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ADMINISTRATIVE AGENCY
FOR THE
BRADFORD COUNTY PLANNING COMMISSION

DEPARTMENT OF COMMUNITY PLANNING AND MAPPING SERVICES

North Towanda Annex No. 1
29 VanKuren Dr., Suite 1
Towanda, PA 18848

Minutes

BRADFORD COUNTY PLANNING COMMISSION

Public Safety Building
29 VanKuren Drive, Towanda, PA 18848

**November 19, 2024
6:00 P.M.**

Topic: BCPC November 19, 2024 Meeting
Time: Nov 19, 2024 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us05web.zoom.us/j/6088102400?pwd=WnE0ZGlrRWJuM2NHUg3ajVSZ21qQT09&omn=81173483347>

Meeting ID: 608 810 2400
Passcode: MkFhr8

- 1) **Roll Call:** Board members present were: Matthew Williams, Roy Keiper, Jim Souto, Robert Storch, Warren Knapp, Andrew Bishop, Scott Williams and Glenn Aikens (via Zoom).

Staff members present were: Duane Naugle, Rich Lasko, Megan Brown, Sam Saxe and John Thompson (Solicitor).

- 2) **Minutes:** Robert Storch made the motion to accept the **October 15, 2024 Minutes**. Seconded by Jim Souto. The motion carried unanimously.

- 3) **Subdivision/Land Development Administration**

A.) **Monthly Report:** Matthew Williams made the motion to grant the Monthly Report. Seconded by Andrew Bishop. The motion carried unanimously.

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B.) New Application Acceptance (*Indicates Modification Request): Warren Knapp made the motion to accept the new applications. Seconded by Andrew Bishop. The motion carried unanimously.

- 2024-106	Lawrence Michalski	Asylum Township*
- 2024-107	Daniel Gustin	Springfield Township
- 2024-108	Henry & Rorry Colon	Athens/Smithfield Township
- 2024-109	Jason Schoonover	Wysox Township*
- 2024-110	Scott & Shelley Middendorf	Asylum Township
- 2024-111	Tom & Eric Cook	Orwell Township
- 2024-112	Benjamin & Linda Sheldon	Tuscarora Township*
- 2024-113	Daniel & Karen Natt	Wells Township
- 2024-114	Warren Family Trust	Ridgebury Township

C. Visitors: James Lowenstein (The Rocket Courier), Phil O'Dell (The Daily Review)

D.) Subdivision Plan Reviews:

2024-106 Lawrence Michalski / Asylum Township: The subdivision of lands of Lawrence Michalski is a one lot subdivision of a 24.48 acre parcel described in Bradford County Deed Book 68 at Page 607. Lot 1 is the remaining land. It is occupied by a house with on-site septic and water supply systems. Lots 2 & 3 were previously conveyed. Proposed Lot 4 (12.92 acres) 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: Andrew Bishop made the motion to grant a Modification Request from **Section 504.2 “On-Lot Septic”** for Lot 4. Seconded by Matthew Williams. The motion carried unanimously.

2024-109 Jason Schoonover / Wysox Township: The subdivision of lands of Schoonover is a four-lot subdivision of a 278-acre parcel described in Bradford County Inst. 202313019 and Inst. 202405171. Lot #1 (10.00 acres) is occupied by a house with on-site septic and water supply systems. Lot #2 and 3 (129.29 acres and 139.5 acres, respectively) are vacant and are for agricultural use at this time. Lot A (0.07 acre) is to be a Lot Addition to adjoining lands of Keene Summit Ventures, LP. 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: Warren Knapp made the motion to grant a Modification Request from **Section 504.2 “On-Lot Septic”** for Lot 2 & 3. Seconded by Andrew Bishop. The motion carried unanimously.

2024-112 Benjamin & Linda Sheldon / Tuscarora Township: The subdivision of lands of Sheldon is a one-lot subdivision of a 20-acre parcel described in Bradford County Deed Book 17 at Page 748 and Deed Book 189 at Page 1083. Lot 1 is the remaining land. It is vacant and is for agricultural use at this time. Lot 2 was previously conveyed. Proposed Lot 3 (2.00 acres) is occupied by a house with on-site septic and water supply systems. 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.

