

COLUMBIA COUNTY PLANNING COMMISSION

AGENDA

March 17, 2026

ROLL CALL

PLEDGE OF ALLEGIANCE

MINUTES

CITIZENS AND GUESTS TO BE HEARD

TREASURER'S REPORT

- Bills for Payment: February 18 – March 17, 2026
- Receipts: February 18 – March 17, 2026

SUBDIVISION AND LAND DEVELOPMENT

- Review and Approval
- Review and Comment
- Review Committee for **Friday, April 17, 2026**

OLD BUSINESS

- Agricultural Exemption for Samuel Stoltzfus in Greenwood Township
- Agricultural Exemption for Levi Beiler in Greenwood Township

NEW BUSINESS

- Agricultural Exemption for Matthew Balliet in Beaver Township
- Update to fee schedule

PERTINENT CORRESPONDENCE

ADJOURNMENT

**COLUMBIA COUNTY PLANNING COMMISSION
BILLS FOR PAYMENT**

February 18 – March 17, 2026

<i>PROFESSIONAL EXPENSES</i>	<i>AMOUNT</i>
Keystone Consulting Engineers	\$2,628.00
MPL Law Firm	\$565.50
<i>TOTAL BILLS FOR PAYMENT</i> <i>February 18 – March 17, 2026</i>	<i>\$3,193.50</i>

**COLUMBIA COUNTY PLANNING COMMISSION
RECEIPTS**

February 18 – March 17, 2026

<i>RECEIPTS</i>	<i>CHECKS</i>	<i>CASH</i>
 <i>Subdivision Fees</i>		
Long Hollow Cattle Co.	\$50.00	
William F. Bauman	\$80.00	
Herbert H. Harmon, Jr.	\$160.00	
 <i>Engineering Fees</i>		
CleanChoice Energy	\$446.88	
Dynamic Energy	\$4,910.15	
GSP Management Co.	\$1,031.25	
CleanChoice Energy	\$3,437.50	
Dynamic Energy	\$171.88	
 <i>TOTAL RECEIPTS</i>		
<i>February 18 – March 17, 2026</i>	<i>\$10,287.66</i>	

SUBDIVISION REVIEW COMMITTEE MEETING MARCH 2026:

The Columbia County Subdivision Review Committee Meeting was held on **Friday, March 13, 2026 at 8:30 AM** with Boz Robbins and John McGee present. At this meeting a total of twenty two (22) Review and Approval Applications and four (4) Review and Comment Applications were reviewed. The following comments are offered:

There were ten (10) applications the Review Committee felt required No Action. These were:

#61 (2024)—Stine, Roseann, Cleveland Township, 1 lot, 12.43 acres (Solar Development)
There are numerous outstanding items on this application.

#89 (2024)—Cleveland White Church Solar, Cleveland Township, 1 lot, 23.7 acres (Solar Development)
There are numerous outstanding items on this application.

#47 (2025)—Catawissa Solar 1, Catawissa Township, 2 lots, 41 acres (Solar Land Development)
There numerous outstanding items on this application.

#66 (2025)—Penn Shoofly Solar, Greenwood Township, 1 lot, 26.26 acres (Solar Land Development)
There numerous outstanding items on this application.

#72 (2025)—Cox, Tyler, Franklin Township, 1 lot, 5,000 SF (Pole Barn Development)
There numerous outstanding items on this application.

#99 (2025)—Stoneybrook Solar Project, Orange Township, 6 lots, 137 acres (Solar Development)
There are numerous outstanding items on this application.

#103 (2025)—Stony Brook Circle Mobile Home Park, 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 Borough, 1 lot, 45.98 acres (Solar Development)
There are numerous outstanding items on this application.

#20—HSP Realty, Orangeville Borough, 1 lot, 15,743.3 SF (Final Plans)
There are numerous outstanding items on this application.

#21—Laidacker, Austin, Mount Pleasant Township, 1 lot, 5.68 acres (Final Plans)
There are numerous outstanding items on this application.

There were two (2) no action applications requesting the following waivers/modifications. These were:

#13—Nicole Oman & Mitchell Johnson, Mount Pleasant Township, 1 lot, 1.870 acres (2,560 SF Pole Barn Land Development)
There are numerous outstanding items on this application.

