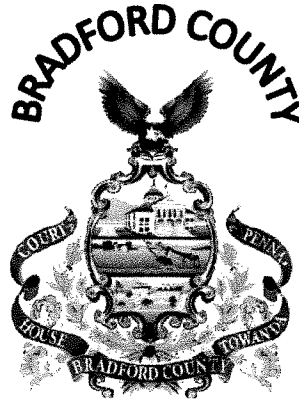


Matthew Williams, County Planning Director
Rich Lasko, Deputy Director / GIS Coordinator
Sam Saxe, GIS Analyst
Megan Johnson, Grants Administrator
Patricia Tuttle, County Planner
Jessica Sheets, Planning Administrator
John E. Thompson, Esq., Solicitor



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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

March 19, 2024
6:00 P.M.

BCPC March 19, 2024

Join Zoom Meeting
<https://us02web.zoom.us/j/87463491235?pwd=RTZrbWNRNzdPTHkrM3pWZVFaNjY5QT09>

Meeting ID: 874 6349 1235
Passcode: 957124

- 888 788 0099 US Toll-free
- 877 853 5247 US Toll-free

Meeting ID: 874 6349 1235
Passcode: 957124

- 1) **Roll Call:** Staff members present were Matthew Williams, Rich Lasko, Jessica Sheets, Patricia Tuttle and John Thompson (solicitor). Board members present were Roy Keiper, Glenn Aikens (via Zoom), Warren Knapp, Robert Storch, Scott Williams and Jim Souto.
- 2) **Minutes:** Robert Storch made a motion to accept the **February 20, 2024 Minutes**. The motion was seconded by Jim Souto. The motion carried unanimously.

3) **Subdivision/Land Development Administration**

A.) **Monthly Report:** Warren Knapp made the motion to accept the Monthly Report. The motion was seconded by Jim Souto. The motion carried unanimously.

PLANNING COMMISSION MEMBERS

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

B.) New Application Acceptance (*Indicates Modification Request): Roy Keiper made the motion to accept the New Applications. The motion was seconded by Jim Souto. The motion carried unanimously.

- 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	Bradly 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

C. Visitors: James Lowenstein from the Rocket Courier, Sunshyne Lynch from the Daily Review, Beverly and Mark Miller, Andy Harding, Martin Schmidt, George Kotzias, Catherine Wolfe, Alyssa Wolfe and Jerritt Wolfe.

D.) Subdivision Plan Reviews:

2024-016 Jay M. & Faye M. Good / Canton Township: The subdivision of lands of Good is a two-lot subdivision of a 122-acre parcel described in Bradford County Instrument 200609748 and Instrument 201208453. Lots 109 (40 +/- acres), 128 (45 +/- acres) and 130 (20 +/- acres) are the remaining lands. The remaining lands are vacant and are to be continued as agricultural use at this time. Proposed Lot #2 (16.52 acres) is occupied by a house with on-site septic and water supply systems. This lot contains portions of three (3) tax parcels:

- TM# 16-106-109 (9.87 acres) leaving 40 +/- acres remaining
- TM# 16-106-128 (4.69 acres) leaving 45 +/- acres remaining
- TM# 16-106-130 (1.96 acres) leaving 20 +/- acres remaining

The surrounding parcels in this area are generally used for agricultural and residential purposes.

Action Taken: Warren Knapp made the motion to grant modification from Section 504.2 “On-Lot Septic” for remaining lands (Lots # 109, 128 and 130). The motion was seconded by Jim Souto. The motion carried unanimously. Scott Williams abstained.

2024-019 Stacie & Dean Madigan / Burlington Township: The subdivision of lands of Stacie and Dean Madigan is a two-lot subdivision of a 136-acre parcel described in Bradford County Deed Book 655 at Page 78. Lot #1 (134 +/- acres) is the remaining land. It is occupied by a house with on-site septic and water supply systems. Proposed Lot #2 (2,000 acres) is vacant and has percolation testing as shown for a residential system. Access to Lot #2 from the public road will be accomplished by a 50-foot wide Access Easement to State Route 3009 (Burlington Turnpike).

