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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

April 16, 2024
6:00 P.M.

BCPC Meeting – April 16, 2024

Join Zoom Meeting
<https://us02web.zoom.us/j/89530739590?pwd=TkRBR0RHh214TXVzMnpvU0VCdkNZQT09>

Meeting ID: 895 3073 9590
Passcode: 026256

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

Meeting ID: 895 3073 9590
Passcode: 026256

- 1) **Roll Call:** Matthew Williams, Rich Lasko, Patricia Tuttle, Jessica Sheets, Roy Keiper, Glenn Aikens, Warren Knapp, Robert Storch, Scott Williams.
- 2) **Minutes: March 19, 2024** – Glenn Aikens made a motion to approve the March minutes. Warren Knapp seconded the motion. Motion carried unanimously.

3) **Subdivision/Land Development Administration**

A.) **Monthly Report:** Warren Knapp made a motion to approve the monthly report. Roy Keiper seconded the motion. Motion carried unanimously.

B.) **New Application Acceptance** (*Indicates Modification Request): Glenn Aikens made a motion to approve the new applications, Roy Keiper seconded the motion. Motion carried unanimously.

- 2024-025 Carolyn L. Arnold Asylum Township

PLANNING COMMISSION MEMBERS

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

- 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

C. Visitors: James Lowenstein – Rocket Courier, Jerritt Wolfe – Solar & Wolfe Subdivision, Sunshyne Lynch – Daily Review, Martin Schmidt – Milan Solar Project

D.) Subdivision Plan Reviews:

E.) Land Development Reviews

2024-036 PTV 1340, LLC. – Dollar General / North Towanda Township: The Major Land Development of lands (1.53 acres) is proposed for a Retail Dollar General store. The property is located in North Towanda Township near the intersection of Reuter Boulevard and Edward Street. The project will consolidate two (2) parcels into a single parcel for the development of the Dollar General. The project parcels are both currently vacant maintained lots. The Dollar General will consist of parking for 37 spaces; a variance has been obtained through the North Towanda Township Zoning Hearing Board, for the reduction in spaces. No other variances were necessary for the development. The project will utilize an infiltration basin for the treatment of the stormwater runoff. An NPDES permit and Highway Occupancy Permit will be obtained also as part of the project permitting.

Action Taken: Warren Made a motion to table the motion till next meeting when hopefully more information can be provided. Roy Keiper seconded the motion. 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) three 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 a motion to table the motion till next meeting when there is more information back from the engineers. Glenn Aikens seconded the motion. Motion carried unanimously.

2023-124 S&B Trucking / Canton Borough: S&B Trucking, LLC is proposing to enlarge the vehicle parking area around their business and install a storm chamber system to negate the increase in storm water discharge. The proposed improvements will be on land owned by the client, located at 184 Minnequa Avenue, Canton, PA. Site access will be through the business's existing driveway. The project will consist of approximately 0.93 acres of earth disturbance with an overall net increase in impervious surface area of 0.93 acres, as well. It is of note that this earth disturbance activity has already been completed prior, and the construction activities forthcoming will include the installation of storm water systems on site and associated changes in grading.

Action Taken: Motion by Warren Knapp to grant a 90-Day Extension for Conditional Preliminary Approval for BCPC File 2023-124, S&B Trucking with stipulations that at the end of the 90-Day Extension full Preliminary Approval or site restoration has been completed. Site restoration shall include the removal of all gravel placed in violation of the ordinance and be replaced with topsoil and seeded for vegetation. Roy Keiper seconded the motion. Motion carried unanimously.

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

- 2024-003	Gordon W. & Amy Millard	Litchfield Township
- 2024-004	Anthony J. McClinko	Litchfield Township
- 2024-005	Jeffrey Garnsey	Athens Township
- 2024-006	Michelle Ann Witmer	Athens Township
- 2024-007	Dandy Corporate	Athens Township
- 2024-008	John N. & Lori S. Koch	Troy Township

G.) **Possible Violations** –

H.) **Violations**

Ark of the Covenant Church – Monroe Township – Next hearing is scheduled for May 1st.

I.) **Sketch Plan Review:**

J.) **DEP Permit Review:**

Richard Daum, Jr. Minor Land Development 4B

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 section of the SALDO with new definitions for review. Updates will be provided periodically to the BCPC and public as the process in 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 than 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 review 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 winter 2023 for spring 2024 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	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