

**Muncy Creek Township
Planning Commission**
Regular Meeting

November 5, 2025

The regular meeting of the Muncy Creek Township Planning Commission was held Wednesday, November 5, 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: Isaac Wilson, Gay Wilson, Eric Hopkins, Dan Long, Eric Newcomer, Bill Titus, Larry Hoose, Ken Blessing, Laurie Stryker, Joshua Gavitt, Elissa Stine

Reading/Approval of the October 1, 2025

- A motion was made by H. Fry, seconded by L. Liggitt to waive the reading of the October 1, 2025 minutes. Motion carried.
- A motion was made by L. Liggitt, seconded by A. Newcomer to approve the October 1, 2025 minutes. Motion carried.

Communications & Bills

- Codes report for October 2025 was received. No discussion.

Old Business

Bollinger Solar Farm (Vassallo) Land Development

- Receiving review and approval from MAVC for their emergency plan is still outstanding. Waiting for a response from the Fire Department. H. Fry asked the Secretary to reach out to the chief with their opinion. Bollinger response and plan was received.
- Decommissioning review and approval from the BOS is still outstanding.
- Securing Financial Security is still outstanding.
- Submission of revised plans is still outstanding.
- No action at this time, table until next meeting.

Electrify America/Sheetz Land Development

- Surety Bond and Improvement Agreement received on 10/2/2025.
- Codes confirmed 10/7/2025 ADA will be addressed and the project is compliant with ordinance.
- H. Fry asked if they were still within the 45-day time extension.
- J. Dewald stated there is nothing left for this board to approve because we are just waiting on BOS with a stormwater exemption.
- A motion was made by L. Liggitt, seconded by M. Kreisher to conditionally approve pending the stormwater exemption request from the BOS. Motion carried.

Wilson Subdivision

- A will serve letter was received from WBRA on 10/3/2025.
- Updated plans were received addressing all comments on 10/29/2025
- The only outstanding item was a DEP exemption request. L. Liggitt stated he was going to reach out to Dan Vassallo and let Hopkins know if this is a requirement or not. L. Liggitt stated since it was mentioned he doesn't see why it would not be required due to increased flow but is going to check.
- Plans were given to E. Hopkins to take to the county to get stamped before final approval.
- A motion was made by L. Liggitt, seconded by M. Kreisher to conditionally approve pending the exemption letter from DEP or exemption form clarifying with Dan Vassallo addressing his comments. Motion Carried.
- Table until the next meeting pending receiving outstanding materials.

Penn Roaring Creek Solar

- Vassallo comments were received on 10/28/2025.
- County comments were not received yet but are under review due to just receiving a check.
- Representative from ARM Group questioned extension. A motion was made by L. Liggitt, seconded by M. Kreisher to accept a 60-day extension pending a letter.
- Table until the next meeting.

Pearson Subdivision

- Vassallo comments were received 10/28/2025.
- New plans addressing Vassallo comments and new Right of Way Agreement received 11/3/2025.
- A motion was made by L. Liggitt, seconded by B. Vann to approve Pearson subdivision as presented. Motion carried.

New Business

- No new business.

Data Center Discussion

- J. Dewald discussed there are two ways to address this, either an ordinance or define it in zoning.
- Discussion was had about the process and what is happening at the state level.
- E. Newcomer commented during the discussion that the BOS have been working on this and was hoping to have a draft ordinance for this meeting but it was not presented due to not having it yet. Supervisor Newcomer gave a breakdown of what has been proposed and what the ordinance plans to highlight.
- Discussion ended with intending to wait for the BOS ordinance proposal.

Bylaw Discussion

-M. Kreisher discussed that the supervisors have asked for the stormwater permit to be put back into place to do tracking. H. Fry asked if there was any way to reduce the length of the permit.
-Discussion regarding tiny homes was had including discussion of stormwater because of the exemption in place and them being smaller than 5,000 sq ft.

Public Comment

-No comment.

Adjournment

-The meeting was adjourned at 8:29 p.m. by Chairman M. Kreisher.

Respectfully submitted by:

Elissa Stine, Secretary