

**Muncy Creek Township
Planning Commission**
Regular Meeting

June 4, 2025

The regular meeting of the Muncy Creek Township Planning Commission was held Wednesday, June 4, 2025 at 7:30 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 (via Phone), Alexis Newcomer, Brian Vann, Jon DeWald

OTHERS: Eric Newcomer, Larry Hoose, Josh Leidhecker, Cindy Newcomer, Lindsey Newcomer, Dan Vassallo, Cari Buck

Reading/Approval of the April 9, 2025 meeting minutes and May 7, 2025 meeting minutes. - A motion was made by L. Liggitt, seconded by B. Vann to waive the reading of the April 9, 2025 minutes and May 7, 2025. Motion carried.

- A motion was made by L. Liggitt, seconded by A. Newcomer to approve the April 9, 2025 minutes and May 7, 2025 as presented. Motion carried.

Communications & Bills

- Codes reports for May 2025 was presented.

Old Business

Dumpsterport – John Brady Drive (Webster) – Land Development

- R. Webster was present and walked the board through the comments and how they were addressed. The plans printed incorrectly, re-printed plans will be submitted to the township.

- R. Webster requested conditional approval.

- L. Liggitt asked if Dan Vassallo reviewed the response to the comments? As long as the trees are 6' apart and the gate is removable, it doesn't really have anything else. Has Vic gotten with DEP on #10?

- M. Kreisher, regarding #11, is there a reason the containers can't be pushed back within the setback? R. Webster said they're trying to maximize the pavement.

- Vassallo stated that several contacts should be listed on the evacuation plan and does the township need a bond to ensure the trees and gate are put in?

- L. Liggitt made a motion granting conditional approval as long as codes gets concurrence from DEP on the gate. And the Plan is updated with the conditions and 6' for shrubs.

- M. Kreisher and A. Newcomer say there is a lot missing from the plan to give conditional approval.

- L. Liggitt asked who is responsible to ensure the contacts are updated? Who follows-up in two years to ensure they are still good?
- J. DeWald stated the motion dies for lack of a second. Would the board like a representative back at the next meeting. Board stated that if everything is satisfied & submitted ahead of time, no representative is necessary.
- None

New Business

Today Farm – Grant Request Letter

- J. Leidhecker stated that the Grant was due 5/31/25. Wanted to ensure what they were asking for was in compliance with the ordinances. ADA compliance & handicap accessibility to their outdoor space. Requested support letter from Planning Commission, compatible with comprehensive plan in the area. J. Leidhecker walked the board through the request. There is a draft letter written M. Kreisher for board to review.
- J. DeWald in compliance with comprehensive land use plans? Cannot say what land use looks like because conditional use order is not finalized.
- J. Leidhecker said the conditional use is separate. This would be accessory to Ag.
- J. DeWald wouldn't recommend the board consider a letter until conditional use is determined.
- B. Vann asked what the deadline was on supporting materials for the grant. J. Leidhecker was unsure.
- A. Newcomer asked J. Leidhecker is there was a timeline for the conditional use resolution? He said no, but was hoping to come up with something quickly.
- M. Kreisher asked J. DeWald if the board was to draft a letter, it would include the pending conditional use matter?
- A motion was made by M. Kreisher, seconded by L. Liggitt to explore writing a letter, for the board to review at the next meeting, outlining variables, that would satisfy request for application.

Bylaw Discussion

- L. Liggitt & M. Kreisher put together some info for board to review for next meeting. L. Liggitt also redlined the review checklist for review and discussion by the board.

Public Comment

- C. Newcomer: Should Mr. Leidhecker's attorney draft the letter instead of Jon? M. Kreisher to J. Leidhecker is the requirement of the grant to request the Planning Commission to write the letter? Yes.

- D. Vassallo: Regarding Bollinger on Fogelman Road, what needs to be updated to finalize? Fence added to plans, high voltage with chain-link around internal transformers, game knot around exterior. Game knot was approved for previous 2 solar installations. Revised emergency plan was sent around 5pm, board has not had time to review. Arc flash is a big concern.

- H. Fry: If you pull the disconnect for power going out of the array, is there not still power inside the panels? D. Vassallo will check into it. What about training for fireman?

- A. Newcomer: Did Bollinger accept the conditions of the letter? Book says if would be null and void after 15 days. C. Newcomer clarified the 15 days is for Cari (Twp Secretary), it would be 30 days for the applicant.

E. Newcomer: The gate for Dumpsterport, how big is that? What is the evacuation plan to remove it?

E. Newcomer: Solar Ordinance ad is running on Friday and again next week. June Board of Supervisors is the hearing.

- D. Vassallo has Brian Clifford with Bollinger on the phone and he agrees to all of the conditions in the letter.

Adjournment

- The meeting was adjourned at approximately 8:37 p.m. by Chairman Mark Kreisher.

Respectfully submitted by:

Cari Buck, Secretary