist you with your decision on this proposal. **This review was endorsed by the Schuylkill County Planning Commission at their August 12, 2026, meeting.**

PROJECT INFORMATION

Location	North of the intersection of Whitetail Crossing and Grouse Ridge Roads
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 combine two lots into one. No new development is proposed.

Susan A. Smith
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Severine Yeneshosky
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COMMENTS

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2. **Waiver:** The applicant has requested several waivers from the Subdivision and Land Development Ordinance. The applicant must state in full grounds and facts of unreasonableness or hardship on which the request for modification is based, the provisions of the ordinance involved, and the minimum modifications necessary. (See Section 512.1 of the PA Municipalities Planning Code). If approved, the waiver request notes should be updated. If denied, the notes should be removed for clarity.

3. **Editorial:** Parcel 32-01-0247.000, to the right of the subject lot, has an extra digit.

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

July 13, 2026

Walker Township
9 Township Road
Tamaqua, PA 18252

SUBJECT: **Act 247 Plan Review**

Plan Name:	Annexation Subdivision Plan For Consolidation Part of UPI#32-04-0078.000, Wildcat Camp Lots 253, 254 and 255
Owner(s)/Applicant(s):	Wildcat Development GP, LLC
Tax Parcel Number(s):	32-04-0078.000
Plan Date:	6/22/2026
Date Received:	7/02/2026

Dear Municipal Officials:

This plan has been reviewed by Schuylkill County Planning Commission staff, who have prepared the following comments in accordance with the *Pennsylvania Municipalities Planning Code* (§502). The comments are based on items we consider pertinent to this submission and are provided to assist you with your decision on this proposal. **This review was endorsed by the Schuylkill County Planning Commission at their August 12, 2026, meeting.**

PROJECT INFORMATION

Location	Corner of Overlook Drive and Whitetail Crossing 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 annex three lots into one. No development is proposed by the plan.

Susan A. Smith
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COMMENTS

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Respectfully,

Marc Gaeta

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PLANNING · ZONING · GIS
SCHUYLKILL COUNTY

August 6, 2026

West Penn Township
27 Municipal Rd
New Ringgold, PA 17960

SUBJECT: **Act 247 Plan Review**

Plan Name:	LTN Development, LLC 8-Lot Subdivision
Owner(s)/Applicant(s):	LTN, LLC
Tax Parcel Number(s):	37-07-0049.000, 37-07-0049.001, 37-07-0061.000, 37-07-0061.004
Plan Date:	4/08/2025
Date Received:	8/03/2026

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 August 12, 2026, meeting.**

PROJECT INFORMATION

Location	Penn Drive, east of Villas Xing
Zoning District(s)	AG (Agricultural District), HC (Highway Commercial District)
Water	Proposed on-lot
Sewer	Proposed on-lot
Present Use	Agricultural
Proposed Use	Agricultural
Number of New Lots	4
Proposed Non-Residential Building Area	N/A

The intent of the plan is to annex the four lots and then subdivide them to create 8 lots for agricultural use.

Susan A. Smith
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Marc Gaeta
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570.628.1416
zoning@schuylkillcountypa.gov

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COMMENTS

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

3. **Waiver:** It appears that the applicant has requested modifications from your 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. We recommend that any approved modifications be noted on the plan. (See Section 512.1 of the PA Municipalities Planning Code)

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

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

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

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

August 2026

PROJECT REVIEWS

Land Use Review of Permits

PROJECT APPLICANT	LETTER RECEIVED FROM	ACTIVITY
Borough of Ashland Municipal Authority	Entech Engineering, Inc.	NPDES Major Permit Amendment

MUNICIPALITY(IES)	LOCATION
Ashland Borough	Ashland Borough WWTP

The applicant is requesting that the permit be amended to Monitor and Report Only for manganese and iron.

PROJECT APPLICANT	LETTER RECEIVED FROM	ACTIVITY
Trans Western Polymers, Inc. DBA Reynolds Consumer Products	INTERA Incorporated	NPDES Permit Application

MUNICIPALITY(IES)	LOCATION
Rush Township	92 Progress Avenue

The applicant is applying for a NPDES permit for a warehouse facility.

PROJECT APPLICANT	LETTER RECEIVED FROM	ACTIVITY
Schuylkill County Municipal Authority	Schuylkill County Municipal Authority	NPDES Permit Renewal

MUNICIPALITY(IES)	LOCATION
New Castle Township	Mt Laurel Water Treatment Plant

The applicant is applying for a 5-year NPDES permit renewal.

