

Minutes

BRADFORD COUNTY PLANNING COMMISSION

Bradford County Progress Building – 1 Elizabeth Street, Towanda, PA 18848

** Dinner will be at 5:00 P.M. at the Progress Authority Building**

March 17, 2020

6:00 P.M.

1) **Roll Call:** Board members present were: Raul Azpiazu, Mary Neiley, Don Murray, Scott Williams, Theodore Pinkard, Warren Knapp, and Robert Storch. Staff members present were: Matthew Williams, Megan Wanck, Megan Johnson, and John Thompson.

2) **Minutes:** Raul Azpiazu made the motion to accept the **February 18, 2020 Minutes** .Seconded by Theodore Pinkard. The motion carried unanimously.

3) **Subdivision/Land Development Administration**

A.) **Monthly Report:** Ted Pinkard made the motion to grant the Monthly Report. Seconded by Don Murray. The motion carried unanimously.

B.) **New Application Acceptance** (*Indicates Modification Request) Warren Knapp moved to accept the following new applications. Seconded by Raul Azpiazu. The motion carried unanimously.

2020-017	Mountain Paradise Club, LLC	Overton Township*
2020-018	Lavern & Tammy Jackson	Springfield Township*
2020-019	David & Annette Patton	Springfield Township*
2020-020	Jack Johnson & Deanna Lamphere	Towanda Township
2020-021	Ralph & Myra McNeal	Towanda Township*
2020-022	James W.S. & Kathleen E.K. Moyer	Wells Township
2020-023	Clara M. Folkers Grubb Estate	Ridgebury Township
2020-024	David M. DeCristo & Randy L. Castle	LeRoy Township

C.) **Visitors to be Heard:** Coy Gobble (The Daily Review)

D.) **Subdivision Plan Review:**

-2020-017- Mountain Paradise Club, LLC / Overton Township-The subdivision of lands of Mountain Paradise Club 2, LLC is a two-lot subdivision of an 83-acre parcel described in Bradford County Inst. 200811763. Proposed Lot B (49.54 acres) is vacant and is to be a lot addition to adjoining lands of Treaster. Lot 1 is the remaining land. It 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: Raul Azpiazu made the motion to grant a Modification Request from **Section 504.2 “On-Lot Septic”** for Lot #1. Seconded by Don Murray. Scott Williams abstained. The motion carried unanimously.

-2020-018 Lavern & Tammy Jackson / Springfield Township-The subdivision of lands of Lavern M. Jackson and Tammy E. Jackson is a two-lot subdivision of a 45-acre parcel described in Bradford County Inst. 201518195. Proposed Lot 2 (1.90 acres) is occupied by a house and water supply system. This lot will utilize a sewer easement for an existing sand mound. Lot 1 is the remaining land. It 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: Robert Storch made the motion to grant a Modification Request from **Section 504.2 “On-Lot Septic”** for Lot #1. Seconded by Warren Knapp. Scott Williams abstained. The motion carried unanimously.

2020-019 Daniel & Annette Patton / Springfield Township- The subdivision of lands of Daniel and Annette Patton is a two-lot subdivision of a 155-acre parcel described in Bradford County Inst. 200506785. Proposed Lot 3 (2.00 acres) is occupied by a house with on-site septic and water supply systems. Lot 1 is the remaining land. It is vacant and is for agricultural use at this time. Lot 2 was 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: Raul Azpiazu made the motion to grant a Modification Request from **Section 504.2 “On-Lot Septic”** for lot #1. Seconded by Theodore Pinkard. Scott Williams abstained. The motion carried unanimously.

-2020- 021 Ralph & Myra McNeal / Towanda Township – First Light proposes to lease a 50’ x 50’ area of a parcel owned by Ralph and Myra McNeal, situated on South Main Street (SR 2027). The project will include the construction of a 12’ x 20’ building that will host computer cabinets. The purpose of the facility is to improve the data processing speeds from data running along the Right – Of – Way at South Main Street/220. The leased parcel will share an access drive, a 20’ wide access easement is proposed.

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

Action Taken: Raul Azpiazu made the motion to grant a Modification Request from **Section 401.17.B.1 “Right – Of – Way Width (50’)**. Seconded by Theodore Pinkard. The motion carried unanimously.

E.) Land Development Reviews

- There are no new or pending Land Developments for the March 17, 2020 meeting.

F.) Municipal Planning Commission Review:

- **2020-003 Timothy A. & Pauline W. Brennan - Athens Township**—The Planning Commission reviewed the Subdivision for Timothy A. & Pauline W. Brennan in Athens Township. There were no adverse comments.
- **2020-004 Michael A. & Shirley A. Bride - Asylum Township**—The Planning Commission reviewed the Subdivision Plans for Michael A. & Shirley A. Bride in Asylum Township. There were no adverse comments.

