

**AGENDA**

**BRADFORD COUNTY PLANNING COMMISSION**

Bradford County Emergency Management Building  
North Towanda / Across from PA State Police Barracks / Route 6  
**\*\* Dinner will be at 5:00 P.M. at the Planning Commission Office\***

**July 21, 2015**

**6:00 P.M.**

1) **Roll Call:**

2) **Minutes:** *June 16, 2015 Meeting Minutes,*

3) **Subdivision/Land Development Administration**

A) **Monthly Report:**

B) **New Application Acceptance** (\*Indicates Modification Request):

2015-046	Rodney S. & Sharon Watson	Springfield Township
2015-047	Jeffrey C. & Karen D. Ross	Herrick Township*
2015-048	Eric S. & Linda S. Teribury	Granville Township*
2015-049	Joanne & Wayne Benson	Ridgebury Township

C) **Visitors to be Heard:**

D) **Subdivision Plan Review**

1) **2015-043 Mountain Paradise Windham, L.P. / Windham Township:** The Subdivision of

lands of Mountain Paradise Windham, LP is a one lot subdivision of a 78-acre parcel described in Bradford County Inst. 201210790. Proposed Lot #6 (6.31 acres) is occupied by a barn with a water supply. Lot #2 - #5 were previously conveyed. Lot #1 (72 acres) is the remaining land and occupied by a commercial quarry operation. 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 **TABLE** Modification request form **Section 504.2 “On-Lot Septic”**, seconded by Mary Neiley, the motion carried unanimously. DEP may be requiring sewage testing on the proposed Lot #6, therefore, the need for a modification may be doubtful.

- 2) **2015-047 Jeffrey C. & Karen D. Ross / Herrick Township:** The 1.027 acres has an existing permitted sewage system on it (Permit No. Z 159272). A mobile home and a well are proposed. Sewage Flows are projected to be 400 gallons per day (1 E.D.U. X 400). This site was approved for a second residence (D.E.P. Code 13-302, APS# 821912). The 1.273 acres has an approved sewage disposal site on it. A house, a well and a sewage system are proposed. Sewage flows for this lot are projected to be 400 gallon per day (1 E.D.U. X 400). The residual tract consisting of 8.158 acres has a house, a barn, a garage, a well and an existing permitted sewage system (Permit No. J 56031). Current sewage flows are estimated to be 400 gallons per day (1 E.D.U. X 400). Andy future sewage disposal for this lot would be on-lot. Adjoining properties are used for residential and agriculture. Sewage systems in the area are in-ground an sand mound.

**Action Needed:** Modification request form **Section 404.4 “Every Lot Shall Abut A Street”**.

**Justification:** Lots are to be served by 50 foot right-of-way.

- 3) **2015-048 Eric S. & Linda S. Teribury / Granville Township:** The 4.500 acres has an approved sewage disposal site and an alternate area identified. A house, a wall and a sewage system are proposed. Sewage flows for this tract are projected to be 400 gallon per day (1 E.D.U. X 400). The 10.174 acres is to be continued for agriculture (crops). No sewage flows will be generated from this lot. No plans for development. This is a subdivision of lot 1 of the Earl S. Teribury et.al. Subdivision as surveyed in 2005. Five lots were subdivided from the parent tract by previous owners. D.E.P Code 05-267, APS# 553013. Any future sewage disposal for these lots would be on-lot. Adjoining properties are used for agriculture and residential. Sewage systems in the area are in-ground and sand mound.

**Action Needed:**

- 1) Modification request from **Section 504.2 “On Lot Septic”**.

**Justification:** Lot is currently used for agriculture and will be continued for crops. No plans.

- 2) Modification request form **Section 404.4 “Suitably Shaped Lots”**.

**Justification:** Lot is shaped so that the 10.174 acres has easier access from Gulf Road. If the 10.174 acres is subdivided in the future the east line of the 4.500 acres lot could be extended to eliminate the flag shape.

E) **Land Development Review**

F) **Sketch Plan Review**

G) **Possible Violations**

I) **Violations**

J) **Municipal Planning Commission Review**

- Chesapeake Land Development Co. - Subdivision / Athens Township
- Chesapeake Gravel Laydown Yard #12-02 / Athens Township
- Chesapeake Athens Office Complex, Phase 2 #11-16 / Athens Township
- Chesapeake Athens Office Complex, Phase 3 #11-08 / Athens Township
- Chesapeake Athens Office Complex Phase 4 #11-24 / Athens Township
- Chesapeake Athens Office Complex Phase 5 #11-23 / Athens Township
- Robert / Thomas Conway t/a Industrial Electronics #10-09 / Athens Township

K) **DEP Major Module Reviews**

L) **DEP Permit Review**

M) **Items Reviewed With Solicitor**

N) **Other**

4) **Communications** *(See below)*

5) **Reports**

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

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

8) **Adjournment**

(Communications Summary):

A. **Incoming**

B. **Outgoing**

## **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 2015 phase of municipal and county bridge inspections under the Umbrella Contract will begin shortly.

