

**Muncy Creek Township
Planning Commission
Regular Meeting**

February 5, 2025

The regular meeting of the Muncy Creek Township Planning Commission was held on Wednesday February 5, 2025 at 7:34 p.m. at the Muncy Creek Township Building. The meeting was called to order by chairman, Mark Kreisher. Roll call was done by Chairman Kreisher and the following were present:

MEMBERS: Mark Kreisher, Leon Liggitt, Alexis Newcomer, Brian Vann, Harley Fry II and Jonathan Dewald,

OTHERS: Larry Hoose, Eric Newcomer

Reading /Approval of Minutes

- A motion to waive the reading of the meeting minutes for January 8th 2025 was made by M. Kreisher and seconded by L. Liggitt. All were in favor.
- A motion to approve the minutes for the January 8th 2025 meeting was made by L. Liggitt and seconded by A. Newcomer. All were in favor.

Communications and Bills

- There were no correspondences or code reports to review.

Old Business

11/6/2024 Muncy Creek Lime Bluff Solar LLC (RM Group LLC) Land Development

- A discussion took place on the design alterations of access to the installation that changed from the conditional use in regards to the access being adjacent from East Lime Bluff Road at the intersection of Lime Bluff Road and the removal of safety bollards that was outlined as a potential safety measure as protection of traffic. A corrective measure that was implemented was to snake the entry road around a water barrier or something similar as to add an additional stopping measure for vehicles who fail to stop at the perpendicular stop sign. A gate and a barrier

would then serve as safety stop measures.

- Outstanding maintenance agreement, landowner signature for HOPs, Traffic Barriers and Drive Arounds, Screenings around J. Snyder property and the delineation of evergreen trees for screening were discussed.
- A motion was made by L. Liggitt to conditionally approve LAnd development pending addressing items outlined in township Engineer Vassallo's letter and approval from the Board of Supervisors. The motion was seconded by H. Fry II. All were in favor; motion carried and was approved.

New Business

MBMA Kellogg Tank Asbuild- Waiver Request

- A discussion took place on the design alterations from a previously approved project that had never been submitted asbuilds to verify completion. A discussion was had regarding the history of the project and the takeover by WBRA to finish the project, who did not complete the project to township stormwater specs. Township Engineer Vasallo recommended the waiver request be approved due to the deficiencies being structurally adequate.
- A motion was made by L.Liggitt to approve the waiver and release the bond. It was seconded by H. Fry II. All were in favor; motion carried and was approved.

Bollinger Solar Fogelman Road (Vassallo) Land Development-Currently at County for review and with Todd Pyshe for Review

- It was noted that there was not a check received at the time of the meeting to start the 90 day clock for Land Development.
- A discussion was had that was a dialogue between board members, Mr. Bollinger, Township Engineers and council in regards to

development plans for the property. Important notes were that there were trees that were supposed to be removed by the previous owner and still not completed as well as alterations to the plan from the original viewing regarding arrangement of panels and emergency access. A construction plan/staging area was identified. A discussion as to the verification of delineated wetlands was also discussed. No action was taken at the meeting as there was not a formal check submitted nor was there a report from the alternate Township Engineer at the time of the meeting.

Chicken Ordinance

- A discussion was had in regard to chicken requirements and questioned whether there was a need for one. There was also discussion in regards to the quantity vs acreage requirements as well as some other verbage.
- The membership decided to table the conversation to review the samples and come back to the March meeting with recommendations.

Website

- There was a small discussion on website development and future discussions. Any formal discussions were tabled.

Discussions regarding submissions to the Planning Commission

- A Discussion was had regarding the SALDO and the need for an alteration to revisit section 206. A suggestion was to remove the first sentence of section 206.
- A motion was made by M. Kreisher to start a subcommittee of M. Kreisher and A. Newcomer to come back to the membership with suggestions. L. Liggitt seconded the motion. All were in favor: Motion carried and was approved.

PA Toolkit- Laptops

- Laptops and Google accounts were set up for the membership prior to the meeting.

Public Comment

- There was no public comment.

Adjournment

- The meeting was adjourned at 9:20pm.

Respectfully Submitted by:

Mark Kreisher, Chairman