Planning Commission

August 13, 2026 Minutes

The regularly scheduled monthly meeting of the Delmar Township Planning Commission was brought to order by Chris at 7:02 PM.

Members Attending:

Chris Eckert, Allen Morrow, Christina VanDergrift , Joel Young

Members Absent:

Dan Nowak, Dixie Coolidge

Visitors:

none

Old Business:

- The minutes to the July 9, 2026 meeting were presented. A motion was made by Christina and seconded by Allen to accept the minutes as presented. The motion passed (4-0).

New Business:

- The committee members were given copies of a draft ordinance to amend Section 619 of the existing Zoning Ordinance. Chris made a few comments and asked the committee members to review the amendment after the meeting and send him any comments expediently.

- The committee members present reviewed a proposal from Andrew J. & Janet E. Sayre, the owners of +/- 35.16 acres and are proposing a two-lot subdivision at 830 N. Callahan Road in Delmar Township. Lot A is the remaining land of Andrew J. Sayre, et ux, and contains +/- 33.16 acres. This parcel is existing residential in use and contains a single-family residential structure which is served by on-lot water and on-lot sewer. Access to Lot A is made via an existing driveway from N. Callahan Road. Lot B contains 2.00 ac. and is being proposed for single family residential use and has been fully tested for a primary and replacement for on-lot sewage disposal. This lot is also proposing the use of an on-lot water well. Access will be made from N. Callahan Road. After a brief discussion, Joel moved to accept the proposal as presented; seconded by Christina; approved (4-0).

Planning Commission

- The committee members present reviewed a proposal from Richard W. & Elaine D. Moyer, the owners of +/- 48 acres and are proposing a two-lot subdivision at 131 Nessmuck Lane in Delmar Township. Lot A is the remaining lands of Richard W. & Elaine D. Meyer and contains t/- 37.61 acres and is existing residential in use. This lot has an existing single-family residential structure which is served by on-lot water and on-lot sewer. Access to Lot A is made from Nessmuck Lane via an existing driveway. Lot B contains 10.39 acres and is to become a lot-addition to an existing residential lot owned by Ethan S. Nichols. No water or sewer is proposed. Access to Lot B will be made from Nessmuck Lane via an existing driveway through lands of Kevin A. Borden. During the discussion it was noted that all lots are non-conforming due to their lack of road frontage. The planned subdivision will not change this. Christina proposed a conditional approval based on verification of Lot B's right of way to Nessmuck Lane. It was seconded by Joel; passed (4-0).

- It was noted that the Planning Commission is still seeking another member. Anyone interested is encouraged to contact the Township.

- Christina motioned to adjourn the meeting; seconded by Joel; approved (4/0). Meeting adjourned at 7:32 PM.

Respectfully submitted,

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Joel S. Young, Secretary

610 N. Lawton Road ▪ Wellsboro, PA 16901 ▪ Ph. (570) 724-5482 ▪ Fax (570) 724-5494delmartwp1@gmail.com