

The regular meeting of the Muncy Creek Township Planning Commission was held Wednesday, December 3, 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, Alexis Newcomer, Leon Liggitt, Harley Fry II, Brian Vann, Jon DeWald

**OTHERS:** Eric Newcomer, Lindsey Newcomer, Joshua Gavitt, Larry Hoose, Elissa Stine

***Reading/Approval of the November 5, 2025***

- A motion was made by H. Fry, seconded by L. Liggitt to waive the reading of the November 5, 2025 minutes. Motion carried.
- A motion was made by L. Liggitt, seconded by A. Newcomer to approve the November 5, 2025 minutes. Motion carried.

***Communications & Bills***

- Codes report for October 2025 was received. Discussion regarding Electrify America and their permit was discussed with miscommunication between codes and the township.

***Old Business***

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

- Receiving review and approval from MAVC for their emergency plan was received on 11/20/25. Discussion regarding specifics and agreement was had regarding site training was thought to be vague.
- Decommissioning review sent to BOS and Dan Vassallo for final confirmation 11/17/25
- Securing Financial Security is still outstanding.
- Submission of revised plans is still outstanding.
- No action at this time, table until next meeting.

***Wilson Subdivision***

- DEP exemption letter still outstanding.
- Final stamped plans from Lycoming County received 11/14/25.
- Table until the next meeting pending receiving outstanding materials.

***Penn Roaring Creek Solar***

- Vassallo comments were received on 10/28/2025.
- County comments were received 11/14/2025.
- 60 Day Extension request received 11/18/2025. M. Kreisher stated they would like to be considered for approval at January meeting.
- Discussion regarding conditions #13 and #14 printed on the plans regarding emergency response training and an emergency response plan need to be satisfied as well as addressing comments from Vassallo and County to proceed.
- Table until the next meeting.

***New Business***

***Goodenow Subdivision***

- Application and plans received on 11/6/2025.
- Vasallo comments received 11/11/25.
- County comments received 11/14/25.
- Short Certificate for executor received 11/26/25.
- DEP sewage exemption received 11/6/25.
- PennDOT driveway propositions received (x2) 11/6/25.
- Discussion regarding plans was had with comments suggesting a note about stormwater needed to be added to fulfill Vassallo comments. J. Gavitt was instructed to add stormwater note and get plans restamped.
- A motion was made by B. Vann, seconded by L. Liggitt to conditionally approve plans given comment “d” on Vassallo comments is satisfied with the county stamp on the new plans. Motion carried.

***Data Center Ordinance Draft- from Supervisors***

- Discussion regarding distances from existing homes in different districts was had with clarification upon where data centers will be placed, in I1 and I2 districts.
- Discussion was had about passive energy use and how it would be two separate conditional hearings if two sources would be used in one application.
- J. Dewald commented and stated the ordinance outlines very well.
- A motion was made by L. Liggitt, seconded by B. Vann to recommend adoption of the ordinance to the BOS. Motion carried.

***Stormwater Tracking***

- Information was provided by the secretary regarding specific way stormwater and permits are being tracked in the Google Drive.
- Example was given from 304 Carpenter Street as they were putting a 1600sqft garage on their property.
- Nothing new at this time

***Bylaw Discussion***

***Accept Resignation of Alexis Newcomer***

-A motion was made by H. Fry II, seconded by L. Liggitt to accept the resignation of A. Newcomer. Motion carried.

-Discussion was had about letters of interest and the best way to advertise or ask the board for new appointment.

***Public Comment***

-E. Newcomer: Regarding 304 Carpenter Street, if it is not in the zoning table what is the amount of area that can be covered on a single property? M. Kreisher stated up to 75%. Discussion was had about who is to enforce that if it goes over.

***Adjournment***

-The meeting was adjourned at 9:48 p.m. by Chairman M. Kreisher.

Respectfully submitted by:

Elissa Stine, Secretary