

MINUTES
BRADFORD COUNTY PLANNING COMMISSION
Bradford County Emergency Management Building
North Towanda / Across from PA State Police Barracks / Route 6
January 20, 2015
6:00 P.M.

Chairman Andrew Bishop called the regular monthly meeting of the Bradford County Planning Commission to order at the above address at 6:00 p.m. on January 20, 2015.

- 1) **Roll Call**: Board members present were Don Murray, Robert Storch, Raul Azpiazu, Warren Knapp, Mary Neiley, Andrew Bishop and Steve Westbrook. Staff members included Raymond Stolinias, Sue Preston and Christopher Wood E.I.T., Hunt (County Review Engineer).

- 1A) **Reorganization for Officers for 2015**: Chairman Andy Bishop opened the Reorganization of Officers portion of the meeting and called for nominations for 2015. Mary Neiley moved to nominate the following individuals to the 2015 slate of officers, **Chairman**: Steve Westbrook, **First Vice-Chairman**: Warren Knapp, **Second Vice-Chairman**: Mary Neiley, seconded by Raul Azpiazu, the motion carried unanimously. In addition, Mary Neiley moved to nominate Raul Azpiazu to the Secretary/Treasurer position, seconded by Andrew Bishop, the motion carried unanimously. The 2015 slate of County Planning Commission Officers are as follows:

2015 Bradford County Planning Commission Officers:

Chairman: Steve Westbrook
First Vice-Chairman: Warren Knapp
Second Vice-Chairman: Mary Neiley
Secretary/Treasurer: Raul Azpiazu

- 2) **Minutes**: Raul Azpiazu moved to accept the *December 16, 2014 Meeting Minutes*, seconded by Robert Storch, the motion carried unanimously.

- 3) **Subdivision/Land Development Administration**
 - A) **Monthly Report**: Don Murray moved to accept the Monthly Report, seconded by Warren Knapp, the motion carried unanimously.

 - B) **New Application Acceptance** (*Indicates Modification Request): Mary Neiley moved to accept the following new applications to begin the 90-day review process, seconded by Andrew Bishop, the motion carried unanimously:

2015-002	Lori Mapes-Finnerty	Wilmot Township*
2015-003	Robert & Dorla J. Isbell	Sheshequin Township*
2015-004	David M. & Amy L. DeCristo	Granville Township
2015-005	Lewis & Jean Hope	Wilmot Township*
2015-006	Sayre Christian Church	Sayre Borough
2015-007	Tracy J. & Linda K. Yeagle	Windham Township*
2015-008	S&S&S Real Estate Limited Partnership (LD)	N. Towanda Township*
2015-009	David & Mary Moon	Terry Township*

C) **Visitors to be Heard:** Amanda Renko (Morning Times), Kyle Lane (Towanda Municipal Authority), James Loewenstein (Daily Review), Tim Gourley (S&S&S Real Estate Limited Partnership).

D) **Subdivision Plan Review**

1) **2015-002 Lori Mapes-Finnerty / Wilmot Township:** The subdivision of lands of Lori Mapes-Finnerty is a four lot Subdivision of a 20.79 acre parcel described in Bradford County Inst. 201309175. Lot A (5.00 acres) is vacant and is to be a lot addition to adjoining land of Edward B. Mapes. Lot B (5.00 acres) is vacant and is to be a lot addition to adjoining land of Lori L. Mapes. Lot C (5.79 acres) is vacant and is to be a lot addition to adjoining land of Tina M. Silverstrim. The remaining land, Lot 2 (number from a previous subdivision) contains 5.00 acres, is occupied by a barn and has percolation testing as shown. Percolation testing has been performed as shown on the plan for a residential system of one EDU (400 g/day). The surrounding parcels in this area are generally used for agricultural and residential purposes. There is no sewage collection system in the vicinity of this subdivision.

Action Taken: Andrew Bishop moved to grant modification from **Section 404.1 “Every Lot Shall Abut A Street”** for Lot A, seconded by Robert Storch, the motion carried unanimously.

Action Taken: Mary Neiley moved to grant modification from **Section 504.2 “On-Lot Septic”** for Lots A & C, seconded by Raul Azpiazu, the motion carried unanimously.