Action Taken: Warren Knapp made the motion to grant modification from section 404.1 “Every Lot Shall Abut a Street” for Lot #2. The motion was seconded by Roy Keiper. The motion carried unanimously. Scott Williams abstained.

E.) Land Development Reviews

2012-024 – Linda D. Pepper / LeRoy Township – Pepper’s Auction Service: Edward and Pamela Pepper, the applicant, has built an Auction House along SR 414 in LeRoy Township. The Auction House is 7,000 sq. feet building and will have 70 parking spaces with 2 handicap parking stalls. This land development was previously granted Preliminary Approval in August 2012 as described. The applicant is requesting a reduction in the required spaces from 35 to 30 spaces which matches their historical average number of patrons since the auction house has been in operations. If the modification request is granted, Final As-built Plans will be submitted, as construction is complete.

Action Taken: Roy Keiper made the motion to grant a Preliminary Plan Modification from Section 508.2 *Off-Street Parking Minimum Requirements* to reduce the number of required spaces from 35 to 30 parking spaces with 2 ADA. The motion was seconded by Jim Souto. The motion carried unanimously.

2024-018 PA USLE Milan Road, LLC – Solar Farm / Smithfield Township: This is a proposed Major Land Development – Solar Energy Facility. The proposed project is the development and construction of four (4) 3.0-megawatt (MW) AC ground-mounted solar farm for a total of 12.0 MW at 973 Milan Road, Smithfield Township, Bradford County. The project will be located on leased portions of an agricultural-residential property that is ±133 acres and is owned by Edmund and Catherine Wolfe. The project ownership and developers are PA USLE Milan Road I LLC and U.S. Light Energy. The project parcel spans three (3) common ownership tax map parcels (39-45-66, 65, & 64-1) located on the north side of Milan Road and is located in Bradford County, which allows for solar farms subject to review and permitting by the Bradford County Planning Commission. The project will consist of two (2) array areas on the eastern and western sides of the project parcels, separated by a wooded ravine. The overall footprint of both array areas within the fence line will encompass ±66.7 acres (±49.8%) of the parcel. The project will be secured by an 8-foot-tall agricultural-style perimeter fence with a locking gate. The land beneath the proposed solar arrays is currently hayfield/meadow. Access to the arrays from Milan Road will be gained from the existing driveway and farm access road running within the parcel. The project proposes the expansion and improvement of the existing farm access to accommodate the construction and long term maintenance of the solar array. Solar panels will be ground-mounted on a single-axis tracker (SAT) racking system, which will be driven or screwed into the ground. The height solar panels will reach to 15± feet above grade at maximum tilt. The aboveground electrical interconnect from the solar array is proposed to be to an existing overhead electrical circuit located within the parcel boundaries. All other electrical lines related to the project will be underground. Electrical equipment (transformers and switchgear) will be pad-mounted at three (3) locations within the fenced areas. 28,842 ± 625-watt solar modules are proposed, along with 96 inverters, and four (4) transformers. No battery storage is proposed. A decommissioning plan has been provided in accordance with the County SALDO with an estimated restoration cost of \$1,147,122.40 with a Financial Security amount \$1,249,216.29 as stipulated by the ordinance.

Action Taken: Warren Knapp made the motion to table the application until the April 16, 2024 Bradford County Planning Commission meeting. The motion was seconded by Jim Souto. The motion carried unanimously.

F.) Municipal Planning Commission Review:

G.) Possible Violations –

H.) Violations

Ark of the Covenant Church – Monroe Township – The next hearing is set for May 1, 2024 at 9am at the Bradford County Courthouse. The Monroe Township Supervisors plan to attend.

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.

County Bridge # 38 / Wells Twp.: TS&L Documents have been approved by PennDOT and project will enter Final Design shortly. We expect that this will be ready for construction in 2022. The old bridge #38 has been evaluated for adaptive re-use and it has been determined that it is not feasible to place at the proposed Route 6/14 intersection as a pedestrian crossing.. FHWA and SHPO has approved the replacement/mitigation proposal. Project has entered final design with an anticipated LET date of June 2024 and 2024-2025 construction.

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 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

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 Lynn 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 Township*
- 2024-011 Leonard G. & Donald J. Warner Tuscarora Township