

COMMISSION

LISA PFLEGER
LARRY WELFER
JENNIFER DADDICO
RYAN McDONALD
PAW SCHLEIGAL

GUESTS

DOUG BENNECK
BECKIE HESS

CTRI

MIKE THOMAS
SAMANTHA HEFFNER
ME
BRIANNA ATTELBAUM KULA

MEETING START 4:00

PLEDGE

SHIK SCHOOL PARKING LOT WAIVERS - APPROVED
PLAN APPROVED w/ CONDITIONS

MEETING ADJOURN 4:54

PROPERTY REVIEW and REPORT FOR THE PLANNING COMMITTEE

REVIEW PROJECTS FROM THE LAST MEETING:

NEW PROJECTS FOR REVIEW

**Shikellamy School District
Review attached report.**

BLIGHTED PROPERTY REVIEW:

Review attached report.

NON-REVIEW ITEMS:

COMPREHENSIVE PLAN UPDATE:

ORDINANCES FOR REVIEW:

OPEN BUSINESS:

ZONING HEARINGS:

**Michael Rhoads
Public Safety Supervisor
Zoning Officer**

PROPERTY INFORMATION FOR PLANNING COMMITTEE

DATE SUBMITTED: February 15, 2023

LOCATION OF PROPERTY: 600 Walnut Street Sunbury, PA. 17801

NAME OF OWNER:
Shikellamy School District

ADDRESS OF OWNER:
200 Island Boulevard
Sunbury, PA. 17801

PROPERTY ZONED:
Neighborhood Business (NB)

INTENDED USE: Review Land Development plan.

ADDITIONAL INFORMATION:

MEETS SETBACKS: Yes

MEETS ZONING REQUIRMENTS OF CHAPTER 175: Yes

COMMENTS AS NEEDED:

ZONING HEARING:

If you have any questions or concerns, please contact me.

Respectfully,

Michael Rhoads
City of Sunbury
Public Safety Supervisor
Zoning Officer



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Arthur T. Thomas, P.E.
25 Old School Road, Sellersgrove, PA 17870
February 15, 2024

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Fax (570) 884-3344

Telephone (570) 884-3333

Mike Rhoads, Zoning Officer
City of Sunbury
225 Market Street
Sunbury, PA 17801

Final Land Development Plan

Shikellamy High School – Drainage Improvements

Applicant: Shikellamy School District of 200 Island Boulevard, Sunbury, PA 17801

Owner: Same

Location: 600 Walnut Street Sunbury, PA 17801

Items received January 24, 2024; Plans dated January 18, 2024 by Kurowski and Wilson, LLC (K&W), a Stormwater Management Narrative dated January 18, 2024 by K&W, a Waiver Request Letter dated January 24, 2024, and a Zoning Review Permit dated January 12, 2024.

Review Comments

Ladies and Gentlemen:

We have completed a review of the subject plan, and offer the following comments for your consideration:


Stormwater Management

- 143-7: A letter from the Sunbury Municipal Authority stating that they have the capacity to convey and treat the additional stormwater being directed to their conveyance system should be provided.
- 143.13.B: A waiver has been requested from requiring an E&S Adequacy Letter from the Northumberland County Conservation District (NCCD).
- 143.13.D: A waiver has been requested from requiring the NCCD to review the stormwater management plan.
- 143-15.A: The post development runoff rate for the 10-year storm should be less than or equal to the predevelopment rate. The no more than 10% increase mentioned in the stormwater report is only applicable if a waiver from stormwater management is being requested.
- 143-15.B: According to the storm sewers report, it appears that EX-1-2 surcharges in the 10-year storm. All stormwater conveyance elements shall be designed to adequately handle the stormwater flows from the peak rate of discharge from a 10-year post-development storm event.

Land Development

- 148-7.B: A waiver has been requested to not submit a preapplication plan.
- 148-9.A: A waiver has been requested to submit a final plan without first submitting a preliminary plan.
- 148-11.C: A completion guaranty should be provided, and a cost estimate should be provided to support it.
- 148-12: A waiver has been requested to allow the plans to be printed in black ink on bond paper with sheet size 30"x42".
- 148-12B: A waiver has been requested from requiring the plans to include surveyed boundary lines, rights-of-way lines, easements, and other property lines.
- 148-12.D: Street rights-of-way should be dimensioned on the Plan.
- 148-12.H & 148-21: A waiver has been requested from showing building setback lines on the Plans.
- 148-12.I: A waiver has been requested from requiring survey monuments to be shown on the Plans.
- 148-12.J: Adjoining property owner information should be added to the Plan.
- 148-12.K: A waiver has been requested from showing adjacent subdivision names and lines on the Plans.
- 148-12.T: A waiver has been requested from requiring the Northumberland County Planning Commission to review the Plan.
- Misc: All signatures should be provided prior to plan approval.

Very truly yours,
Meck-Tech, Inc.


Michael T. Thomas, P.E.

Project Manager

c: Erdmann Martin (K&W), emartin@kandwengineers.com

Re: Planning Agenda

Brianna Apfelbaum Kula <brianna@apfelbaumkula.com>

Wed 2/14/2024 9:42 PM

To: Mike Rhoads <mrhoads@sunburypa.org>

Cc: Lisa Pflieger <lisa.pflieger@gmail.com>; Samantha Mummey <smummey@sunburypa.org>

Hi Mike,

We had a great discussion at today's SRA meeting and I'm looking forward to the upcoming SPC meeting to get all together.

Would it be possible for my piece on this SPC Agenda to be presented a little vaguer than normal? We have a lot of detail coming together at once and I do not want to cause you any delay or inconvenience.

Here's what I'm thinking/know:

- 2023 Sunbury Blighted Property Program Comprehensive Report
- Certified Blighted Properties Renewals
(Note - Status update will be provided for renewal approval; updated Notice signed by Lisa/Larry)
- Determined/Certified Blighted Property Removals
(Note- Removal notice/letters will be presented to be signed by Lisa/Mike (John, too?))
- Properties Identified by SRA/Certify to SRA:
 - 724 Rear Market Street (Duffield)
 - 444-446 Market Street (Varias)

I think I'm going to need a little more time to get all the above paperwork together and confirm that I've captured everything with Mike and Sam. If I could follow-up with the specific properties a little closer to the meeting that would be great.

Thanks and have a nice evening,
Brie

Brianna Apfelbaum Kula, Esq.
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Sunbury, PA 17801
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Cell: 570-412-1971
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[Calendly - Schedule a phone call or meeting](#)

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