**August 2024 MINUTES**

**CALL TO ORDER:** The Muncy Township Supervisors met in the Muncy Township Fire Hall on August 21, 2024. Gary Harmon, Heath Ohnmeiss Gwen Pidcoe, and Scott Williams were present. The meeting was called to order by Gary Harmon at 7:30 p.m.

**PREVIOUS MINUTES:** Heath Ohnmeiss motioned to approve July Minutes. Gary Harmon seconded the motion. The motion carried.

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

**PLANNING COMMISSION MINUTES**

Spring Farm Sub-Division Lot #7 with 2.4071 acres. Paula Miller stated that the Planning Commission approves the Sub-Division of the Spring Farm with no Comment.

Gary Harmon Motioned to approve the Spring Farm Sub-Division of lot #7. Heath Ohnmeiss seconded the motion. The motion carried.

Larry Spatz said that the Planning Commission received a copy of the Montour County Solar Farm Ordinance, and we made some minor adjustments to it and will give it to you to have the attorney look over and move forward with this process. We recommend the adoption of the Montour County ordinance with the few adjustments that we recommend. We are asking for a moratorium until this can be passed. I am thinking that this will take around a year to pass.

Scott Williams stated that if an application is turned in tomorrow we can not hold it up that it will fall under the ordinance that is in place currently. This should not take a year.

Larry Spatz stated that we just want to protect this town.

**PUBLIC COMMENT AGENDA ITEMS**:

Thomas Schaech stated that 2024-01 ordinance has not had a chance to be reviewed by the planning commission and I think if this is passed that it would have major ramifications. I have a feeling this could be the first step to putting in residential in this district. WE have been setting money aside for years for MS4 which is federal EPA regulation for stormwater, and this could throw us into the MS4 if our population grows is this area. I am strongly urging this to be this be tabled.

Paula Miller stated that when this was brought up at the last meeting I was more worried about the setbacks against the residential area.

Gwen Pidcoe stated that before we took over our zoning the County already had this area at zero setbacks we are just returning it to what was already there. This is just zero setbacks this does not effect putting residential here. They still have to go through zoning and land development and other things to be able to do that.

Scott Williams stated that this will not change anything with the saldo. They will still have to follow that and the zoning ordinance that is in place, as well as land development and stormwater. This ordinance just pertains to the zero setbacks which are already accruing in this district.

Jon J. Owner of property stated, we are not planning on any housing in this district. We would like to, but we are more focused on bringing back the commerce to this area, not housing. There is a need for senior housing in this area or affordable housing, but I just don’t see that happening with this project.

Scott Williams if there is more pervious surface they will have to address that with their stormwater planning.

Tom Schaech I still don’t believe 30 days is enough to review this ordinance.

Scott Williams stated that it has now been 60 days.

Paula Miller stated that again at the last meeting she was just focused on the setbacks and how they would impact on the residential area. Then I started to think about it further and see that there may be other things that need to be looked at. I believe we should table this. I have only been doing this job a few minutes and I don’t know what all is involved. I don’t understand.

Terri Lauchle has been questioned by other residents if this ordinance pertains to the mall.

Scott Williams stated that yes as well as other businesses because this covers the whole commercial district.

Terri Lauchle so this is Famvest requesting this right.

Scott Williams stated questioned asked and answered.

Terri Lauchle so it is Famvest requesting?

Scott Williams again It was answered that yes as well as other businesses because it covers the whole commercial district.

Jon j. Owner of property stated that yes and other businesses are requesting like Europtic, they are planning with their property as well.

Terri Lauchle has gone through the planning commission.

Scott Williams stated that it was at the last meeting and discussed and the planning commission gave their recommendations, and we went back and made the changes and that is what is before us tonight.

Gary Harmon stated that we will table this until our next meeting so we can get this meeting moving forward.

Terri Lauchle has the supervisors talked amongst yourselves about this ordinance.

Gary Harmon stated that he was not here last meeting, but he has talked to Denise Artley and Heath about the ordinance. I know of the changes that were requested by the planning commission, and I have no issue with the ordinance. It was already there when the county was covering our zoning.

Paula Miller stated that she was just worried about the set backs with the original now I am worried about the pervious surfaces.

Scott Williams this does not change the saldo. They still have to go through and comply with stormwater.