2) **2015-003 Robert & Dorla J. Isbell / Sheshequin Township:** The 11.00 acre lot has a house/garage, well and existing permitted sewage system (W 018406). Sewage flows for this lot are estimated to be 400 gallons per day (1 E.D.U. X 400). An additional perc was done on this lot in 2004. The 57.868 acres is to be used for agriculture/timber purposes. No sewage flows will be generated from this tract. Any future sewage disposal for these lots would be on-lot. Adjoining properties are used for agriculture and residential as sewage systems in the area are generally in-ground and sand mound systems. Two (2) 1.99 acre residential use lots were subdivided from this parent tract (1989 and in 2004).

Action Taken: Robert Storch moved to grant modification from **Section 504.2 “On Lot Septic”** for Lot 2, seconded by Don Murray, the motion carried unanimously.

3) **2015-005 Lewis & Jean Hope / Wilmot Township:** The subdivision of lands of Lewis E. Hope, Sr. and Jean Hope is a one-lot subdivision of a 108-acre parcel described in Bradford County Deed Book 649 at Page 546. Proposed Lot 2 (2.99 acres) is vacant and has percolation testing as shown. Percolation testing has been performed as shown on the plan for a residential system of one EDU (400 g/day). Lot 1 is the remaining land and is vacant, used for agricultural use at this time. The surrounding parcels in this area are generally used for agricultural and residential purposes. There is no sewage collection system in the vicinity of this subdivision.

Action Taken: Raul Azpiazu moved to grant modification from **Section 504.2 “On-Lot Septic”** for Lot 1, seconded by Andrew Bishop, the motion carried unanimously.

- 4) **2015-007 Tracy J. & Linda K. Yeagle / Windham Township:** The purpose of this subdivision is to divide the parent tract of 46.5 acres into two parcels. The subdivided parcel of 0.3679 acres is a commercial storage facility. The residual tract of 46.13 acres will continued for agricultural purposes. Surrounding properties are residential and agricultural and a fire hall. A portion of this subdivision is within the Zone AE Floodplain. Septic systems installed prior to 1972. Nine previous subdivision done between 1990 and 2011.

Action Taken: Andrew Bishop moved to grant modification from **Section 404.6A.2 “Dimensions & Areas Of A Lot”**, seconded by Raul Azpiazu, the motion carried unanimously.

Action Taken: Andrew Bishop moved to grant modification From **Section 504.2”On Lot Septic”** for Lot #10, seconded by Robert Storch, the motion carried unanimously.

- 5) **2015-009 David & Mary Moon / Terry Township:** The subdivision of lands of David W. Moon and Mary Moon is a one lot subdivision of a 57 acre parcel described in Bradford County Inst. 201310993. Lot A (1.40 acres) is vacant and has percolation testing as shown. Percolation testing has been performed as shown on the plan for a residential system of one EDU (400 g/day). Lot #1 (56.23 acres) is the remaining land. It is vacant and is for agricultural use at this time. The surrounding parcels in this area are generally used for agricultural and residential purposes. There is no sewage collection system in the vicinity of this subdivision.

Action Taken: Don Murray moved to grant modification form **Section 404.1 “ Every Lot Shall Abut A Street”**, seconded by Raul Azpiazu, the motion carried unanimously.

Action Taken: Robert Storch moved to grant modification from **Section 404.3 “Size, Shape, Orientation - Length/Width Ratio”** for Lot A, seconded by Don Murray, the motion carried unanimously.

Action Taken: Mary Neiley moved to grant modification from **Section 504.2 “On-Lot Septic”** for Lot 1, seconded by Warren Knapp, the motion carried unanimously.

E) **Land Development Review**

- 1) **2010-078 Appalachia Midstream (Liberty Compressor) / Towanda Township:** The site has an area of approximately 493 acres and is located just off of SR 220 via Lindsey Rd. (T-561). The project site is primarily comprised of meadows and/or fallow agriculture fields, with some wooded areas and wetlands. The proposed project consists of constructing a new natural gas compressor facility with associated equipment for a natural gas gathering system. The access drive will cross 3 acres of Robert Trent’s property and 5 acres of Towanda Township’s property and extend 4,500 feet in distance from the end of T-562 Cummings Road. AMS will maintain the access drive. The site will have an 11-acre pad, and four (4) buildings. **Preliminary Approval** granted on 10/18/10.

