**SEPTEMBER 2024 MINUTES**

**CALL TO ORDER:** The Muncy Township Supervisors met in the Muncy Township Fire Hall on September 11, 2024. Gary Harmon, Heath Ohnmeiss, Denise Artley, Gwen Pidcoe, and Scott Williams were present. The meeting was called to order by Gary Harmon at 7:30 p.m.

**A moment of silence in remembrance for September 11, 2001.**

**PREVIOUS MINUTES:** DeniseArtley stated that at the top of the minutes July needed to be changed to August.Heath Ohnmeiss motioned to approve August Minutes with the change Denise recommended. Gary Harmon seconded the motion. Denise Artley agreed. The motion carried.

**TREASURER’S REPORT** The treasurer’s report for August 2024 was motioned for approval by Heath Ohnmeiss. Denise Artley Seconded the motion. Gary Harmon agreed. The motion carried.

**PLANNING COMMISSION MINUTES:**

Amy Phillips sub-division on the corner of village road and route 220 Hwy. tax parcel number 41-353-169 with 2.05 acres. This will be sub-divided off 41-353-169 and 41-353-171.B to be its own parcel. Larry Spatz stated that the planning commission has no comment on this sub-division and approves.

Gary Harmon motioned to approve the planning commission’s approval of the Phillips sub-division. Heath Ohnmeiss seconded the motion. Denise Artley agreed. Motion carried.

**PUBLIC COMMENT AGENDA ITEMS**:

Larry Spatz stated that the planning commission recommendations regarding ordinance 2024-01 1. It should be tabled until the conservation district determines effects on stormwater, and their permit process should be followed. Once their permits are approved, then we recommend the following:

2. Article IIsection 11.4 amendment: zero lot line for commercial only-not for any future residential exception which may occur in the area which is now commercial.

3. Article II, section 3.1 impervious surface should remain 50%. If they wish for 70% impervious surface, that might be considered once we have information from conservation district.

4. Article II, Section 3.2 maximum building coverage increase to 40% approved.

Terri Lauchle are the other 3 planning members against or for the ordinance?

Gary Harmon stated they are just not present because of the 9-11 ride.

Terri Lauchle so do you require a soil study. Do you want to know what type of ground they are building on. What if it is wetlands. You need to know what kind of soil they want to build on. Do you require this?

Gwen Pidcoe stated that you cannot build on wetlands. We do not have the purview for soil studies.

Larry Spatz stated does the conservation District do a study and approve?

Terri Lauchle you need to know what the soil is at the mall. This is important to know. I went to Lycoming County, and I have this book that shows all the soil in Lycoming County.

Denise Artley stated that she called Loyalsock Township and questioned them about the process that Famvest went through to tear down Ruby Tuesday’s and Build Texas Roadhouse. They had to submit plans to start and apply for permits.

Gary Harmon stated that stormwater does not fall under the planning commission’s purview. This ordinance is just taking it back to what it was when Lycoming County had it before we took over.

Terri Lauchle questioned why there was an oversite when the ordinance was written?

Gary Harmon stated that he didn’t realize that that change was made.

Denise Artley stated that Gwen told her that, that is what the ordinance writer suggested at the time.

Gwen Pidcoe stated that we are just trying to fix the ordinance and take it back to the way it was.

Terri Lauchle who requested the change in the ordinance.

Gary Harman stated that the Target Plaza, Famvest and Europtic.

Terri Lauchle who requested Famvest.

Gwen Pidcoe stated yes as well as other businesses in the commercial district. This affects the whole commercial district, not just Famvest.

Terri Lauchle who requested Famvest?

Gwen Pidcoe stated again Target Plaza, Famvest the whole commercial district is affected.

Terri Lauchle stated the Famvest wants this. The last meeting you stated that Famvest and Europtic.

Gary Harmon stated like we stated multiple times already Famvest, Europtic, Target Plaza the whole Commercial district which also includes Blaise Alexander Dealerships. Right know if Europtic would like to do anything with their building they cannot because of the setbacks to do so. The way our ordinance reads right now because the mall property goes right up to their front door.

Terri Lauchle so this is Target and Famvest requesting.

Gary Harmon stated again we have answered your multiple times. All the businesses in this area will have issues with future growth if the ordinance is not changed back to the way it was.

Terri Lauchle why now why the changes needed it has been awhile since we took over the zoning.

Gwen Pidcoe stated it has been a year.

Terri Lauchle so why changes it; it has been fine for a while.

Gary Harmon stated that it is only been a year, and this is just changing it back because we noticed the issue and we are trying to correct it. That is all we are trying to do. The mall has been the way it is since the 70’s with no complaints about the build outs why are you having an issue with it now?

**FIRE REPORT:** Report on file. Nick Palmatier stated that at the last Fire Co. meeting they purchased a new defibrillator with grant money and voted to donate their old one to the Township to have in the office, it just needs new pads because they are expired.

Gary Harmon stated that this defibrillator is fully automated.

Denise Artley asked, so this talks to you.

Gary Harmon stated that yes it does, Thank you to Nick and the Fire Co.

Denise Artley stated that Tuesday night Gary Harmon took her through the haunted barn. There is a lot of work that went into it.

