

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

**August 6, 2025**

The regular meeting of the Muncy Creek Township Planning Commission was held Wednesday, August 6, 2025 at 7:31 p.m. at the Township Building. The meeting was called to order by Chairman Mark Kreisher. Roll call was done by the secretary; the following were present:

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

**OTHERS:** Isaac and Gay Wilson, Marshall Kreisher, Grant Kreisher, Rebecca Wagner, Stephen Smith, Eric Newcomer, Elissa Stine

***Reading/Approval of the July 2, 2025 minutes.*** - A motion was made by H. Fry II, seconded by L. Liggitt to waive the reading of the July 2, 2025 minutes. Motion carried.  
- A motion was made by H. Fry II, seconded by L. Liggitt to approve the July 2, 2025 minutes as presented. Motion carried.

***Communications & Bills*** - Codes reports for July 2025 was presented. No comments or questions on report.

***Old Business***

***Bollinger Solar Fogelman Road (Vassallo) Land Development*** - Five conditions were presented:  
-#1 condition was sent to the MAVFC for review with no response yet.  
-#2 condition was sent to the BOS for review no response yet.  
-Solicitor Dewald reviewed letter sent from Bollinger Solar regarding #3 and stated the letter says the fence meets electrical code. H. Fry II asked if it should be sent to Todd Pysher to review and see if it matches electrical code. M. Kreisher stated we would have to review electrical code to be sure because he is unfamiliar with it. H. Fry II questioned the size and asked if that should be sent to T. Pysher for review as well. M. Kreisher questioned the composition. Solicitor Dewald advised to send this to T. Pysher to review the fence and see if it was compliant with conditions of codes in aspect to size, composition, and electrical code.  
-#4 condition Bollinger is working on security.  
-#5 condition plans need to be revised and updated and resubmitted to board.  
-The board decided to table this matter until the next meeting.

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

- The comments were received from Vassallo and Lycoming County.
- PVWC representatives had questions as to what exactly they needed to do.
- Based on Lycoming County Comments M. Kreisher stated based upon number one they needed to go to Lycoming County Conservation District and number two needed to go to WBRA.
- Based upon the Vassallo Comments the board stated 1,2, and 3 were the same as Lycoming County Comments. Number 5 can be obtained through a template from the Township. Number 6 can be obtained through the Civil Engineer and Architect. Number 7 regarding stormwater a letter can be written to the BOS for exemption. Number 8 can come from the engineer they will certify that it is an as-build plan. Number 8 zoning questions can be consulted through the zoning officer. All the remaining comments need to be added to plans and the PVWC was directed to send their engineer to Dan Vassallo with questions.
- The board decided to table this matter until the next meeting.

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

- After last meeting a comment was made about adding a parking space to accommodate plans and comments. M. Kreisher questioned where they can add parking without it being in the setback. L. Liggitt stated that maybe they could ask for an exemption because it is a very minimal proposed area within the setback. L. Liggitt suggested this to be ran by Vic. M. Kreisher stated he will get in contact with Vic and Dewberry.
- The board decided to table this matter until the next meeting.

***Glunk Land Development***

- Lycoming County comments and Todd Pysher comments received.
- The board reviewed the plans and had questions regarding the shed and stated if they address all comments and the shed it will be approved.
- Solicitor Dewald suggest an easement.
- The board decided to table this matter until the next meeting.

***New Business***

***Sketch Plan- Wilson Land Development***

- The Wilson's came into the planning commission meeting requesting guidance on their subdivision. The board discussed the fee and process for submission and review and stated if their engineer has everything in place they will be able to approve their submission.
- They asked if they were allowed to start moving dirt to area being divided and the board referred them to codes to obtain the correct permits.

***Bylaw Discussion***

- No discussion.

***Public Comment***

- No comments received.

***Adjournment***

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

Respectfully submitted by:

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