Terri Lauchle do we even have to pass this ordinance couldn’t it be a special exception or something. These are all the questions residents are asking me to ask you.

Gary Harmon said residents need to call the office and talk to Gwen with these questions. We are not doing the third party he said she said thing.

Terri Lauchle are the supervisors prepared to make a decision.

Scott Williams stated the yes we are.

Terri Lauchle, yes, Mr. Attorney you are, but are the supervisors? Mr. Attorney is there are conflict of interest, are you in anyway working with Famvest?

Scott Williams stated that there is no conflict. I do not work with Famvest.

Terri Lauchle has this gone to the county for review?

Gwen Pidcoe stated that yes it has, and it has its blessing.

Gary Jones the ordinance is only changing it to what the county had previously, but I agree we should table it till the next meeting. It is changing it from 50 to 70 % imperious. I think this ordinance is inline with the old county ordinance.

**FIRE REPORT:** Report on file. Scott Oldweiler stated he would like to thank the road crew for all their help during the last few storms and with getting roads open during the fire in Mill Creek township. I would also like to state that we secured a FEMA grant to purchase new radios.

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

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

The new backhoe is in service. The grader is still in the shop being repaired. We are mowing. Alexander Drive paving project is complete**.**

**OLD BUSINESS:**

**PERMIT OFFICER REPORT:**  1 zoning permit, 4 building permit.

**NEW BUSINESS:**

**Spring Farm Sewage Module Lot#7:** Gary Harmon motions to approve the module. Heath Ohnmeiss seconded the motion. Motin carried.

**Winter Maintenance Contract Winter 2024-2025:** Gwen Pidcoe stated that we plow Middle Road from Lime Bluff to Village Road and Quaker Church Road from Village Road to 864 for the state. The contract amount is $16,615.24.

Heath Ohnmeiss motioned to sign the contract. Gary Harmon seconded the motion. Motion carried.

**Police Pension MMO for 2024:** Gwen Pidcoe stated that this is for the year 2024 to be deposited in 2025 in the amount of $24,602.00. Gary Harmon Motioned to approve the deposit for the police pension. Heath Ohnmeiss seconded the motion.

**Non-Uniform Pension MMO for 2024:** Gwen Pidcoe stated that this is for non-uniform for the year 2024 to be deposited in 2025 in the amount of $12,867.55. Gary Harmon motioned to deposit the non-uniform pension. Heath Ohnmeiss seconded the motion. Motion carried.

**SAFETY COMMITTEE**:

* **SAFETY MINUTES**: Gary Harmon motioned to approve minutes for July. Heath Ohnmeiss seconded the motion. Motion carried.

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

**PUBLIC COMMENT:**

Tom Croucher stated he wanted to say thank you to the Township for letting us use this room for the blood drive. Overall we had a good turn out even with the storms. Is there any way we can put something on the website to have residents come to the meetings and ask their own questions? So, we do not have people coming to these meetings and asking questions from supposed other residents. Something needs to be done about this.

Gary Harmon stated that we look into that.

Donnie Reese stated that he has been a resident of this Township since 1976 and never in all these years has he seen a very small group of residents want to put a divide in a community that there is here today. They have something against the fire company that I have been a part of for 55 years. Yes we have had our issues but we work through them and we did it without putting a divide within the community. Some of this small group of residents want to control the relationship that the Township has with the fire company and why? I understand that the taxpayers pay for the services of this community but most of the fire company are residents of this community as well. I think you forget that. The main issue that is seen right now is a lease that is between the Township and the fire company that was signed in 2019. I agree that there needs to be an agreement with a landlord and a tenant. What I don’t agree with is the writing within the agreement. Who in their right mind would expect a tenant to pay for a furnace or any other big maintenance projects. This is just wrong. If you would have your way there would not be any supervisors sitting up there because so far every supervisor that I can remember has always been a part of the fire company. We are a very small community.

In 2018 we use to receive $47,000 a year. I just reviewed the accounts with our treasurer and from 2019-2023 we are down $10,273. This was just to get us through COVID. The fire company goes out of its way to protect this community, and the supervisors do as well. So what ever your game is it needs to stop. We all need to work together.

Clapping by a large. portion of the residents in the meeting.

**Adjourn**. Gary Harmon asked for a motion to adjourn. Heath Ohnmeiss motioned to adjourn at 8:06 pm. Motion carried.