**POLICE DEPARTMENT REPORT:** Report on file.

**ROAD MASTERS REPORT**: Report on File.

**OLD BUSINESS:**

Denise Artley stated that she was not here for last month’s meeting. I mentioned in the meeting before that I did not have a key to the file cabinets so that I could review the bills, so I did not approve the Treasurers report. I know have the key to filing cabinet.

**PERMIT OFFICER REPORT:**  2 permits for August.

**NEW BUSINESS:**

**Ordinance 2024-01 Zoning Change Commercial District:**

Scott Williams stated that this is for 0 setbacks just in the commercial district. We are just changing back to the version that the County has before we took over the Zoning. I would like to thank Denise Artley for reaching out to me with some questions she had, and I believe I answered them all. Her issues have been addressed.

Heath Ohnmeiss motioned to adopt the zoning ordinance for the Commercial District as written. Denise Artley seconded the motion. Gary Harmon agreed. Motion carried.

**Resolution 2024-07 Signature Authorization:** Gwen Pidcoe stated that this resolution will authorize the attorney to sign legal documents for the tax assessment adjustment that was approved by the County for Target.

Gary Harmon motioned to sign the resolution for the attorney to sign the legal documents.

Scott Williams stated that the County makes the decision on the new assessments, but the Township and the School District have to sign the documents to acknowledge the changes being made.

Heath Ohnmeiss seconded the motion. Denise Artley agreed. Motin carried.

**SAFETY COMMITTEE**:

* **SAFETY MINUTES**: Gary Harmon motioned to approve minutes for August. Heath Ohnmeiss seconded the motion. Denise Artley agreed. Motion carried.

**REVIEW MONTHLY BILLS:** Heath Ohnmeiss motioned to pay the monthly bills. Gary Harmon seconded the motion. Denise Artley agreed. Motion carried.

**PUBLIC COMMENT:**

Larry Spatz questioned the attorney where we are with the changes to the solar ordinance.

Scott Williams stated that Zach is working on the ordinance and has a rough draft with some of the changes that could be made that didn’t overstep the zoning code.

Larry Spatz, so all our changes were put in.

Scott Williams stated that the limits you requested could not be put in because it was overstepping. Like the timeline to 60 days. We cannot do that it can only be 45 days.

Zach stated that the timeline from 45 to 60 days could not be done. This is set by the planning code. The other things that could not be added because of the detriment to effect abutting property, this slightly overstepped the planning code. We just need to change things like Montour County to Muncy Township and some other small administrative things once you look over and approve what has been changed already.

Gary Harmon stated that Gwen will make the copies and give them to you for review.

Melissa Doyle asked Mr. Williams about the update on their conversation on the bridge on Carpenters Lane.

Scott Williams stated that he has no update and is not sure if anything can be done on that front at this time. You mentioned the Township equipment and hours for employees were used on this project and it is a private road. I indicated to you that it would not be beneficial to the Township to seek legal justice for this because it would cost the taxpayers too much with hardly no return. This was inappropriate for previous board members to use township equipment and labor for this project without paying for the township as well as inappropriate to purchase the pipe under the township. It would be wise for the Township to make sure that this never happens again. I know there is a lot of contention between some residents and the township currently, so we do not want to add fuel to the fire. My recommendation is not to pursue it but make sure this never happens again.

Melissa Doyle doesn’t this set a president. If one can do it why can’t other residents use this service without having to pay. That is really unfair to the taxpayers of this township that a past supervisor abused the system and gets away with it.

Scott Williams stated that this is a good point. We will look into this to make sure that it does not happen again with any future board members. Current Board members could go after previous board members, but it is not cost effective.

Melissa Doyle but certain residents have issues with the township buying water, candy, and other things but they are ok with this abuse of power. This I feel is a much bigger issue to worry about than petty things like water and candy.

Denise Artley stated that she understands that the Township paid for the pipe that was purchased at Fry’s Plastic and that the residents that live on that road has paid the township back and it did take a little while to get the money from one resident, but it was eventually paid.

Melissa Doyle but what about the money in Township employees and equipment?

Denise Artley asked if this was Sid and Sparky?

Melissa Doyle stated that she would have to go to fry’s herself and pay for the pipe and pay the Township for the use of the equipment. This is a couple hundred dollars an hour if I am not mistaken.

Gwen Pidcoe stated that it is around $200 an hour to rent equipment with the operator.

Josh Phillips stated that personalities need to be put to rest. I was just at a citizen meeting for flooding up north and people donated thousands of dollars in supplies to help each other. That is what communities do. We need to check our personalities here and start helping each other instead of attacking each other all the time. We need to move forward.

Melissa Doyle stated that the pipe is still not up to code and proper permits still have not been provided for this pipe. Is the Township Liable if something happens? Is it able to handle heavy equipment going across like an ambulance or fire truck in case of an emergency?

Denise Artley it is a private road, so.

Melissa Doyle who is going to pay if something goes wrong. I want to know if the township is liable because that bridge is not built to code?

Scott Williams the township could be held liable but not sure if they would be.

Gary Harmon stated that we will make sure that something like this does not happen again.

**Adjourn**. Heath Ohnmeiss asked for a motion to adjourn. Denise Artley seconded the motion to adjourn at 8:24 pm. Gary Harmon agreed. Motion carried.