

**Muncy Creek Township
Planning Commission**
Regular Meeting

April 2, 2025

The regular meeting of the Muncy Creek Township Planning Commission was held Wednesday, April 2, 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: Dave Shearer, Pam Shearer, Eric Newcomer, Thomas Barberio, Diane Keller, Mike Shipman, Rod Phillips, Mary & Jim Harman, Alan Keller, Kim Walker, Al Barraco, Ron Shuda, Joyce Schwenk, Laurie Stryker, Richard Stryker, Joseph Lowe, Brandie Green, Seth Green, Mary Ann Crouchr, Danielle Roletter, Mike Wommer, Frank Fenstermacher, James Fenstermacher, Ray Heller, Larry Hoose, Daniel Vassallo, Helen Hiserman, Jeff Hiserman, Ed Herman, Robert Titman, John Keenrz, Mary Myers, Nancy Kelly, Pat Kelly, Todd Arthur, Sam Wiser, Luke Peterson, Jon Zartman, Cari Buck

Reading/Approval of the March 5 and March 31, 2025 meeting minutes.

- A motion was made by L. Liggitt, seconded by H. Fry to waive the reading of the March 5 and March 31, 2025 minutes. Motion carried.
- A motion was made by L. Liggitt, seconded by A. Newcomer to approve the March 5, 2025 minutes with changes from L. Liggitt in regards to his comments on the Clarkstown Road plans, specifically Fogelman Road being able to handle the truck traffic and the stream crossing not being on the plans. Motion carried.
- A motion was made by H. Fry, seconded by B. Vann to approve the March 31, 2025 minutes as presented. Motion carried.

Communications & Bills

- Codes reports for March 2025 was presented.
- Electrify America (EA) Letter received regarding electric vehicle charging stations at Sheetz. The applicant re-submitted plans to address setbacks. Solicitor DeWald recommends formally submitting for Land Development because of the change of use. A motion was made by H. Fry, seconded by A. Newcomer to request formal submission of plans Land Development. Motion carried.
- Clarkstown Road Conditional Use Application submission review. The applicant gave the board an update since last meeting. Applicant made adjustments to the access on Fogelman Road (and existing farm road). Applicant has also hired an expert to perform a water study. M. Kreisher expressed his concern on the noise study they submitted, and his preference for a noise management plan. A. Newcomer asked if the applicant could show the nutrient management setback requirements on the plan? A discussion was

had regarding suggesting a traffic study on the intersection of Clarkstown Road and Fogelman Road. The board asked additional questions in regards to the application. The public was involved in an open discussion between the board and applicant. The following recommendations were made by the Planning Commission to the Board of Supervisors regarding the conditional use hearings: In regards to the Solar, a motion was made by M. Kreisher, seconded by H. Fry asking the supervisors to consider similar conditions as previously required for conditional use sites approved, such as Fogelman Rad and Lime Bluff Road. Motion carried. In regards to the CAFOs a motion was made by H. Fry, seconded by L. Liggitt asking the supervisors to consider 1. The developer provides a traffic study for the area (Fogelman Road, Clarkstown Road & Muncy Exchange Road) with the results satisfactory to the Supervisors. 2. Access to site from Muncy Exchange Road (and possibly Clarkstown Road) Only. Avoid using Fogelman Road. 3. A noise plan (not study) for the specific area where development is proposed and with continued monitoring during the life of the project. 4. A water study, to evaluate existing wells for capacity and quality, as well as a bond for deterioration and repair. 5. Emergency Access Plan. 6. Odor to be addressed and abated, as outlined in Section 431€ of the Township's Zoning Ordinance. Lastly, the applicant requested, and the board agreed, pasturing be exempt from the pollinator scorecard if another vegetation is more suitable. Motion carried.

Old Business

Bollinger Solar Fogelman Road (Vassallo) – Land Development

- Applicant requested conditional approval. Dan Vassallo gave an overview/update. M. Kreisher has questions regarding the proposed area of disturbance. L. Liggitt stated that tree removal was part of ag operations. M. Kreisher & A. Newcomer thought filling holes should be included in disturbance and part of the solar project. M. Kreisher has spoken with the Conservation District and has concerns, seems to be a miss communication. He also has a call into DEP. Dan Vassallo will reach out to Matt Long at the Conservation District to clear things up.

- E. Newcomer asked if the fire company will be signing off on the emergency plan?

- M. Kreisher noted that there is a typo on the Opinion of Probable Cost that will need to be fixed and re-submitted.

- A motion was made by H. Fry, seconded by A. Newcomer to approve the waiver for jurisdictional determination from the Army Corp of Engineers. Motion carried.
- No further decisions were made at this time regarding the submission.

New Business

- None

Solar Ordinance

- A brief discussion was had. The board wants to schedule another meeting Wednesday April 9th at 7:30PM at the Township Building.

Chickens Ordinance

- The board will finalize this at their meeting on the 9th.

Website Review

- A motion was made by L. Liggitt, seconded by A. Newcomer to start adding information to the Planning/Zoning page on the township website. Motion Carried.

Bylaw Discussion

- Section 201 needs looked at as a whole. Board will finalize this on the 9th as well.

Public Comment

- L. Stryker asked if the board was changing zoning for solar?
- T. Arthur wanted to know if the solar ordinance was in effect, could the township had potentially kept them out of Ag/Residential zones?
- E. Newcomer mentioned that there was a lot of public in attendance at this meeting to give the applicant ammunition for the hearings.

Adjournment

- The meeting was adjourned at approximately 11:13 p.m. by Chairman Mark Kreisher.

Respectfully submitted by:

Cari Buck, Secretary