G.) Possible Violations

- H.) **Violations**-Mail the drafts from John Thompson to the Planning Board for review.

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*)

Proposing amendments to the Bradford County Planning bylaws

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 2017-2021 NBIS Umbrella Agreement has been fully executed and will go into effect on January 1, 2017. This Program will ensure that all locally owned bridges are inspected at their needed interval for the next 5 year cycle. Inspections for the 2017 season have recently been completed and the final inspection reports are being reviewed by PennDOT for approval. The County currently has 22 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 Act 13 Bridge Group Project: The County is currently undertaking an 8 Bridge Group Project wholly funded by the County's Act 13 Allocation. This project will replace 8 County Bridges simultaneously and will result in a 35% reduction in Structurally Deficient Bridges on the County roster, while also providing a significant cost savings. The project timeline is for Design to occur throughout 2018-2019 and Construction to follow in 2019-2020 when all the bridges will be fully completed.

Phase 1 Construction has started on the first 5 Bridges. The current status of the projects is as follows:

Bridge 11: 100% Completed and Opened on 10-29-19.

Bridge 31: Bridge #31 is open to traffic. The only remaining work is the roadway approach paving which will occur in concert with Bridge #39 once it has been completed.

Bridge 18: Bridge completed and open to traffic. Roadway approach paving will be completed in the spring.

Bridge 39: Bridge is under construction, both abutments have been poured. Projected completion is May 2020

Bridge 14: This is a prefabricated steel structure which will be delivered to the site and installed once the existing abutments have been rehabilitated. Demolition of the existing structure is expected to begin in the next few weeks. Projected completion date is June 2020.

Phase 2 has been bid for the remaining 3 Bridges. Bridges, 36, 44, and 51 received a total of 11 bids with the apparent low bidder being Susquehanna Valley Construction at a cost of \$ 1,377,144.43. The Commissioners will take action on the proposal at their March 12, 2020 meeting.

County Bridge # 38 / Wells Twp.: This Structure is currently included on the adopted 2017-2020 Northern Tier RPO – TIP. It is slated to be replaced in 2020. This is a historic Structure which may cause some delays in the replacement process. Preliminary Engineering has completed the in-depth inspection of the structure and is now in a holding pattern waiting for approval to move forward as this bridge is attached to the Historic Metal Truss Bridge Management Plan. FHWA has reviewed the draft needs assessment and agrees the current structure does not currently meet the public need in the area. A re-scoping field view of the project is being held on November 18, 2019 to reclassify the project from rehabilitation to a replacement.

Bradford County Historic Metal Truss Bridge Management Plan: The County is currently undertaking the a Historic Metal Truss Bridge Management Plan being funded through the Federal Highway Administration (FHWA) as part of a Letter of Agreement with the PennDOT, PHMC-SHPO and FHWA to establish a project need and method of progression to clear the remaining County Owned Truss Bridges as required by the National Historic Preservation Act. This study will begin the clearance process for the remaining 6 historically eligible bridges owned by the County and includes Bridges: #6 (Burlington Township), #8 (West Burlington Township), #13 (Franklin Township), #27 (South Creek Township), #38 (Wells Township) and #41 (Wyalusing Township). The end result of this plan will be an in-depth needs assessment and long range management plan to address the issues associated with these structures. Public Outreach meetings have been held on the following Dates:

Bridge #38 – Wells Twp. – 9/3/2018

Bridge #27 – South Creek Twp – 9/5/2018

Bridge #13 – Franklin Twp – 9/10/2018

Bridge #41 – Wyalusing Twp – 10/2/2018

Bridge #7 – West Burlington Twp – 10/8/2018

Bridge #6 – Burlington Township – Public meeting was waived, Public Meeting held to Bridge Bundle was sufficient.

Currently a meeting been scheduled with the FHWA, SHPO and PennDOT to discuss the draft report and establish the guidelines for the final management plan. This meeting is slated to take place on January 24th 2020.

New Business Summary

Raul Azpiazu made the motion authorizing the Planning Staff in coordination with the County Planning Commission Solicitor to prepare a County Planning Commission Bylaws Amendment to allow for electronic meetings under exigent circumstances to be considered by the Planning Commission for approval. Seconded by Theodore Pinkard. The motion carried unanimously.

Robert Storch made the motion authorizing the Planning Commission to advertise for a Special Meeting to be held on Thursday, March 26, 2020 at 4:30 PM in the Bradford County Planning Office to consider a bylaws amendment adding provisions to allow for electronic meetings. Seconded by Theodore Pinkard. The motion carried unanimously.

These meetings will be rescheduled due to the Governor’s order closing all non-life-sustaining businesses.