Action Taken: Andrew Bishop moved to grant a 90-day extension of the **Conditional Final Approval** to match the end review date of **April 21, 2015**, seconded by Mary Neiley, the motion carried unanimously.

- 2) **2012-064 Eureka Resources (Anthony Ventello) / Standing Stone Township:** Eureka Resources, LLC (Eureka) constructed an oil and gas wastewater treatment facility on a 19.36-acre parcel located south of State Route 6, just east of the intersection of Fisher Road in Standing Stone Township. The facility specializes in the treatment of wastewater generated during the development and operation of oil and gas wells. The application received

Preliminary Approval on 8/20/12. Staff performed a site visit with our engineering consultant on September 23, 2014 along with a plant tour.

Action Taken: Mary Neiley moved to grant a 90-day extension of the **Conditional Final Approval** to match end review date of **April 21, 2015**, seconded by Raul Azpiazu, the motion carried unanimously.

- 3) **2012-091 Dandy Mini Marts, Inc. Wysox / Wysox Township:** The purpose of this project is the renovation of an existing Dandy Mini Mart (Convenience Market) at the intersection of State Route 6 and State Route 187 in Wysox Township. In addition to the renovation to the existing store, the proposed site will consist of a canopied diesel fueling island, expanded car and truck parking areas, two additional paved access/egress drives, on-site stormwater management facilities, and other associated improvements including paved and concrete surfaces, lawn and landscaping, fencing, lighting and other utilities. At the August 21, 2012 meeting, the Bradford County Planning Commission granted **Conditional Preliminary Approval** contingent upon all outstanding items to be met within (90) days. **Pending Items:** PENNDOT HOP, New Plans with Amendments.

Action Taken: Andrew Bishop moved to grant a 90-day extension of the **Conditional Preliminary Approval** to match the end review date of **April 21, 2015**, seconded by Robert Storch, the motion carried unanimously.

- 4) **2014-016 Mt. Paradise Compressor / Warren Township:** The proposed project is the construction of a stone pad area for the installation of the Mt. Paradise Compressor Station. The station consists of a 350' by 410' fenced area with two (2) 12,800 ft.² compressor buildings and related infrastructure. The disturbance area for the proposed project is approximately 7.3 acres. The project parcel is located on the north side of Rink Road approximately 0.15 miles east of the intersection with Painter Road in Warren Township. The project will be accessed via the existing permitted drive. After construction is complete, the anticipated traffic volume is estimated to be less than five vehicles per hour. The project site will be covered by a PADEP ESCGP-2 permit. Engineer comments were sent to Fagan April 8th, 2014. The application received **Conditional Preliminary Approval** at 4/15/14 BCPC meeting.

Action Taken: Robert Storch moved to grant a 30-day extension of **Conditional Preliminary Approval** to match the end review date of **February 17, 2015**, seconded by Don Murray, the motion carried unanimously.

- 5) **2014-077 Alpaca Energy LLC / Canton Township:** Owned and operated as a subsidiary of IMG Midstream, project includes a compressor building of approximately 70' x 110'. Compressor is designed to keep locally produced natural gas in the region for local consumption. The project will interconnect to Access Midstream for gas supply and into Penelec's 34 kV distribution in the area. Project will be on 3 acres and proposed impervious surface is 69,696 ft.².

Action Taken: Raul Azpiazu moved to grant a 90-day extension of the **Conditional Preliminary Approval** to match the end review date of **April 21, 2015**, seconded by Mary Neiley, the motion carried unanimously.

- 6) **2014-078 Beaver Dam Energy LLC / Canton Township:** Owned and operated as a subsidiary of IMG Midstream, project includes a compressor building of approximately 70' x 110'. Compressor is designed to keep locally produced natural gas in the region for local consumption. The project will interconnect to Regency Midstream for gas supply and into Penelec's Grover substation along S.R. 3012, Wheelerville Mountain Road. Project will be on 5.4 acres and proposed impervious increase of 52,275 ft.².

Action Taken: Mary Neiley moved to grant a 90-day extension of the **Conditional Preliminary Approval** to match the end review date of **April 21, 2015**, seconded by Robert Storch, the motion carried unanimously.

