

**SHAMOKIN DAM BOROUGH COUNCIL
SPECIAL COUNCIL MEETING
APRIL 13, 2015**

The special meeting of the Shamokin Dam Borough Council was held on Monday April 13, 2015 in the municipal building located at 42 W. 8th Avenue, Shamokin Dam beginning at 6:00 P.M. President David Herbert presiding.

MEMBERS PRESENT:

Donald Musser, Mark Benner, Robert Herbert, Rue Rothermel, and David Herbert were present.

MEMBERS ABSENT:

Malcolm Fleming and Andrew Bickhart were absent.

OTHERS PRESENT:

Solicitor Robert Slivinski, Manager Ed Hovenstine, Mayor Joe McGranaghan, Secretary LaDawn Leitzel, Art Thomas, Joe Zokaites, and Royce Stricklin were present.

The meeting was opened with the “Pledge of Allegiance”.

PLANNING COMMISSION:

A Planning Commission meeting was held on Wednesday, April 8, 2015 to review Preliminary plan of Dave Brubaker apartments on Eighth Avenue and revision to Final Land Development plan for Hummel Station.

President Herbert stated that during the Planning Commission meeting an item was discussed: the zoning ordinance permits public utility plant but no mention of private utility plant. Planning Commission recommended amending zoning code to allow for private utility plant. Solicitor Slivinski explained that the proposed addition would add a definition of Power Generation Facility to the Borough zoning code and provide for it to be a permitted use in the M-1 General Industrial District. The Solicitor listed items needed for adoption at the Council meeting scheduled on Monday, May 4, 2015: would be zoning ordinance change, would have public hearing, would need comment from Snyder County Planning Commission, would need advertised on April 17, 2015 and April 24, 2015. A motion was made by Councilman Benner to authorize Solicitor Slivinski to advertise public hearing of ordinance amendment as presented, seconded by Councilman Musser, and approved by all.

Art Thomas reviewed the revised Final Land Development plan for Hummel Station. Mr. Thomas explained that the layout of proposed buildings and related accessory structures have been revised based on input from the design engineers except for the driveway, administrative building, and the cooling tower. Councilman Rothermel requested clarity on entities involved in the project. Sunbury Generation is the property owner and leases the land to Hummel Station LLC. Panda Power Funds is associated with collecting bids for the construction. Hummel Station LLC would be the legal operator of the power generation facility. Hummel Station LLC is comprised of Panda Power Funds and a minority partnership with Sunbury Generation LP. Hummel Station LLC acquired the property located at 2692 North Old Trail. UGI proposes to

occupy a portion of that property for a metering area. UGI would apply for the applicable permits required. Councilman Musser expressed his concern of noise from power generation facility for nearby Borough residents.

A motion was made by Councilman Rothermel to conditionally approve the revised final land development of Hummel Station LLC upon passage of zoning amendment on May 4th, 2015, letter from Snyder County Planning, and a letter of deference of sketch plan from Monroe Township, seconded by Councilman Benner, and approve by all.

ADJOURNMENT:

The meeting was adjourned at 6:58 PM.

Respectfully submitted,

LaDawn D. Leitzel
Borough Secretary