PROJECT APPLICANT	LETTER RECEIVED FROM	ACTIVITY
Aqua Pennsylvania, Inc.	Ebert Engineering, Inc.	Public Water Supply Permit Amendment

MUNICIPALITY(IES)	LOCATION
West Brunswick Township	Pines Water System

The applicant is seeking to amend a public water supply permit to satisfy requirements to service the proposed Hunter's View Residential Subdivision.

PROJECT APPLICANT	LETTER RECEIVED FROM	ACTIVITY
Schuylkill Haven Municipal Authority	Entech Engineering, Inc.	NPDES Major Permit Amendment
MUNICIPALITY(IES)	**LOCATION**	
Schuylkill Haven Borough	Schuylkill Haven Municipal Authority WWTP	

The applicant is requesting a re-evaluation of their water quality-based effluent limits for copper.

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	The project consists of installing a solar energy farm and the associated impervious underground electric lines, electric equipment, and pads.
Cass Township	05-08-0054.000	The project proposes the construction of a new solar array and associated site improvements.

Act 537: Sewage Facilities Planning

MUNICIPALITY	PLAN	ACTIVITY
South Manheim Township	Reber Residence Summer Hill Road	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.
Eldred Township	Stehr Subdivision	Notification from PADEP that the proposed plan has been accepted as an exception to the requirements to revise the official sewage facilities plan for new land development.
West Penn Township	Jacob Subdivision	Notification from PADEP that the proposed plan has been accepted as an exception to the requirements to revise the official sewage facilities plan for new land development.
East Union Township	CAN DO WWTP Rerate	Notification from PADEP that the Sewage Facilities Planning Module has been identified as technically deficient.

Air Quality

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

MUNICIPALITY	FACILITY	ACTIVITY
Blythe Township	Blythe Recycling and Demolition Site	Submitted a state-only air operating permit application to PADEP.
Pine Grove Township	Pine Grove Landfill	Submitted an Air Quality Plan Approval Application to PADEP.
West Brunswick Township	Surteco North America Inc Auburn Plant	Air Quality Program Amendment to the Title V Operating Permit has been issued by PADEP.
Mahanoy Township	Schuylkill Alliance Crematory LLC	Air Quality Program State-Only (Natural Minor) Operating Permit has been issued by PADEP.
Pottsville City	DG Yuengling & Sons Inc	Air Quality Program State-Only (Natural Minor) Operating Permit has been issued by PADEP.
Pine Grove Township	BFS Operations LLC	Air Quality Program State-Only (Synthetic Minor) Operating Permit has been issued by PADEP.

Grants, Loans and Other Financial Assistance Applications

MUNICIPALITY OR ORGANIZATION	AGENCY AND PROGRAM	REQUEST
Barry Township	PA DCED Multimodal Transportation Fund	Funding has been requested for a Stormwater Improvement Project to reduce localized flooding.
West Mahanoy Township	PA DCED Multimodal Transportation Fund	Funding has been requested for an SR 61 Intersection Improvement Project including a new right-turn lane and traffic signal.
Hubley Township	PA DCED Multimodal Transportation Fund	Funding has been requested for Phase I of a road improvement project including the widening and reconfiguration of the road to improve safety conditions.
Mahanoy Township	PA DCED Multimodal Transportation Fund	Funding has been requested for a project to replace two existing bridges on Park Place Road which have recently identified deficiencies.
Penn State Schuylkill	PA DCED Multimodal Transportation Fund	Funding has been requested for a project to reconfigure the existing midblock crossing of an on-campus road.

Miscellaneous

MUNICIPALITY	FACILITY OR ORGANIZATION	ACTIVITY

Hegins Township	Sterman Masser Incorporated	Application filed with the Susquehanna River Basin Commission for a water withdrawal of up to 274,000 gallons per day from Deep Creek.
Reilly Township	Commonwealth Environmental System Landfill	Notification from PADEP that they have begun their technical review of the Major Permit Modification Application.
Frailey Township	Natural Soil Products	Notification from PADEP that the Permit Renewal Application has been received and determined to be sufficiently complete for review.

2026 Zoning Permit Activity

	Number of Permits Requested	Total Revenue
January	12	1,200.00
February	14	1,600.00
March	28	2,900.00
April	30	3,250.00
May	20	1,800.00
June	23	3,300.00
July	25	2,500.00
August		
September		
October		
November		
December		
Total (Year to Date)	**152**	**16,550.00**