- 7) **2014-082 Milan Energy LLC / Smithfield Township:** Owned and operated as a subsidiary of IMG Midstream, project includes a compressor building of approximately 70' x 110'. Compressor is designed to keep locally produced natural gas in the region for local consumption. The project will interconnect with Access Midstream for gas supply and into Penelec's 34 kV distribution area. Project will be on 5.2 acres and is proposing 62,726 ft.² of impervious surface increase.

Action Taken: Robert Storch moved to grant a 90-day extension of the **Conditional Preliminary Approval** to match the end review date of **April 21, 2015**, seconded by Don Murray, the motion carried unanimously.

- 8) **2014-106 Dale G. & Judy C. Largent (Dollar General) / Monroe Borough:** The project consists of interconnected the construction of a proposed 9,220 SF Dollar General retail building, a parking lot to accommodate 30 vehicles, and other site features such as landscaping, walkways, and stormwater conveyance and management facilities, etc. Access to the site will be through a driveway from PA State Route 414. The property to be developed is currently vacant and consists of gently sloping wooded and brushy terrain with a narrow man-made clearing for vehicular access. Wetlands exist throughout the rear half of the property as per a Jurisdiction Determination performed by PA DEP and U.S. Army Corp staff on August 20, 2014. Potable water will be supplied to the building by a private well to be drilled adjacent to the north corner of the parking lot. Sanitary sewage disposal will be via connection to an existing public sewer main location along the front of the property. Electrical/communications utilities will service the site from underground feed from existing overhead lines along PA State Route 414. Stormwater from the building and parking lot will be collected, detained, and infiltrated via a proposed stormwater management system consisting Stormtech chambers and a bioretention area.

Action Taken: **TABLED** - Presented for Informational Purposes.

- 9) **2015-008 S&S&S Real Estate Limited Partnership / North Towanda Township:** The Applicant proposes to construct a 10,000 ft.² building along SR 6 in North Towanda Township for Schaedler-Yesco. Schaedler-Yesco is a wholesale distributor of electrical supplies and plumbing supplies. The building will be (1) story and less than thirty-five (35') feet in height. The building will have three (3) employees. The project site is in the Agriculture-Business (A-B) Zoning District.

Action Taken: Mary Neiley moved to grant a 90-day **Conditional Preliminary Approval**, contingent upon PENNDOT HOP, NPDES/E&S Permitting, satisfaction of Engineering Comments and payment of Engineering Fees, seconded by Raul Azpiazu, the motion carried unanimously.

- F) **Sketch Plan Review**
- G) **Possible Violations**
- H) **Violations**
- I) **Municipal Planning Commission Review**

- Paul V. Baird / Athens Township - *Reviewed for Staff Comment*
- Five Star Equipment Inc. / Athens Township - *Reviewed for Staff Comment*

J) **DEP Major Module Reviews**

K) **DEP Permit Review**

L) **Items Reviewed With Solicitor**

M) **Other**

- *Chairman Steve Westbrook called for an Executive Session to discuss a potential Land Development that may be a Possible Violation of the Bradford County Subdivision/Land Development Ordinance.*

4) **Communications** (See below)

5) **Reports**

6) **Old Business** (See summary)

7) **New Business** (See summary)

8) **Adjournment**

(Communications Summary):

A. **Incoming**

- Upcoming Planning Educational Series through PMPEI / Lycoming County Planning & Community Development.
- Continuance of the Yeagle Land Development Hearing to April 8, 2015 at 9:15 a.m. / MDJ Fred Wheaton.
- Letter and Booklet titled “Local Government Guide to Pipelines” / C.O.G.E.N.T.
- TREHAB Request for Letter of Plan Consideration for Gateway Commons/Athens Township.
- PA DCNR Notice of Grant Application Period (*January 14, 2015 through April 16, 2015*).

B. **Outgoing**

- Letter to Shaffer’s Feed Service regarding Pole Building Construction.
- Bridge #22 Time Extension for Part IIIA-Construction Engineering Services and Part IIIB-Construction Inspection Services.

Old Business Summary

2004 SALDO Amendments: The Bradford County Planning Commission has appointed a subcommittee to investigate amendments to the 2003 SALDO. Upon hiring the new County Planner, the subcommittee should resume meetings at 4:30 p.m., before the regular monthly meeting until a final draft is complete. Staff forwarded a new (.pdf) of the document with proposed highlighted changes.

