

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

**July 2, 2025**

The regular meeting of the Muncy Creek Township Planning Commission was held Wednesday, July 2, 2025 at 7:30 p.m. at the Township Building. The meeting was called to order by Vice Chairman Harley Fry II. Roll call was done by the secretary; the following were present:

**MEMBERS:** Leon Liggitt, Harley Fry II, Brian Vann, Jon DeWald

**OTHERS:** Josh Leidhecker, Guy Wagner, Becky Wagner, Bruce Mowrey, Larry Hoose, Chad Lehman, Greg Mitcheltree, Todd Arther, Elissa Stine

***Appoint Elissa Stine as Part-Time/Temporary Secretary/Treasurer effective 6/10/2025***

- A motion was made by L. Liggitt, seconded by B. Vann.

***Reading/Approval of the April 9, 2025 meeting minutes and June 4, 2025 meeting minutes.***

- A motion was made by L. Liggitt, seconded by B. Vann to waive the reading of the April 9, 2025 minutes followed by June 4, 2025 minutes. Motion carried.

- A motion was made by L. Liggitt, seconded by B. Vann to approve the April 9, 2025 minutes as presented followed by the June 4, 2025 minutes as presented. Motion carried.

***Communications & Bills***

- Codes reports for June 2025 was presented. No comments on report.

***Old Business***

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

- Letter of Transmittal and new plans received from R. Webster 6/30/2025 to the township.

- D. Vassallo third set of comments received by the board on 7/2/2025. L. Liggett stated D. Vassallo was recommending approval pending DEP (#9) and financial security (#13).

- C. Lehman commented he is still waiting on zoning and DEP.

- Solicitor J. Dewald stated there is no need for financial security based on comments and livelihood of project. Solicitor J. Dewald recommends conditional approval.

- A motion was made by L. Liggit, seconded by B. Vann granting conditional approval addressing DEP and waving financial security due to scope of the project. Motion carried

***New Business***

***Pleasant View Wesleyan Church Land Development***

-County comments have been received.  
-B. Wagner summarized the church would like to add an addition on the social hall which would be 22'x40' and are planning to move the bathroom and the kitchen up from the basement. The church is transitioning to handicap accessible and needs to put an elevator shaft from the 1<sup>st</sup> to 2<sup>nd</sup> floor. They plan to accommodate two bathrooms and a kitchen.  
-D. Vassallo comments secondary to the land development plan submitted by Axtman construction have not been received yet.  
-L. Liggett stated county comments have been received and they had concerns of an ENS plan and the sewage. PVWC representative stated Ben Peterson screwed up the amounts in the ENS plan and it is now under review. L. Liggett questioned if WBRA will serve. PVWC representative stated they will and plan to connect.

***Electrify America/ Sheetz Land Development***

-H. Fry II stated we will table until next meeting pending Vassallo comments.  
-D. Vassallo comments received. H. Fry II stated D. Vassallo had concern for the amount of parking spaces stating there are not enough. H. Fry II stated they need 72, only have 66 and 6 need to be for the employees.  
-H. Fry II stated they need a zoning variance and we need a letter from Dewberry to Vassallo on how to address the issue.  
-H. Fry II stated we need to send a copy of the comments to the engineer with a letter and we need a copy of the agreement between Electrify America and Sheetz or confirm the copy of agreement before we proceed.

***Glunk Land Development***

-H. Fry II stated we will table this until next meeting pending comments and agreement.

***Today Farm – Grant Request Letter***

-No comments received yet.  
-H. Fry II stated they need a driveway permit.  
-The board decided to table this until next meeting.  
-J. Leidhecker followed up about the Grant Request Letter supported by the planning commission.  
-J. Leidhecker stated that the grant will be issued in November and the plan is to apply for a future land development needed to develop the property and improve parking and accessibility.  
- Solicitor J. Dewald stated he wrote the letter and it was reviewed but requested the letterhead be fixed.  
-A motion was made by L. Liggitt, seconded by B. Vann to granting conditional use of the letter subject to changes on items 1-4 on the Grant Request Letter. Motion carried.

***Letter from Supervisors asking clarification on SEFs***

- H. Fry II pulled in the letter from T. Aurthur in response to supervisors meeting and asked for comments, no comments received.
- H. Fry II stated the word “lupeol” was used to discuss the current SEFs and was acknowledged and will be addressed but stated after discussion, the Planning Commission Board is going to ask the supervisors to move forward with the current wording to control what could be coming.
- Supervisors requested a written response to the issue. Solicitor J. Dewald stated agrivoltaics need addressed as to why did we concern with class 1&2 soils to distinguish between residential and industrial farmers on soil but we need distinctions. The letter will address distinction.
- H. Fry II stated we can review agrivoltaics in 12 months at the August meeting 2026.
- A motion was made by L. Liggitt, seconded by B. Vann to authorize to prepare a letter of distinction. Motion carried.
- L. Liggitt and H. Fry II stated we will table this until next meeting when more of the board is present.

***Bylaw Discussion***

***Public Comment***

- No comments received.

***Adjournment***

- The meeting was adjourned at 8:15 p.m. by Vice Chairman H. Fry II.

Respectfully submitted by:

Elissa Stine, Part-Time/Temp. Secretary/Treasurer