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Action Taken: Andrew Bishop made the motion to grant a Modification Request from **Section 504.2 “On-Lot Septic”** for Lot 1. Seconded by Matthew Williams. The motion carried unanimously.

E.) Land Development Reviews

2024-079 Bradly J. Chaffee / Athens Borough- Major Land Development of a new self-storage unit located in Athens Borough. Applicant is proposing the construct 5 prefabricated steel self-storage buildings at 178 N. Elmira St. in Athens. The existing house will be removed from the site. No sewer or water is proposed. Parcel is currently located in a business zoning and self-storage is a permitted use for a business zone.

Applicant is seeking **Conditional/Preliminary** approval contingent upon Zoning Compliance, HOP Permit, and Satisfaction of Engineer Review Comments and Fees.

Action Taken: Andrew Bishop made the motion to **TABLE** the project. Seconded by Jim Souto. The motion carried unanimously.

2024-083 Eureka Resources / Standing Stone Township- The proposed Major Land Development-Eureka Resources Existing Storage Buildings-had previously constructed a gravel access road and pad to provide access to and a site for several storage building structures for use at their existing facility on private lands in Standing Stone Township. At the request of both the BCCD & BCPC, the applicant is now seeking the necessary permits/approvals. This will include Land Development (including a lot consolidation for the two properties) as well as an NPDES General Permit. Proposed additional improvements will be limited to the installation of the required storm water management conveyance (vegetated channel) and treatment facilities (infiltration basin) to manage the increase in impervious area. The proposed BMPs will ensure that no post-development increase in runoff rate is realized while also providing the required Pre-Post volume comparison treatment and removal. The site is currently not identified by a zoning district. The proposed limit of disturbance for the project is 3.8 acres and will require a General NPDES permit. The project is considered a balanced site; however, any imported material for the project shall be clean fill material as defined in the plans. The Erosion and Sediment Control Plan have been designed to minimize the extent and duration of earth disturbance during the construction phase. There is no proposed or previously installed water/sewer service to the storage buildings.

Applicant is seeking **Conditional/Preliminary** approval contingent upon NPDES permit, Satisfaction of Engineer Review Comments and Fees.

Action Taken: Warren Knapp made the motion to **TABLE** the project. Seconded by Jim Souto. The motion carried unanimously.

2024-092 TKC CCCXLI, LLC (Tractor Supply) / Wyalusing Borough: The proposed site is located at the intersection of State Street and Homets Heights Road between the NAPA Auto Parts and FedEx in Wyalusing Borough. The proposed improvements include the construction of a new 21,930 sq. ft. building with 14,290 sq. ft. of outdoor display area, parking area, access drive and a storm water management system. The site currently exists as active agricultural lands and has for the past 50 years. There are wetlands on the north and east side of the site and the site discharges to the northeast directly into Wyalusing Creek.

Applicant is seeking **Conditional/Preliminary** approval contingent upon NPDES permit, and Satisfaction of Engineer Review Comments/Fees.

Action Taken: Matthew Williams made the motion to **TABLE** the project. Seconded by Robert Storch. The motion carried unanimously.

2024-104 William & Linda Hollenback (Wysox Solar Project) / Wysox Township- The Proposed Solar Energy Facility, which consists of four (4) separate solar arrays (projects), is located on three privately owned parcels (6208703013000000, 6208706011002000, 6208703014000000) of land in Wysox Township, owned by William & Linda Hollenback. The existing land conditions are comprised of agricultural land. The Projects are proposed to be situated fully within the Manufacturing zoning district and will consist of construction of solar arrays and associated infrastructure such as access roads, electrical collection lines, inverters, transformers, fencing and signage. The

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Projects will be developed in four (4) separate solar arrays with fencing enclosing each array and the entirety of the development area. The anticipated development area will total approximately 42 acres. The energy developed by the Projects will be collected and transferred to existing utility poles owned by PPL Electric Utilities where it will then be connected to the Existing PPL electric power infrastructure. The Projects will be developed in accordance with the conditions specified within the Wysox Township ZHB Decision, in addition to the Wysox Zoning Ordinance, the Bradford County's SALDO and all applicable permits required by Pennsylvania DEP. Wysox Township Zoning Hearing Board rendered their decision on May 12, 2024 granting the Applicant Special Exception approval with certain conditions to provide for the placement of a power generating facility upon the property.

