

BOROUGH OF BRIAR CREEK
PLANNING COMMISSION MEETING
January 21, 2026

Chairman John Trivelpiece called the Wednesday, January 21, 2026 Planning Commission Meeting to order at 6PM. Roll call of members was taken. Present: John Trivelpiece, Bea Long, Barb Seeley, Richard Sabatura, Jim Seeley, and Carol Kieser, Secretary. Absent: Heather Fenton. Other officials present: Mike Cymbala from Peters Consultants, Andy Keister from Livic Civil, Rich Kisner and Josh Nespoli from CSG, Briar Creek Zoning Officer Larry Frace.

Audience: Delainey Muscato from the Press Enterprise, Holli Trivelpiece, Bruce Michael, Rodney Koch, George Fantry, Damien Scoblink from Berwick Borough, Krunal Thakore of the Gatehouse, Megan Bair of Central Susquehanna Opportunities, Karla Alexander of AGAPE, Keith Hess, Draven Herring, Gabby Malencore, and Beth Burke of Columbia Montour Housing & Redevelopment Authorities.

Minutes from the 12/04/2025 Planning Commission Meeting was presented. Motion by Bea Long/seconded Rich Sabatura to approve the minutes with no corrections or additions. Motion carried; no opposed.

Included in the planning commission packets:

- 12/04/2025 Planning Commission Meeting Minutes.
- Letter from Columbia County Planning Commission Board.

Meeting was turned over to Rick Kisner, Executive Director of CSG. He reported the CSG met with Gate House in Danville, Central Susquehanna Opportunities and AGAPE, and came up with a proposed plan that would meet the needs of these organizations. A classroom on the second floor of the shelter and duplex housing for the back section of the property were discussed. Shelter to remain at the front of the property, toward Rt. 11. Discussed building

New plans have not been submitted by LIVIC Civil Engineer, Andy Keister, because the organization wanted to discuss ideas with the planning commission first to avoid having to redo the stormwater basin plan. The footprint of the building will change a little to accommodate the classroom and parking spots. If the housing becomes a possibility, a second set of plans for the stormwater basin for the back section of the property will be drawn up.

This will be a multi-agency project with classrooms, housing, 12 bedrooms with a total of 27 beds split between the first and second floor, all common rooms with be on the first floor. Part of the new plans would include an office for staff and caseworker to help and supervise those using the shelter. A babysitting room was also discussed. The goal is to help families to become self-sufficient.

Proposed duplexes, on the back of the property, will be a mix of one, two, and three-bedroom units, for a total of 16 units. A grant application for the duplexes will be submitted on April 1.

Questions and Comments

Larry Frace – No comments.

Peters Consulting – No comments.

The Planning Commission Members and Audience discussed the PennDOT HOP, which has been approved. CSG did submit a traffic study which included increased traffic for the banking institution, which has been removed from the project.

Those council members attending the meeting urged the trees to be removed because that area has been known for homeless encampments. If trees are not removed, then they must be trimmed to six feet and the ability to mow under each of them. All brush must be removed. The tax basis for the Borough and who would be eligible to rent the apartment units was discussed.

Motion by Bea Long/seconded Barb Seeley to continue the meeting until Wednesday, February 18, 2026.

Motion by Rich Sabatura/seconded Bea Long to adjourn. No further discussion was held and meeting was adjourned at 7:40PM.

Respectfully submitted,

Carol A Kieser, Secretary
Planning Commission
Briar Creek Borough