

The regular meeting of the Muncy Creek Township Planning Commission was held Wednesday, September 3, 2025 at 7:30 p.m. at the Township Building. The meeting was called to order by Chairman Mark Kreisher. Roll call was done by the chairman; the following were present:

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

OTHERS: Charles Axtman, Bill Titug, Isaac and Gay Wilson, Larry Hoose, Rebecca Wagner, Eric Newcomer, Laurie Stryker

Reading/Approval of the August 6, 2025 - A motion was made by L. Liggitt, seconded by H. Fry to waive the reading of the August 6, 2025 minutes. Motion carried.
- A motion was made by L. Liggitt, seconded by B. Vann to approve the August 6, 2025 minutes. Motion carried.

Communications & Bills - No codes report was discussed.

Old Business

Bollinger Solar Farm (Vassallo) Land Development -Updates were discussed in regards to the MAVFC emergency plan review which was not reviewed as it was for the Supervisors, the decommissioning review for the Supervisors and the discussion of financial security which was not documented as of the meeting. We also discussed submissions of new plans to account for the electrical fencing adjustment which was sent to the codes officer on 8/29/2025 that stated that the planes would have to meet the NEC codes. No action was taken on this Land Development as most items are per the conditional use of the supervisors and there was no updated plan. The land development was tabled.

Pleasant View Wesleyan Church Land Development -The engineer was present to discuss updates to the project and address comments from the township engineer and the county. There was also a will serve letter from WBRA for the project.
-A motion was made by L. Liggitt and seconded by B. Vann to conditionally approve the project pending addressing outstanding comments on page 5 of the township engineer's comments page and receiving a set of stamped plans. Motion carried.

Electrify America/Sheetz Development

Land - Jeff Holland, the engineer in charge, was contacted and we discussed the comment response letter and the waiver letter for a parking space being in a building setback line. The committee felt that the space in the setback line was ok as it was not a structure and that the waiver was not needed. The only outstanding item was the agreement between Sheetz and Electrify America which Jeff referenced them working on.
-A motion was made by M. Kreisher and seconded by L. Liggitt to extend the land development window pending a written request by Mr. Holland to allow for the agreement to be submitted. Motion carried.
- There was representation at the meeting to discuss the progress of the project. There was a discussion on the DEP module which M. Kreisher updated upon D. Vassallo's request. Another topic was to determine the outlier in the shed which the property line goes through and to either formalize an agreement or have it torn down or moved and to have an access agreement. The land development was tabled.

Glunk Land Development

New Business

Wilson Subdivision

- A discussion was had regarding the submittal documents. There was no review letter from the township engineer at the time of the meeting so the Land development was tabled to the next meeting to allow time to review engineering comments and update plans.

Penn Roaring Creek Solar

-There was a discussion regarding the conditional use but there were not any engineering review letters nor enough information to approve and it was tabled until the next meeting.

Bylaw Discussion

-M. Kreisher stated we will table this until the next meeting as the markups were significant and he would provide a summary document of L. Liggitt's suggestions.

Public Comment

- There was a comment/question regarding the implication of springs in the Stormwater Ordinance and how springs are to be handled.

Adjournment

-The meeting was adjourned at 8:39 p.m. by Chairman M. Kreisher.

Respectfully submitted by:

Mark Kreisher, Chairman