## **Billion Dollar Bridge Bill:**

**County Bridge # 16 / Corridor Study:** Lloyd Ayres, PENNDOT District 3.0 has been requesting a review letter from the County Solicitor that he is satisfied with the MOA language. Emails requesting the letter have been sent to Jonathan Foster requesting the review letter.

**County Bridge #37 / Wells Twp.:** Construction bids will be open on Tuesday, June 9, 2015 at 1:00 p.m. Low bid will be accepted by the County Commissioners on Thursday, June 11, 2015. Construction shall begin once a pre-job conference has been set between Larson Design Group, the contractor, PENNDOT and Bradford County.

**County Bridge #22 / Monroe Twp.:** Lycoming Supply conducted the remaining work and a final inspection was held on May 22, 2015 with all work complete. A final closeout invoice will be submitted by mid-June.

**Northern Tier Rural Planning Organization:** The next RATAAC/RPO meeting was held on June 8, 2015.

**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 next meeting will be held on July 1, 2015.

**Natural Gas Exploration Advisory Committee and Planning Subcommittee:** Next meeting of the Planning Subcommittee will be held on **Thursday, June 18, 2015**. The monthly Cooperative Extension Webinar is planned for this month from 1:00 - 2:00 p.m. titled "[Marcellus Shale Exploration and Development in Core Forest Habitat: Effects on Forest Habitat and Wildlife](#)", presented by *Dr. Margaret Brittingham, Professor of Wildlife Resources, Extension Wildlife Specialist*. The Community Planning and Natural Gas Subcommittee will meet immediately following the webinar.

**Municipal Comprehensive Planning and Zoning:** South Waverly Borough conducted their Community Visioning meeting on Wednesday, April 29<sup>th</sup>. A Final Draft of the Plan has been distributed to Planning

Commission members at the May 27, 2015 meeting and a copy will be forwarded to adjacent municipalities for a 45-day review period. Athens Township continues to work on the final chapter of the plan before scheduling their Community Visioning meeting for July 14, 2015 at 6:30 p.m.. The Planning Director met with the Wysox Twp. Planning Commission on May 5, 2015 to discuss the update of the *1983 Comprehensive Plan* and will begin draft chapters in June. Wysox Twp. already conducted their survey ahead of the draft plan. Troy Borough Planning Commission continues to meet with the Planning Director on updating the *1959 Zoning Ordinance*. Asylum Township has also requested assistance with an update to their Comprehensive Plan, as the Planning Director provided the township with an MOA for their consideration.

### APPLICATIONS ACCEPTED FOR REVIEW 2015

2015-001	Methodist Episcopal Church	N. Towanda Township
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
2015-010	Williams Living Trust	Canton Borough
2015-011	Crystal Potter	N. Towanda Township
2015-012	Sylvia Miller	Wells Township
2015-013	The Hayseed Group	Wyalusing Borough
2015-014	Hayseed Grp. P&G Fed. Credit Union	Wyalusing Borough
2015-015	James D. & Jane E. Donahoo	Albany Township
2015-016	Charles R. & April L. Middaugh	Sheshequin Township
2015-017	Jerry & Judy Camp	Herrick Township
2015-018	Nancy Lindstrom Estate	N. Towanda Township
2015-019	Cheryl Carey	Burlington Township
2015-020	Denis & Kathy Murphy Strong	Ridgebury Township
2015-021	Daniel Stewart	Wilmot Township
2015-022	Gary R. & Carol A. Ulmer	Springfield Township
2015-023	Keith Kinsman	N. Towanda Township
2015-024	Walter & Sara L. Romanik (MLD)	Rome Borough
2015-025	Kenneth Sr. & Jane Higley	Terry Township
2015-026	Ernest & Laura Girod	Pike Township
2015-027	Thomas G. & Sally L. Roe	Canton Township
2015-028	Eric J. Harnish	Sheshequin Township
2015-029	Morris P. & Charlotte R. Fassett	Tuscarora Township
2015-030	Ralph & Myra McNeal	Burlington Township
2015-031	Margaret I. Furman	Tuscarora Township
2015-032	Robert J. & Robin D. Shaffer	Overton Township
2015-033	Carl Walter Lane	Ulster Township
2015-034	Kevin E. Seifert	Leroy Township
2015-035	Dale & Judy Largent DG-Revised	Monroe Borough ( <i>Withdrawn</i> )
2015-036	Lawrence & Alice Chappell	Windham Township
2015-037	Tom & Gloria Cotter	Sheshequin Township
2015-038	Beth Alderson	Pike Township
2015-039	Sharon E. Brown	Windham Township
2015-040	Harry R. & Theresa F. Slater	Terry Township
2015-041	Adam Petlock	Wilmot Township
2015-042	Donald R. Jr. & Barbara Jennings	Leroy Township
2015-043	Mountain Paradise Windham, LP	Windham Township
2015-044	Jonathan Foster Jr.	Sayre Borough

**2015-045**

**Clair W. & Patricia A. Thrush**

**Sheshequin Township**