NBIS Local Bridge Inspection Program: The 2014 phase of municipal inspection reimbursement requests have been forwarded to townships and boroughs. Only a few municipal reimbursements remain that include Asylum Twp., Overton Twp. and Pike Twp.

Billion Dollar Bridge Bill:

County Bridge # 16 / Corridor Study: Larson Design Group is completing a Supplement B to the original Agreement to complete Preliminary Engineering and proceed with updates to Final Design. A *County Specific Management Plan* for remaining historic trusses will be developed as a second project and funded through federal and state transportation funding. The draft *Letter of Agreement* between the Federal Highway Administration and Pennsylvania Historic Preservation Officer has been reviewed by the County Solicitor with no adverse comments.

County Bridge #37 / Wells Twp.: The Memorandum of Agreement will be forwarded from the Deputy SHPO at PHMC. Staff also received the Joint Permit application from Larson Design Group and Preliminary Right-of-Way Plans. In order to purchase right-of-way, and due to the project status of retroactive reimbursement, the county will need to contract with a certified appraiser to determine payout on temporary right-of-way and construction easements.

County Bridge #22 / Monroe Twp.: A Final Inspection took place on November 21st and the bridge is currently open to traffic. The project will not be finally complete until spring when Lycoming Supply paves the approaches and applies deck coating during warmer temperatures.

Northern Tier Rural Planning Organization: The next RATA/C/RPO meeting is scheduled for February 9, 2015 at the NTRPDC Offices in Towanda.

County Comprehensive Plan Update / Countywide Greenway Plan: The County Comprehensive Plan is officially 10 years old this year and as per the PA Municipalities Planning Code, counties shall update their comprehensive plans every ten years. Planning Commission members present at the August meeting requested staff to send a Memo to the Bradford County Commissioners requesting to consider funding the County Comprehensive Plan Update. In 2012, staff submitted a Summary Form, produced by Delta Development, requesting Act 13 funds to be utilized for the update. Four other projects were also submitted for consideration as well. County Planning Commission members volunteered to attend any future meeting with the Commissioners to discuss the need for the update.

New Business Summary

County Parks Master Plan and County Parks Advisory Committee: The last meeting was held on Wednesday, January 7, 2014 the included discussion regarding the recent purchase of land at Larnard-Hornbrook Park and the upcoming playground project.

Natural Gas Exploration Advisory Committee and Planning Subcommittee: Next meeting of the Planning Subcommittee will be held on **Thursday, January 22, 2015**. The monthly Cooperative Extension Webinar is planned for this month from 1:00 - 2:00 p.m. titled “**Underground Injection Control Program**”, presented by *Karen D. Johnson, UIC Program Manager, EPA*. The Community Planning and Natural Gas Subcommittee will meet immediately following the webinar. The Planning Director has been appointed to the *APA-PA Unconventional Shale Gas Development Committee*. The current mission of this committee has been defined as the following: determine if APA-PA needs a policy on shale gas development, draft a policy statement if warranted, identify issues of concern for planners, identify planner resource needs and advise APA-PA Leadership

Municipal Comprehensive Planning and Zoning: South Waverly Borough and Athens Township continue to work on revising their Comprehensive Plans, as staff has begun development of associated chapters of the revisions and tabulated community survey results. The County Planning Director provided a full draft of the proposed Canton Borough Zoning Ordinance for advertisement and adoption, however, the ordinance has not been advertised as of this date. The Planning Director will be working with the Wysox Twp. Planning Commission to update the *1983 Comprehensive Plan*, hopefully at the beginning of 2015. Wysox Twp. intends to conduct their survey ahead of the draft plan. Troy Borough requested assistance on updating the *1959 Zoning Ordinance* and the Planning Director has met monthly with the local Planning Commission since July 9, 2014.

Engineering Consultant Agreement: The agreement for engineering services related to land development review with Keystone Associates, Hunt Engineers and Reilly Associates will expire at the end of the year. The Bradford County Commissioners agreed to set the hourly rate at \$ 78.00/hr. for these services for another two (2) years.

County Planner Position: The County Planning Director and Planning Commission member, Mary Neiley, interviewed candidates on Thursday, December 18th and Friday December 19th. As a result of the interviews, qualifications, experience and deliberation, the County Planning Director recommended Emily Vollmer, a 2014 graduate of Bloomsburg University as the new County Planner, effective Monday, January 26, 2015.