# COLUMBIA COUNTY PLANNING COMMISSION

# AGENDA

# November 17, 2026

***ROLL CALL***

***PLEDGE OF ALLEGIANCE***

***MINUTES***

***CITIZENS AND GUESTS TO BE HEARD***

***TREASURER'S REPORT***

- Bills for Payment: October 21 – November 17, 2026
- Receipts: October 21 – November 17, 2026

***SUBDIVISION AND LAND DEVELOPMENT***

- Review and Approval
- Review and Comment
- Review Committee for **Friday, December 11, 2026**

***OLD BUSINESS***

- NEPA Homes, LLC – Amending conditional preliminary/final to Preliminary Approval
- SALDO revisions
- Board Member Vacancy
- Planning Commission Christmas Dinner

***NEW BUSINESS***

- 2027 Meeting Dates

***PERTINENT CORRESPONDENCE***

- The Planning Commission has received drafts and has begun its review of the following ordinances:
    - Town of Bloomsburg: Data Center
- PA Sunshine Act Update

***ADJOURNMENT***

# COLUMBIA COUNTY PLANNING COMMISSION

## BILLS FOR PAYMENT

## October 21 – November 17, 2026

| ***PROFESSIONAL EXPENSES*** | ***AMOUNT*** |
|---|---|
| Keystone Consulting Engineers | $2,448.00 |
| ALS Group (Landfill Testing) | $4,975.00 |
| ***TOTAL BILLS FOR PAYMENT October 21 – November 17, 2026*** | ***$7,423.00*** |

# COLUMBIA COUNTY PLANNING COMMISSION

## RECEIPTS

## October 20 – November 17, 2026

| *RECEIPTS* | *CHECKS* | *CASH* |
|---|---|---|
| ***Subdivision Fees*** | | |
| Larson Design Group | $300.00 | |
| James E. Hermanski | $135.00 | |
| Exus Energy Portfolio | $800.00 | |
| Bloomsburg Powersports | $130.00 | |
| Ray Carmean Quarter Horses | $175.00 | |
| Cody J. Bowman | $400.00 | |
| Stahl Sheaffer Engineering | $110.00 | |
| Dean A. Robbins | $185.00 | |
| Piestraks Surveying | $200.00 | |
| Orangeville Surveying Consultants | $120.00 | |
| Orangeville Surveying Consultants | $110.00 | |
| ***Engineering Fees*** | | |
| New Leaf Energy (Green Creek Rd. Solar) | $144.00 | |
| New Leaf Energy (Catawissa Solar 1) | $504.00 | |
| Alpha Supply & Services | $576.00 | |
| Alpha Supply & Services | $1,008.00 | |
| Layne Rarig LLC | $2,088.00 | |
| Layne Rarig LLC | $288.00 | |
| Dynamic Energy (Cleveland White Church Rd. Solar) | $108.00 | |
| ***TOTAL RECEIPTS*** | | |
| ***October 21 – November 17, 2026*** | ***$7,381.00*** | |

## SUBDIVISION REVIEW COMMITTEE MEETING NOVEMBER 2026:

The Columbia County Subdivision Review Committee Meeting was held on **Friday, November 13, 2026 at 8:30 AM** with Michelle Bella and Boz Robbins present. At this meeting a total of ten (10) Review and Approval Applications and nine (9) Review and Comment Applications were reviewed. The following comments are offered:

**There were four (4) applications the Review Committee felt required No Action. These were:**

**#57—Layne Rarig Turkey Barn,** Roaring Creek Township, 1 lot, 109 acres (44,100SF Land Development)
There are numerous outstanding items on this application.

**#64—Glidewell, Randy & Robin**, Pine Township, 1 lot, 2.00 acres
There are numerous outstanding items on this application.

**#83—Berger Trust, Robert & Eileen,** Pine Township, 1 lot, 2.00 acres
There are numerous outstanding items on this application.

**#92—Rhoads, Dennis, and Rodger & Cleda Rhoads**, Cleveland Township, 2 lots, 36.38 acres (incorporation)
There are numerous outstanding items on this application.

**There were three (3) applications to be granted up to a ninety-day (90) time extension pending a written request is received within fifteen (15) days of the date of the letter or the application will be denied. These were:**

**#103 (2025)—Stony Brook Circle MHP**, Orange Township, 68 lots, 19.72 acres (Land Development)
There are numerous outstanding items on this application.

**#104 (2025)—Buck Road Solar Farm, LLC,** Fishing Creek Township & Stillwater Boro, 1 lot, 45.98 acres (Solar Development)
There are numerous outstanding items on this application.

**#73—Rhoads Brothers Farm LD**, Main Township, 1 lot, 133.39 acres (Land Development)
There are numerous outstanding items on this application.

1. **This application is requesting a waiver from: Section 403.B.2**– Proposed access drives, parking, loading and unloading areas shall be constructed with bituminous paving.

   **Justification**: The existing use is a farm and there is currently no pavement on any of the existing access drives, etc. This site addition has no designated loading or parking areas. All existing drives are gravel.

**There were two (2) applications to be granted Conditional Approval pending written acceptance of the conditions within fifteen (15) days of the date of the letter or the application shall be denied. These were:**

**#89—Robbins, Dean & Hazel**, Mount Pleasant Township, 1 lot, 14.175 acres
The conditional items on this application are receipt of completed non-building declaration form and signed/notarized plans.

**#94—Hermanski, James & Suzann,** Roaring Creek Township, 1 lot, 52.003 (Incorporation)
The conditional items on this application are receipt of Township comments or expiration of their 30-day review period, whichever comes first and revised signed/notarized plans.

**There was one (1) application to be granted an Approval. This was:**

**#77—Rhoads Brothers Farm Subdivision**, Main Township, 1 lot, 14.214 acres (1 Incorporation)

**There were nine (9) Review and Comment Applications:**

**#84 –Rohrer, Nevin,** Locust Township, 1 lot, 8.35 acres (Land Development)

**#85 – Columbia County PSP,** North Centre Township, 2 lots, 142.41 acres (Land Development)

**#86 – Shuman, Robert L & Paul F.,** North Township, 1 lot, 2.00 acres

**#87 – Berlin, Scott & Jennifer,** Briar Creek Borough, 1 lot, 0.36 acres (Add-on)

**#88 – Slowick, Larry & Sandra,** Briar Creek Boro./North Centre Twp., 4 lots, 10.01 acres (Incorporation)

**#90 – Croop, William H. & Nancy L.**, Briar Creek Township, 2 lots, 0.81 acres

**#91 – Zeigler, Kevin**, Madison Township, 2 lots, 0.46 acres

**#93 – Kawneer Company Inc**, Town of Bloomsburg, 1 lot, 6,225 Sq. Ft. (Land Development)

**#96 – BT Property Ventures**, Scott Township, 3 lots, 0.69 acres