Applicant is seeking **Conditional/Preliminary** approval contingent upon NPDES permit, HOP permit, and Satisfaction of Engineer Review Comments/Fees.

Action Taken: Warren Knapp made the motion to **TABLE** the project. Seconded by Andrew Bishop. The motion carried unanimously.

F.) **Municipal Planning Commission Review:**

-Jon M. Touchon / Litchfield Township- The Planning Commission reviewed the Subdivision for Jon M. Touchon in Litchfield Township. There were no Adverse Comments.

-Martha Lloyd School, Inc. / Troy Borough- The Planning Commission reviewed the Subdivision for Martha Lloyd School, Inc. in Troy Borough. There were no Adverse Comments.

G.) **Possible Violations**

Ark of the Covenant Church – Monroe Township –Hearing held on October 30, 2024 at 2:15 p.m. Solicitor Thompson will provide an update.

John Thompson provided an update to the Planning Commission. The next hearing will be held on February 11, 2025 at 9:00 a.m.

2018-062 M.R. Dirt, Inc. (Oliver's Restaurant) – Wysox Township

Duane Naugle updated the Planning Commission on the possible violation for Oliver's Restaurant parking lot in Wysox Township.

H.) **Violations**

I.) **Sketch Plan Review:**

J.) **DEP Permit Review:**

K.) **Items Reviewed With Solicitor**

L.) **Other: *For Informational Purposes***

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- 5.) Communications (See below)
- 6.) Reports
- 7.) Old Business (See summary)
- 8.) New Business (See summary)
- 9.) Adjournment

(Communications Summary):

A. Incoming:

B. Outgoing:

Old Business Summary

2004 SALDO Amendments: The Community Planning and Mapping Staff is currently in process of performing an update to the Bradford County SALDO in coordination with the County Planning Commission. A draft document was provided to the Planning Commission for comment on August 20, 2019 which contained the first two sections of the SALDO with new definitions for review. Updates will be provided periodically to the BCPC and public as the process is completed.

NBIS Local Bridge Inspection Program: The 2022-2027 NBIS Umbrella Agreement is currently under review with PennDOT and will go into effect on shortly. This Program will ensure that all locally owned bridges are inspected at their needed interval for the next 5 year cycle. Inspections for the 2021 season have been completed and the final inspection reports are being reviewed by PennDOT for approval. The County currently has 9 bridges that are classified as structurally deficient. We are currently in the process of working with our engineers to weigh the options for reducing this number through a bridge bundling process.

County Bridge # 38 / Wells Twp.: The bridge replacement project on Farm View Rd started on July 22, 2024. This project was originally scheduled for 2025, but due to permitting issues on another project they were able to move the start date up for this one. The project is tentatively scheduled to be completed in 140 days for a completion date on or before December 8, 2024. The road will be closed and traffic should follow the posted detour using; SR 549, SR 4031 (Coryland Rd), SR 4034 (Roaring Run RD), Updike Rd and Farm View Rd.

County Bridge # 15 / Herrick Twp.: The bridge replacement project on Neiley Rd. Based on the current schedule the Advertise Date for this project is anticipated for 2/6/2025, a bid opening (Let Date) of 3/13/2025, and an NTP to contractor date of 4/24/2025. Right of Way Easements have been done by Larson design Group and forwarded to the County Solicitor for review and approval.

County Bridge # 8 / West Burlington/Troy Twp.: The bridge repair work on Bronson Road will begin in 2025. Larson Design has notified us of the following detour. The Detour will be approximately 4.6 miles and will use East Troy Back Road (T-328), Gulf Road (T-829), and Roosevelt Highway (SR 0006) to reroute traffic around the closure of the bridge.

Bradford County Land Bank Feasibility Study: The County Commissioners in coordination with Towanda Borough and Progress Authority have retained Dawood Engineering to perform a Land Bank/Blight Mitigation study for Bradford County. The goal of this program is to address on-going blight issues that exist within the county by providing a mechanism to rehabilitate properties and get them back on the tax rolls. Phases 2 & 3 have been executed by the County Commissioners. Dawood recently met with the Commissioners, Planning Staff and the Progress Authority to discuss reorganization of the dormant Redevelopment Authority. The County is currently

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seeking letters of interest for individuals to board seats for the organization which is the next step towards repurposing the Redevelopment Authority into a Land Bank.

