

**Muncy Creek Township
Planning Commission**
Regular Meeting

May 7, 2025

The regular meeting of the Muncy Creek Township Planning Commission was held Wednesday, May 7, 2025 at 7:31 p.m. at the Township Building. The meeting was called to order by the Vice-Chairman, Harley Fry II. Roll call was done by the secretary, the following were present:

MEMBERS: Harley Fry II, Alexis Newcomer, Brian Vann, Jon DeWald

OTHERS: Eric Newcomer, David Shearer, Brandie Green, Seth Green, Cindy Newcomer, Sam Wiser, Brian Clifford, Dan Vassallo, Cari Buck

Reading/Approval of the April 2, 2025 meeting minutes.

- A motion was made by A. Newcomer, seconded by B. Vann to waive the reading of the April 2, 2025 minutes. Motion carried.
- A motion was made by B. Vann, seconded by A. Newcomer to approve the April 2, 2025 minutes as presented. Motion carried.
- The April 9, 2025 special meeting minutes were tabled.

Communications & Bills

- Codes reports for April 2025 was presented.

Old Business

Bollinger Solar - Fogelman Road (Vassallo) – Land Development

- Matt Long from the conservation district confirmed that the activity on the property does not constitute earth disturbance, and that tree removal by this method does not need to be included in the E&S plan as disturbance.
- The board questioned the fence around the property vs. electricity and safety. E. Newcomer asked what the voltage output was underneath the panels? And stated that a 7' fence with 10' clearance is required for the equipment pad. C. Newcomer asked if the applicant obtained bonding for the project?
- A motion was made by H. Fry, seconded by B. Vann to grant conditional approval contingent on 1. Receiving review & approval from MAVFC for their emergency plan. 2. Decommissioning review and approval from the BOS. 3. Plan adjusted for fencing to meet electrical code. 4. Securing financial security. 5. Submission of revised and updated plans to the board. Motion carried.

New Business

***Dumpsterport – John Brady Drive
(Webster) – Land Development***

- County comments have been received. Twp. Engineer Dan Vassallo gave review of his comments. The board discussed the plans that were presented as well as the conditions set by the BOS.

- The board requested the secretary to send an e-mail to RK Webster to ensure he has Dan's comments (after final review/revision), and time to respond. They would like to see the HOP noted on the plan, and the conditions from the conditional use hearing added. The board has questions about parking the dumpsters in the grass and if that will make a muddy mess? And why the vegetation has a 10' separation? They also would like clarification on if a DEP Permit is required for work within the Floodway, or at least some sort of approval from DEP for the work being done.
- no decision was made at this time.

Bylaw Discussion

- Tabled.

Public Comment

- None.

Adjournment

- The meeting was adjourned at approximately 8:33 p.m. by Vice-Chairman Harley Fry II.

Respectfully submitted by:

Cari Buck, Secretary