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	7	20016		Beger, Chelsee R.	Washington Township	33-15-0028.000	07/02/26	New Single Family Dwelling	2800	100	A	300	Beger, Chelsee R.
2026	7	20017		Wolf, Nathan R.	Washington Township	33-14-0041.000	07/07/26	New Use of Land- Covert a former dwelling into a residential accessory storage strucure	990	100	A	N/A	Wolf, Nathan R.
2026	7	20018		Hoffman, Robert F.	Tower City Borough	66-01-0251.000	07/07/26	Detached Residential Storage Structure (Garage)	288	100	R-3	8,000	Hoffman, Robert F.
2026	7	20019		Zimmerman, Guy D	Washington Township	33-04-0028.001	07/09/26	Agricultural Storage Building (Barn for equipment & animals)	2400	100	A	60,000	Zimmerman, Guy D
2026	7	20020		Pittenger, Jeffrey	Washington Township	33-15-0088.000	07/09/26	New Single Family Dwelling	2357	100	A	600,000	Pittenger, Jeffrey
2026	7	20021		Pittenger, Jeffrey	Washington Township	33-15-0088.000	07/09/26	Detached Residential Storage Structure (Shed)	960	100	A	63,709	Pittenger, Jeffrey
2026	7	20022 *VOID*		Jackson, Eric	Washington Township	33-15-0045.001	07/09/26	**VOID** Applicant applied with wrong Tax ID					Renu Solar
2026	7	20023		Morgan, Michael	Upper Mahantongo Township	31-04-0024.000	07/10/26	2nd. Primary Single Family Dwelling	1773	100	A	444,948	Morgan, Michael
2026	7	20024		Paul, Edwin	Minersville Borough	52-03-0054.000	07/10/26	Detached Accessory Storage Structure (Gargage)	1200	100	R-3	35,000	Paul, Edwin
2026	7	20025		Jackson, Eric	Washington Township	33-15-0045.000	07/13/26	Accessory Roof Mounted Solar System	630	100	TC	18,705	Renu Solar
2026	7	20026		Kreiser, Robert	Porter Township	22-16-0192.000	07/20/26	Accessory Roof Mounted Solar System	971	100	R-3	N/A	Trinity Solar
2026	7	20027		Hoy, Eileen	Landingvile Borough	47-03-0022.000	07/20/26	Accessory Roof Mounted Solar System	211	100	TC	14,266	Trinity Solar
2026	7	20028		Underkoffler, Ryan	Porter Township	22-06-0026.004	07/21/26	Accessory Roof Mounted Solar System	717	100	R-2	44,190	Trinity Solar
2026	7	20029		Bachman, Hilia	Tremont Borough	67-04-0138.000	07/21/26	Accessory Roof Mounted Solar System	274	100	R-3	18,761	Trinity Solar
2026	7	20030		Greenway, Kevin	New Philadelphia Borough	54-01-0018.012	07/22/26	Residential Addition	216	100	R-2	52,437	Glatfelter, Kevin
2026	7	20031		Yurdock, John B.	New Philadelphia Borough	54-02-0440.000	07/22/26	Residential Deck Replacement	400	100	R-3	200	Yurdock, John B
2026	7	20032		Kleman, Lorna	Washington Township	33-12-0034.005	07/22/26	Accessory Roof Mounted Solar System	357	100	A	7,395	Renu Solar
2026	7	20033		Gardner, Nancy	Mahanoy City Borough	48-06-0317.004	07/23/26	Residential Addition	220	100	R-3	27,925	Bittner, John
2026	7	DENIED		Tijani, Mounir	Minersville Borough	52-02-0758.000	07/23/26	Detached Storage Structure	N/A	100	R-3	N/A	Tijani, Mounir
2026	7	20034		Miller, Jeffrey A	Washington Township	33-15-0055.008	07/24/26	New Single Family Home	1455	100	A	180,000	Miller, Jeffrey A
2026	7	20035		Troy, Melissa	Washington Township	33-12-0071.002	07/27/26	Detached Residential Accessory Storage Building (Garage)	720	100	A	34,442	Troy, Melissa
2026	7	20036		Brown, Thomas A	Washington Township	33-15-0011.000	07/27/26	New Single Family Dwelling	2505	100	A	375,000	Brown, Thomas A
2026	7	20037		Tremont Fire Co. #1	Tremont Borough	67-02-0002.006	07/27/26	Detached Storage Structure (Pole Building)	1872	100	R-2	72,000	Schwarz, Thomas
2026	7	20038		Fowler, Charles	North Union Township	19-05-0054.002	07/27/26	Detached Storage Building (Garage)	2400	100	A	33,680	Fowler, Charles
2026	7	20039		Berger, Chelsee	Washington Township	33-15-0028.000	07/30/26	New Use of Land, Conversion of a former single family dwelling into a residential storage structure	285	100	A	N/A	Berger, Chelsee
2026	7	20040		Berger, Chelsee	Washington Township	33-15-0028.000	07/30/26	Detached Residential Storae Strcture (Shipping Container)	320	100	A	2,510	Berger, Chelsee