County Parks Master Plan and County Parks Advisory Committee:

All Subcommittee Meetings have been postponed until further notice due to the COVID-19 Outbreak

Natural Gas Exploration Advisory Committee:

APPLICATIONS ACCEPTED FOR REVIEW 2019

2019-001	Wilma L. Lindsey	Towanda Township
2019-002	Scott Wilcox Estate	Wilmot Township
2019-003	Larry & Kimberly Ballard	W. Burlington Township
2019-004	James L. Madigan	Burlington Township
2019-005	Marilyn M. Calkins Trust	Springfield Township
2019-006	Richard S. & Sheila C. Wilson	Granville/Troy Township
2019-007	Gary & Karen Snyder	Tuscarora Township
2019-008	Floyd Parrish & Bobbie Adams	Albany Township
2019-009	James H. & Nichole E. Briggs	Athens Borough
2019-010	Cory Pepper	LeRoy Township
2019-011	Charles E. Robbins & Renee E. Nichols	Springfield Township
2019-012	Virginia Clapper & Jerry Clapper	Tuscarora Township
2019-013	Roy & Lori Schrimp	Towanda Township
2019-014	Thomas W. Dunn	Franklin Township
2019-015	Citizen & Northern Bank	N. Towanda Township
2019-016	JLM Real Estate Investment (State Police)	N. Towanda Township
2019-017	L& G IV, LLC (State Police- Subdivision)	N. Towanda Township
2019-018	Alberta Payne	Rome Township
2019-019	Charles F. Welles, III	Terry Township
2019-020	James L. & Ann P. Roy	South Creek Township
2019-021	John Moody	Canton Township
2019-022	Richard W. & Dolores A. Hart	Columbia Township
2019-023	Sally A. & Randy H. Steele	Wilmot Township
2019-024	Al Curtin	Terry Township
2019-025	David & Amy DeCristo	Warren Township
2019-026	Heidi Masters	Herrick Township
2019-027	Habitat For Humanity	Sayre Borough
2019-028	Deep Roots Hard Cider	Wilmot Township
2019-029	Alan & Susan Gamble	Warren Township
2019- 030	Hugh H. Beckwith	Orwell/Windham Township
2019- 031	Kenneth Dimenichi	Overton Township
2019-032	Irene Tarafas Estate	South Creek Township
2019- 033	Sara Kepner	Springfield Township
2019- 034	James Updike Jr.	Wells Township
2019- 035	Carmen Insalaco	Wilmot Township
2019- 036	Christine, Janette & Adrienne Lindstrom	N. Towanda Township
2019- 037	Velda Mae Johnson	Standing Stone Township
2019- 038	Marylea A. Wheaton	Warren Township
2019- 039	Green's Auto Mart	Wysox Township
2019- 042	Gregory & Lisa Castle	Canton Township
2019-043	Rodney & Linda Tuttle	Terry Township
2019-044	Alfred Jr. & April Stierly	Canton Township
2019-045	Glenn Landmesser	Towanda Township
2019-046	Robert E. & Ruth D. Palmer	Canton Township

2019-047	Joseph McMahon	Albany Township
2019-048	David G. & Sandra J. Benjamin	Sayre Borough
2019-051	JDS Group Holdings, LLC	Wysox Township
2019-052	Borough of South Waverly	South Waverly Borough
2019-053	Linda Janowsky	Ridgebury Township
2019-054	Linda D. Leonard	South Creek Township
2019-055	Alfred W. Jr. & April L. Stierly	LeRoy Township
2019-056	Stephen A. & Cindi A. Webster	Towanda Township
2019-057	Alvin & Elizabeth Coats	Ridgebury Township
2019-058	Scott A. Lackey & Amy J. VanBlarcom-Lackey	Columbia Township
2019-059	Connie Spencer	Granville Township
2019-060	Cindy Sites	Monroe Township
2016-061	Todd Hamilton	LeRoy Township
2019-062	Merle Wanck	Sheshequin Township
2019-063	Sheila Kraus	Sheshequin Township
2019-064	Donna J. Earls	Ridgebury Township
2019-065	Christine & Fredrick Aydelotte	Stevens Township
2019-066	Scott & Judy Ameigh	Wells Township
2019-067	Estate of Bradley E. & Sharon K. May	LeRoy Township
2019-068	John & Michael Galvin	Ridgebury Township
2019-069	Leroy Mast	Warren Township
2019-070	Robert Chappell & Jenny Payne	Rome Township
2019-071	Al Curtin	Wells Township
2019-072	John Welliver	Rome Township
2019-073	Tillinghast Family, LLC	South Creek Township
2019-074	Wayne & Claire Pratt	Granville Township
2019-075	Bruce & Sherry Vargson	Granville Township
2019-076	Borough of Athens	Athens Borough