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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

**January 21, 2025
6:00 P.M.**

Topic: BCPC Meeting for January 21, 2025
Time: Jan 21, 2025 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/6472088458?pwd=b112pNCXpdsKaWmW1JlhZo4iaumFiU.1&omn=83384500263>

Meeting ID: 647 208 8458
Passcode: JanMeet

- 1) **Roll Call:** Staff members present were: Duane Naugle, Rich Lasko, Elizabeth Burgess, and John Thompson. Board members present were: Roy Keiper, Glenn Aikens, Warren Knapp, Robert Storch, Scott Williams, Jim Souto, and Matthew Williams.

Matthew Williams made the motion to reintroduce the same rolls for the Planning Commission. Seconded by Jim Souto.

Chairman- Scott Williams

1st Vice Chairman-Raul Azpiazu

2nd Vice Chairman- Robert Storch

Secretary/Treasurer- Jim Souto

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2) **Minutes: December 17, 2024-** Robert Storch made the motion to accept the December Minutes. Seconded by Jim Souto. The motion carried unanimously.

3) **Subdivision/Land Development Administration**

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

B.) **New Application Acceptance** (*Indicates Modification Request): Warren Knapp made the motion to accept the New Applications. Seconded by Robert Storch. The motion carried unanimously.

- 2024-118	ATC Family Farm, LP	Springfield Township
- 2025-001	Allen & Diane Delosa	Wells Township
- 2025-002	Thad E. & Sheila A. Woodward	Canton Township
- 2025-003	Jonathan Sova	Tuscarora Township*
- 2025-004	Charles & Patricia Houseknecht	Springfield Township
- 2025-005	The Jeanne E. Wilber Estate	Wells Township
- 2025-006	Louis Tillinghast	South Creek Township

C. **Visitors:** Mark Magrecki- Tractor Supply (via zoom), Brian Grose (Sayre Dandy Mini Mart), James Lowenstein (Rocket Courier), Phil O' Del (The Daily Review)

D.) **Subdivision Plan Reviews:**

2025-003 Jonathan Sova / Tuscarora Township: The subdivision of lands of Jonathan W. Sova is a one lot subdivision of a 142-acre parcel described in Bradford County Inst. 202406638. Proposed Lot 2 (10.26 acres) is vacant and is for agricultural use at this time. Lot 1 is the remaining land. It 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. (04.15.2025)

Action Needed: Applicant is seeking a Modification Request from Section 504.2 "On-Lot Septic" for Lot 2.

Justification: Lot 2 is to be for agricultural use.

Action Taken: Jim Souto made the motion to grant a **Modification Request** from Section 504.2 "On-Lot Septic" for Lot 2. Seconded by Robert Storch. The motion carried unanimously.

E.) **Land Development Reviews**

2024-092 TKC CCCXLI, LLC / 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,

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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 Needed: Applicant is seeking a **Modification Request** from Section 405.2.D.3 “Cut and fill slopes shall not endanger adjoining properties and shall be graded or tapered so that the bottom edge of the slope is no closer than 10 feet to any property line.”

Justification: To permit cut and fill slopes to be within ten feet of a property line. The slope shall be immediately lined and mulched with seed. The slope under question is a cut slope and will drain into the site and controlled by a stormwater facility. The grading needs to be within ten feet of the property line to properly size the stormwater facility as it is pinched between existing wetlands and the property line. This slope will not endanger the adjacent property for this reason. There is no cut or fill slopes that drain onto an adjacent property.

Action Taken: Roy Keiper made the motion to grant a **Modification Request** from Section 405.2.D.3 “Cut and Fill slopes not endanger adjoining properties and shall be graded or tapered so that the bottom edge of the slope is no closer than 10 feet to any property line.” Seconded by Glenn Aikens. The motion carried unanimously.

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

G.) **Possible Violations**

H.) **Violations**

I.) **Sketch Plan Review:** Keith Howard-Terry Township- Matt Williams made the motion to grant a waiver from 504.2. Seconded by Jim Souto. The motion carried unanimously. It was noted that when the application is submitted, it needs 100 foot of frontage or Right-of-Way.

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:**

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B. Outgoing:

Old Business Summary

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

2024-055 Sayre Dandy Mini Mart Parking Expansion- Preparing to close out the project. Site visit will be scheduled in the coming weeks.

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 inspections 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 # 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. ROW is currently with County Solicitor for action.

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

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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
- 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

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- 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
- 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

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- 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
- 2024-114	Warren Family Trust	Ridgebury Township
- 2024-115	Sherrie E. & Glenn A. Westerfer	Columbia Township
- 2024-116	Ralph & Myra McNeal	Towanda Township
- 2024-117	Leland & Roberta Jelliff	Ridgebury Township

Maps Reviewed for Recording Purposes:

-Helen Mader & Kay M. Johnson	Wysox Township	(12/4/2024)
-Ronald C. Jr. & Beth A. Smith	North Towanda Township	(12/11/2024)

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