

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

**October 1, 2025**

The regular meeting of the Muncy Creek Township Planning Commission was held Wednesday, October 1, 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 secretary; the following were present:

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

**OTHERS:** Eric Newcomer, Eric Hopkins, Larry Hoose, Isaac Wilson, Gay Wilson, Bill Titus, Laurie Stryker, Joshua Gavitt, Stephen R. Smith, Elissa Stine

***Reading/Approval of the September 3, 2025***

- A motion was made by H. Fry, seconded by L. Liggitt to waive the reading of the September 3, 2025 minutes. Motion carried.
- A motion was made by L. Liggitt, seconded by H. Fry to approve the September 3, 2025 minutes. Motion carried.

***Communications & Bills***

- Codes reports for August and September 2025 were received. No discussion.

***Old Business***

***Bollinger Solar Farm (Vassallo) Land Development***

- Receiving review and approval from MAVC for their emergency plan is still outstanding.
- Decommissioning review and approval from the BOS is still outstanding.
- Securing Financial Security is still outstanding.
- Submission of revised plans is still outstanding.
- L. Liggitt asked what the time frame was on this but there is none because it has been granted conditional use.

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

- No action at this time, table until next meeting.
- PVWC was granted conditional approval at last meeting with 8 outstanding items.
- A DEP Sewage Exemption Request is needed and was suggested to check with Dan Vassallo regarding.
- A will Serve letter was received 8/27/25 and will take care of number 2, 7 and 8 on conditions.
- Improvement agreement was received 9/18/25.
- Stormwater Management Exemption Request is still under review by the Board of Supervisors.
- Zoning was questioned and was to be followed up with Victor Marquardt regarding.
- A design Engineer Signature Block was added for Stormwater Management.
- Tabled until next meeting pending receipt of items.

***Electrify America/Sheetz Development***

***Land*** - Vassallo's second comments were received 9/22/25. There are many pending items on the comments as noted by A. Newcomer such as ADA, Zoning construction and building, stormwater, improvement agreement, and surety bond.  
-A motion was made by M. Kreisher, seconded by L. Liggitt to conditionally approve Electrify America pending improvement agreement, surety bond, zoning, and stormwater management. H. Fry stated that is too many items to conditionally approve. J. Dewald pointed out if the stormwater spends too much time at the Board of Supervisors it will not ever get approved, this is just a way to conditionally approve it. Motion opposed by H. Fry, A. Newcomer, and B. Vann. Motion denied.  
-Discussion was had about a time extension request and the need to reach out to Jeff from Electrify America. As well as to reach out to Victor regarding Zoning.  
-A second motion was made by M. Kreisher, seconded by L. Liggitt to grant a 45-day extension subject to the receipt of a letter from Electrify America. Motion Carried.

***Glunk Subdivision***

- A right of way agreement was received on 9/26/25. A motion was made by M. Kreisher, seconded by A. Newcomer to approve the Glunk Subdivision as presented. Motion carried.

***Wilson Subdivision***

- Vassallo comments were received on 9/17/25 and discussion with the Wilsons's Engineer was had regarding adding and updating the plans per Vassallo comments.  
- A will serve letter is still needed from WBRA.  
-Mention of a DEP exemption was brought up and is to be discussed with Dan Vassallo.  
-Table until next meeting.

***Penn Roaring Creek Solar***

-The Board of Supervisors granted an extension on this project in August 2025. No comments were received at this time. A PCSM plan was received but no action was taken. Table until next meeting.

***New Business  
Pearson Subdivision***

-Comments were received from County but not township engineer. This will be tabled until next meeting.

***Bylaw Discussion***

-Discussion was had regarding specifics including number of copies, process of submission, as well as deadlines for meeting agendas.  
-Public comments were taken and questions were asked about keeping the website and process up to date to ensure seamless delivery.

***Public Comment***

- **E. Newcomer:** Are bonds needed for Land Development?

-**H. Fry:** Who will take care of website if this changes?

***Adjournment***

-The meeting was adjourned at 9:53 p.m. by Chairman M. Kreisher.

Respectfully submitted by:

Elissa Stine, Secretary