1. **Section 406 – Erosion & Sedimentation Pollution Control Plan.** Applicant is requesting a waiver from this section with the understanding that the property owner shall be solely responsible for assuring that downstream properties are protected from any damage or erosion that is directly caused by implementation of this land development plan. *Waiver received from CCCD on February 23, 2026.*
2. **Section 407 – Stormwater Management Plan.** Applicant is requesting a waiver from this section with the understanding that the property owner shall be solely responsible for assuring that downstream properties are protected from any damage or erosion that is directly caused by implementation of this land development plan. Stormwater flowage easements have been secured through properties of adjacent owners from the proposed pole barn to the receiving stream.
3. **Section 206 and Section 304.C.1. – Financial Security and Cost Estimate.** A waiver is requested from this section with regards to providing a construction cost estimate and financial security.

#16—Keyser, Stephen & Denise, Main Township, 1 lot, 10.00 acres
There are numerous outstanding items on this application.

1. **Section 402, Table 2** –In lieu of providing a 20 foot wide cartway with 4 foot shoulders, the applicant is requesting the following modifications:
 - a. A modification is requested to allow a 16 foot wide paved macadam cartway with 2 foot wide stabilized shoulders from Fisher Run Road up to the Robert F. Thomas and Charlotte L. Thomas Driveway.
 - b. A modification is requested to allow an 11 foot wide paved macadam cartway with 2 foot wide stabilized shoulders from the Robert F. Thomas and Charlotte L. Thomas Driveway to the Keyser easterly concrete driveway.
 - c. A modification is requested to allow a 10 foot wide gavel cartway with 1 foot wide stabilized shoulders from the Keyser easterly concrete driveway to the westerly property line of Layne A. Schell and Lisa A. Schell.

There were four (4) 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:

#26 (2025)—NEPA Homes, LLC, Franklin Township, 5 lots, 27.951 acres, 1 lot, 4.311 acres (Add-On)
There are numerous outstanding items on this application.

#32 (2025)—Green Creek Solar 1, Orange Township, 1 lot, 30.97 acres (Solar Development)
There are numerous outstanding items on this application.

#56 (2025)—Greenwood Bottom Road Solar, Greenwood Township, 1 lot, 27.87 acres (Solar Land Development)
There are numerous outstanding items on this application.

#114 (2025) —Sylvia Ann, LLC, Beaver Township, 1 lot, 12.45 acres
There are numerous outstanding items on this application.

There were three (3) applications to be granted Conditional Approval. The conditional items on the application must be received within thirty (30) days of the conditional approval letter followed by the applicant/agent's acceptance of the conditional items or the application will be denied. These were:

#03—Giorgini, Emanuel & Sandra, Conyngham Township, 3 lots, 4.07 acres
The conditional items on this application are receipt of Right-of-Way Maintenance Agreement, Drainage Easement, and signed and notarized plans.

#17—Eisenmann & Welliver, Benton Township, 1 lot, 2.15 acres (Incorporation)
The conditional items on this application are receipt of revised signed and notarized plans.

#19—McClure, Harry & Nancy, Sugarloaf Township, 1 lot, 0.9898 acres (Incorporation)
The conditional items on this application are receipt of completed Add-On Documentation, electronic survey data, and signed and notarized plans.

There were two (2) applications to be granted an Approval. These were:

#09—Dietrichson, Linda C., Greenwood Township, 1 lot, 4.64 acres

#15—Bolinsky, Walter and Bolinsky, Barry, Beaver Township, 2 lots, 10.208 acres

There were four (4) Review and Comment Applications:

#18 – Croop, Randall and Lori, Briar Creek Township, 2 lots, 2.1 acres (1 Add-on)

#22 – Millett Hotel, Hemlock Township, 1 lot, 2.80 acres (Land Development)

#23 – Zeisloft Joint Revocable Trust, Montour Township, 1 lots, 4.881 acres (Add-on)

#24 – Bauman, William F. and Maria R., Scott Township, 1 lot, 0.805 acres (Add-on)