

**Muncy Creek Township  
Planning Commission**  
*Regular Meeting*

**March 5, 2025**

The regular meeting of the Muncy Creek Township Planning Commission was held Wednesday, March 5, 2025 at 7:32 p.m. at the Township Building. The meeting was called to order by the Chairman, Mark Kreisher. Roll call was done by the secretary, the following were present:

**MEMBERS:** Mark Kreisher, Leon Liggitt, Harley Fry II, Alexis Newcomer, Brian Vann, Jon DeWald

**OTHERS:** Larry Hoose, Eric Newcomer, Denny Wagner, Daniel A. Vassallo, Sam Wiser, Brian Clifford, Jared Martin, Jon Zartman, Luke Peterson, Cody Snyder, Lindsey Newcomer, Cindy Newcomer, Cari Buck

***Reading/Approval of the February 5, 2025 meeting minutes.***

- A motion was made by H. Fry, seconded by L. Liggitt to waive the reading of the February 5, 2025 minutes. Motion carried.

- A motion was made by L. Liggitt, seconded by H. Fry to approve the February 5, 2025 minutes as presented. Motion carried.

***Communications & Bills***

- Codes reports for December 2024, January 2025 and February 2025 were presented. The board asked the secretary to check on additional permits for 2325 Rt 405 Hwy. H. Fry just wanted to state that the activity reports stink.

- Electrify America (EA) Letter received regarding electric vehicle charging stations at Sheetz. They are asking the board to review their submission and determine if they will need to go through land development. Solicitor Jon DeWald explained the situation. There was a confirmation of waiver received, that they do not need to go any further. Engineer Daniel A. Vassallo gave his input, it usually does not require land development if there is no building involved and no new parking needed. Jeff from Dewberry (representing project) explained the project. H. Fry asked why the charging stations are on that side of the parking lot, those spots are usually full? That is negotiated between Sheetz and EA. It's where Sheetz wants the charging stations. M. Kreisher asked what the voltages at the switch station were? L. Liggitt asked why the set backs were not on the drawings? M. Kreisher asked what the closest completed project was? B. Vann wanted to know what the likelihood was that the utility provider could change the drawings? Solicitor Jon DeWald recommends the board receive what has been provided by Dewberry and they have another discussion with the engineer before the next meeting and table this until the April agenda for decision.

- Clarkstown Road Conditional Use Application received by their board to review and submit their recommendations to the Township Supervisors.
- There was a presentation from the applicant. 2 separate conditional uses, 1. Solar (Bollinger), 2. CAFO (AgVentures).
- Some discussion was had regarding the CAFO, chicken barns. The chickens could potentially free range, separately, under the panels. They would be layer houses, with roughly 70,000 chickens per barn. The barns are proposed to be 88x608, and they are scraper barns. This would require roughly 290 trucks per year, per barn, for egg, food, manure transportation. There will be an odor management plan and nutrient management plan as required by DEP.
- H. Fry asked why the original plan submitted with the zoning permit and the plan submitted with the conditional use application do not match? Also brought up truck traffic on Fogelman Road and it being a potential problem.
- L. Liggitt inquired about buffering along Clarkstown Road (Zoned Residential), as the plan currently shows nothing. He also asked about how the panels are taxed? As equipment? He had concerns about Fogelman Road handling the truck traffic, and the stream crossing not being on the plan. And lastly, what about a NPDES permit and stormwater management techniques? Solicitor Jon DeWald suggested screening preferences be present for next meeting.
- M. Kreisher asked about Bio-security on the sites? What the wattage of the panels is? 29.25 megawatts AC, no solar on the roof of the barns. Also, he does not consider the noise study to be an actual noise study, just a summary. Bollinger explained why they used it and asked the board if they had a sample of what they expected. A discussion was had regarding noise studies.
- C. Newcomer What about the current owner not wanting to spread manure on the site? The applicant stated that Sunnyside Farms has an interest and will be purchasing the property. They are from Lititz, Lancaster Co. C. Newcomer stated that this site/project will not be locally owned.
- E. Newcomer asked about water? The applicant stated an estimated of 12 gallons per minute, per barn needed. They would drill wells.
- A. Newcomer recommends tabling until next month. The planning commission has 45 days from the date of receipt per the ordinance to review and make recommendations to the Township Supervisors.

## ***Old Business***

### ***Muncy Creek Lime Bluff Solar LLC (ARM Group LLC) – Land Development***

- No action taken.
- Conditional Approval was granted at the February 5, 2025 meeting.

### ***Bollinger Solar Fogelman Road (Vassallo) – Land Development***

- Check received February 10, 2025.
- County has reviewed. Todd Pysher has reviewed. Vassallo provided responses to County comments.
- Applicant submitted noise management plan, pollinator scorecard & decommissioning plan.
- The applicant is requesting conditional approval. Vassallo gave an update on E&S plan, should have letter next week.
- Solicitor Jon DeWald mentioned item #4 on county's review, separate stormwater management plan recommended. The applicant is requesting an exemption from the township ordinance for a stormwater plan, but still has to do BMP's. A. Newcomer stated condition L of the opinion and order from the Board of Supervisors stated that a stormwater plan must be done. A. Newcomer also questioned #8 on county's review, the decommissioning bond. Vassallo stated it is being submitted. Also, Solicitor Jon DeWald mentioned that Engineer Todd Pysher did not address county's review #3 regarding wetlands and jurisdictional determination by the Army Corps of Engineers. A discussion was had regarding this and the board requested that Todd Pysher review his review and address this item. Cari will speak with Todd.
- E. Newcomer stated that the pollinator score card they used was not the Townships, and requested Cari to send Bollinger (Dan & Brian) the Townships scorecard and the PDF that goes with it.
- A motion was made by L. Liggitt, seconded by H. Fry to approve the waiver requesting preliminary/final plan submission.
- No further decisions were made at this time regarding the submission.

## ***New Business***

- None

### ***Chickens in Residential Zone***

- Review for discussion at next meeting.

### ***Website Review***

- Tabled.

### ***Bylaw Discussion***

- The sub-committee M. Kreisher & A. Newcomer spoke this morning regarding adjustments to the bylaws. Suggested stating submissions be due the 3<sup>rd</sup> Wednesday of the previous month. Board had a brief discussion regarding the timeline and also suggested other parts of section 206 that need adjusted. Members of the board are reviewing for next meeting.

### ***Public Comment***

- C. Newcomer asked if the Stormwater section in the SALDO still applies, even though there have been additional ordinances passed? Solicitor Jon DeWald mentioned the newer ordinances do have a repealed section.

- H. Fry asked the board to help, how do you protect farm lands from solar? E. Newcomer mentioned ag security in the township. Do you remove solar from the ag zone?

- Open discussion had regarding the proposed chicken ordinance and proposed solar ordinance in regards to the currently submitted conditional use applications.

### ***Adjournment***

- The meeting was adjourned at approximately 10:27 p.m. by Chairman Mark Kreisher.

Respectfully submitted by:

Cari Buck, Secretary