NEW BUSINESS

-Consider approval of a fee change for the Subdivision/Land Development applications.-Jim Souto made the recommendation to approve a fee change for the SALDO applications. Seconded by Warren Knapp. The motion carried unanimously.

-SALDO Update process-The Planning Commission discussed putting together a Subcommittee to discuss the update of the SALDO process.

-Reappointments for Matt Williams, Glenn Aikens, and Roy Keiper.-4 year terms. Expires in 2028.

APPLICATIONS ACCEPTED FOR REVIEW 2024

- 2024-001	Andrew J. Harding & Kristen Shaddock	Ridgebury Township
- 2024-002	PA Game Commission	Overton Township
- 2024-003	Calvin L. & Sheila L. Bacon	Pike Township
- 2024-004	Randell N. & Meredith K. Shores	Sheshequin Township
- 2024-005	John W. & Karyn A. Paulish	North Towanda Township
- 2024-006	JLM Real Estate – Dollar General	Ridgebury Township*
- 2024-007	Lynne E. & Elizabeth E. Shedden	Granville Township*
- 2024-008	Michael Pelissier	Warren Township
- 2024-009	James R. & Melinda J. Alderson	Pike Township
- 2024-010	William L. & Patrick C. Beebe	Tuscarora & Wyalusing Twp*
- 2024-011	Leonard G. & Donald J. Warner	Tuscarora Township
- 2024-012	R. Scott & Marilyn M. Miller	Wilmot Township
- 2024-013	Horace & Patricia T. Duffield	Tuscarora Township
- 2024-014	The Burrowes	Rome Township
- 2024-015	Bradley J. Chaffee	Athens Borough
- 2024-016	Jay M. & Faye M. Good	Canton Township*
- 2024-017	Allen & Theodore Owen	Canton Township
- 2024-018	PA USLE Milan Road, LLC. – Solar Farm	Smithfield Township*
- 2024-019	Stacie & Dean Madigan	Burlington Township*
- 2024-020	Robert J. Moore, Jr.	LeRaysville Borough
- 2024-021	David B. Miller, Jr.	Wells Township
- 2024-022	Scott D. Warner	West Burlington Township
- 2024-023	Phillip M. Schanbacher	West Burlington Township
- 2024-024	Luciano’s Landing, LLC.	Wyalusing Township
- 2024-025	Carolyn L. Arnold	Asylum Township
- 2024-026	Brian E. & Laura J. Harris	Smithfield Township
- 2024-027	Jonathan R. Small	Stevens Township
- 2024-028	Roy A. & Laurie Ann Keiper	Rome Township
- 2024-029	Tyler W. & Julie L. Sechrist	Granville Township
- 2024-030	Catherine A. Wolfe	Smithfield Township
- 2024-031	David & Linette Miller	Windham Township

