

Duane Naugle, County Planning Director  
Rich Lasko, Deputy Director / GIS Coordinator  
Sam Saxe, GIS Analyst  
Megan Brown, County Planner  
Kari Kepler, Planning & Grants Administrator  
John E. Thompson, Esq., Solicitor



Voice • 570.268 .4103  
Fax • 570 .268 .4171  
Email:  
[bcplanning@bradfordcountyPA.gov](mailto:bcplanning@bradfordcountyPA.gov)

ADMINISTRATIVE AGENCY  
FOR THE  
BRADFORD COUNTY PLANNING COMMISSION

DEPARTMENT OF COMMUNITY PLANNING AND MAPPING SERVICES

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

Minutes

**BRADFORD COUNTY PLANNING COMMISSION**

Public Safety Building  
29 VanKuren Drive, Towanda, PA 18848

**December 17, 2024  
6:00 P.M.**

Topic: BCPC Meeting for December 17, 2024  
Time: Dec 17, 2024 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us05web.zoom.us/j/6088102400?pwd=WnE0ZG1kRWJuM2NHUg3ajVSZ21qQT09&omn=86524031258>

Meeting ID: 608 810 2400  
Passcode: MkFhr8

- 1) **Roll Call:** Board members present were: Raul Azpiazu, Matt Williams, Jim Souto, Roy Keiper, Robert Storch, Andrew Bishop, Warren Knapp and Glenn Aikens (via zoom). Staff members present were: Duane Naugle, Megan Brown, Sam Saxe and John Thompson.
- 2) **Minutes: November 19, 2024.** Matthew Williams made the motion to accept the November 19, 2024 minutes. Seconded by Robert Storch. The motion carried unanimously.
- 3) **Subdivision/Land Development Administration**

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

**PLANNING COMMISSION MEMBERS**

Roy Keiper • Glenn Aikens • Raul Azpiazu • Andrew Bishop • Warren Knapp • Robert Storch • Scott Williams • Jim Souto • Matthew Williams

**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.

- |            |                                 |                     |
|------------|---------------------------------|---------------------|
| - 2024-115 | Sherrie E. & Glenn A. Westerfer | Columbia Township   |
| - 2024-116 | Ralph & Myra McNeal             | Towanda Township    |
| - 2024-117 | Leland & Roberta Jelliff        | Ridgebury Township* |

**C. Visitors:** Lynnelle Farber (HUNT), Bradley Chaffee, Brian Doak, James Lowenstein (The Rocket Courier), Phillip O'Dell (The Daily Review).

**D.) Subdivision Plan Reviews:**

**2024-117 Leland & Roberta Jelliff / Ridgebury Township-** The subdivision of lands of Leland D. Jelliff & Roberta A. Jelliff is a one lot subdivision of an 84-acre parcel described in Bradford County Deed Book 589 at Page 479. Proposed Lot 4 (1.99 acres) is vacant and has percolation testing as shown. Lot 1 is the remaining land. It has an agricultural building and is to be continued as agricultural at this time. Lots 2 & 3 were previously conveyed. 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 404.1 “Every Lot Shall Abut a Street” for Lot 4. Seconded by Robert Storch. The motion carried unanimously. Warren Knapp made the motion to amend the action to be contingent upon the existing driveway becoming a private drive. Seconded by Jim Souto. 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. Plan was resubmitted on December 3, 2024 and sent to our Engineers for comments.

**Action Taken:** Andrew Bishop made the motion to grant **Conditional/Preliminary** approval contingent upon Satisfaction of Engineer Review Comments and Fees. Seconded by Matthew Williams. 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

**PLANNING COMMISSION MEMBERS**

*Roy Keiper • Glenn Aikens • Raul Azpiazu • Andrew Bishop • Warren Knapp • Robert Storch • Scott Williams • Jim Souto • Matthew Williams*

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.

**Action Taken:** Andrew Bishop made the motion to grant **Conditional/Preliminary** approval contingent upon NPDES permit, Satisfaction of Engineer Review Comments and Fees. Seconded by Roy Keiper. Warren Knapp opposed. 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.

**Action Taken:** Andrew Bishop made the motion to grant **Conditional/Preliminary** approval contingent upon NPDES permit, and Satisfaction of Engineer Review Comments/Fees. Seconded by Roy Keiper. Warren Knapp opposed. 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, 620870301400000) 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 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.

**Action Taken:** Andrew Bishop made the motion to grant **Conditional/Preliminary** approval contingent upon NPDES permit, and Satisfaction of Engineer Review Comments/Fees. Seconded by Robert Storch. Warren Knapp opposed. The motion carried unanimously.

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

G.) **Possible Violations**

**Ark of the Covenant Church** – Monroe Township –Next Hearing set for February 11, 2025 @ 9:00 a.m. Solicitor Thompson will provide an update.

**PLANNING COMMISSION MEMBERS**

*Roy Keiper • Glenn Aikens • Raul Azpiazu • Andrew Bishop • Warren Knapp • Robert Storch • Scott Williams • Jim Souto • Matthew Williams*

**2018-062 M.R. Dirt, Inc. (Oliver's Restaurant) – Wysox Township-The Planning Commission & Planning staff moved to executive session to discuss the possible violation.**

H.) **Violations**

I.) **Sketch Plan Review:**

J.) **DEP Permit Review:**

K.) **Items Reviewed With Solicitor**

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

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.

**PLANNING COMMISSION MEMBERS**

Roy Keiper • Glenn Aikens • Raul Azpiazu • Andrew Bishop • Warren Knapp • Robert Storch • Scott Williams • Jim Souto • Matthew Williams

**County Bridge # 38 / Wells Twp.**: Susquehanna Valley Construction Corp completed construction of County Bridge #38. On November 26, 2024, Duane and Rich as well as SVCC, PennDOT, and Dawood attended a final inspection and recommendations were made to open the bridge to the public.

**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. State Historic Preservation Office has granted approval. Larson Design Group is reworking ROW agreements for project parameters.

**County Bridge # 8 / West Burlington/Troy Twp.**: The bridge repair work on Bronson Road will begin in 2025. Larson Design Group 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 aka Route 6 (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.

## **NEW BUSINESS**

-Meeting dates for 2025.

## **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*

## **PLANNING COMMISSION MEMBERS**

Roy Keiper • Glenn Aikens • Raul Azpiazu • Andrew Bishop • Warren Knapp • Robert Storch • Scott Williams • Jim Souto • Matthew Williams

- 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
- 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 McMahan 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

**PLANNING COMMISSION MEMBERS**

- 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
- 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

**PLANNING COMMISSION MEMBERS**

- 2024-112 Benjamin & Linda Sheldon Tuscarora Township
- 2024-113 Daniel & Karen Natt Wells Township
- 2024-114 Warren Family Trust Ridgebury Township

**PLANNING COMMISSION MEMBERS**

*Roy Keiper • Glenn Aikens • Raul Azpiazu • Andrew Bishop • Warren Knapp • Robert Storch • Scott Williams • Jim Souto • Matthew Williams*