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- 2024-032	Ronald R. & Jacquelyn J. Lawrence	Franklin Township
- 2024-033	Carson R. Turner	Monroe Township
- 2024-034	Camco Manufacturing, Inc.	Sayre Borough
- 2024-035	PTV 1340, LLC. – Dollar General	North Towanda Township (SD)
- 2024-036	PTV 1340, LLC. – Dollar General	North Towanda Township (LD)*
- 2024-037	Matthew P. McGroarty	Albany Township
- 2024-038	Jack R. Allis	Ulster Township
- 2024-039	Pauline S. Pazzaglia	Columbia Township
- 2024-040	Connor & Zachary Hutchinson	Warren Township*
- 2024-041	Alan L. Kendall	Granville & Canton Township
- 2024-042	Patricia L. & Glenn W. Thetga	Windham Township*
- 2024-043	Robert E. Burnett	Ridgebury Township*
- 2024-044	Joanne I. Allis	Windham Township*
- 2024-045	Theodore H. Ayotte & Catherine Eddy	Windham Township
- 2024-046	Justin D Page & Justin Rifebark	Franklin Township
- 2024-047	Willis Hottle	Rome Township*
- 2024-048	Catherine A Wolfe (Milan Energy Lease)	Smithfield Township
- 2024-049	Daniel H. Harding, Trustee	Windham Township
- 2024-050	Michael W. & Jean McMahon Herman	Canton Township
- 2024-051	John & Beth Spencer	Smithfield Township
- 2024-052	Eddie & Darcy Zaricor	Springfield Township
- 2024-053	Suzanne A. Kulick et al.	Wysox Township
- 2024-054	Jack Taranto	Ulster Township
- 2024-055	Dandy Mini Marts, Inc.	Sayre Borough
- 2024-056	Randy B. & Nancy D. Williams	Wysox Township
- 2024-057	Kenneth & Julie Howard	Wyalusing Township
- 2024-058	David R. & Susan W. Roenning	Wyalusing Township
- 2024-059	Jeffrey & Cynthia Aepli	Herrick Township
- 2024-060	Terry Cobb	Wyalusing Township
- 2024-061	Derrick Clark	Wyalusing Township*
- 2024-062	Joseph T. & Susan M. Quatrini	Sayre Borough
- 2024-063	Jared & Jennifer Davis	Ridgebury Township
- 2024-064	Joseph D. Peters	Sayre Borough
- 2024-065	Phil & Anna Belle Leonard	South Creek Township
- 2024-066	Logan Bump	Asylum Township
- 2024-067	Geoff & Tara Fritzges	Herrick & Orwell Township
- 2024-068	Krista Goodman	Tuscarora Township
- 2024-069	David M. & Amy L. DeCristo	LeRoy Township
- 2024-070	Dale & Melissa Vanderpool	Asylum Township
- 2024-071	Lois Carrington	Rome Township
- 2024-072	Javon & Heather Stringham	Ulster/Smithfield Township
- 2024-073	Trevor L. & Bradley & Kelly Mann	Wells Township
- 2024-074	Wendy Fulton (Tractor Supply)	Wyalusing Borough
- 2024-075	Mark D. & Tracy Wray	Wells Township
- 2024-076	John & Beth Spencer	Smithfield Township
- 2024-077	Benjamin & Roth King	Burlington Township

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- 2024-078	Jeff Allen	Canton Township
- 2024-079	Bradly J. Chaffee	Athens Borough*
- 2024-080	Eugene & Janine Grisson	Granville Township
- 2024-081	Travis Eberlin & Donald Burgess	Wyalusing Township
- 2024-082	Terry E. Cobb	Wyalusing Township
- 2024-083	Eureka Resources, LLC	Standing Stone Township*
- 2024-084	Larry J. & Angela Graham	Smithfield Township
- 2024-085	Joseph T. & Susan M. Quatrini	Sayre Borough
- 2024-086	Deserae & Amber Burgess	Asylum Township
- 2024-087	Michael T. & Beth A. Mulcahy	Pike Township
- 2024-088	Laverne T. Spencer	Canton Township
- 2024-089	Ruth Terry	Monroe Township
- 2024-090	Kathy M. Wanck	Sheshequin Township
- 2024-091	Amy Whyte & Peter Hoffman	Monroe Township
- 2024-092	TKC CCCLXI, LLC (Tractor Supply)	Wyalusing Borough
- 2024-093	Clinton Crawford	Wilmot Township
- 2024-094	Ronald & Sherida MacWhinnie	Ridgebury Township
- 2024-095	North Towanda Dollar General Lot Cons.	N. Towanda Township
- 2024-096	Lynda Miller	Smithfield Township
- 2024-097	Susan Prentice	Tuscarora Township
- 2024-098	Richard & Faye Perry	Towanda Township
- 2024-099	MM Garage, LLC	Stevens Township
- 2024-100	Suzanne Kulick	Wysox Township
- 2024-101	Williams Living Trust	Canton Borough
- 2024-102	David L. Wright	Canton Township
- 2024-103	Vernon Clouse	Wyalusing Township
- 2024-104	William & Linda Hollenback (Wysox Solar)	Wysox Township
- 2024-105	Denise Ellis	Ridgebury Township
- 2024-106	Lawrence Michalski	Asylum Township
- 2024-107	Daniel Gustin	Springfield Township
- 2024-108	Henry & Rorry Colon	Athens/Smithfield Townships
- 2024-109	Jason Schoonover	Wysox Township
- 2024-110	Scott Middendorf	Asylum Township
- 2024-111	Tom & Eric Cook	Orwell Township
- 2024-112	Benjamin & Linda Sheldon	Tuscarora Township
- 2024-113	Daniel & Karen Natt	Wells Township
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