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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

July 16, 2024  
6:00 P.M.

Join Zoom Meeting

<https://us05web.zoom.us/j/88398593776?pwd=HgEasOBPAu1T1iiHIWGP4sEIH6eZbz.1>

Meeting ID: 883 9859 3776  
Passcode: 8h1gFZ

1) **Roll Call:** Staff members: Megan Brown, Rich Laska, Jessica Sheets (zoom), John Thompson.

BC Members: Matthew Williams, Raul Azpiazu, Robert Storch, Roy Keiper, Jim Souto, Andrew Bishop, Scott Williams, Warren Knapp, and Glenn Aikens (via zoom).

2) **Minutes: June 18, 2024-** Robert Storch made the motion to approve the Minutes. Seconded by Raul Azpiazu. Motion carried unanimously.

3) **Subdivision/Land Development Administration**

A.) **Monthly Report:** Andrew Bishop made the motion to accept the Monthly Report. Seconded by Roy Keiper. Motion carried unanimously.

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

- 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

**PLANNING COMMISSION MEMBERS**

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- |            |                               |                     |
|------------|-------------------------------|---------------------|
| - 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       |

**C. Visitors:** Brian Grose (Dandy Mini Mart, Sayre), Phil Odell (The Daily Review), James Lowenstein (Rocket Courier), Michelle (spectator)

**D.) Subdivision Plan Reviews:** There are no Subdivisions for review for July 16, 2024.

**E.) Land Development Reviews**

**2024-061 Derrick Clark / Wyalusing Township:** The Minor Land Development of lands of Clark is a Two-Homes-on-One-Lot residential development of a 2.0 acre parcel described in Bradford County Inst. 201518072. A future 1-acre lot has been approximated on the plan. An on-site water supply (well) is planned for the new residence. An existing driveway onto State Route 6 will be utilized by both residences. Public sewer is available at this site. The surrounding parcels in this area are generally used for agricultural and residential purposes.

**Action Taken:** Andrew Bishop made the motion to grant Preliminary/Final approval of this residential lot. Seconded by Raul Azpiazu. The motion carried unanimously.

**2024-055 Dandy Mini Mart, Inc. / Sayre Borough:** This is a proposed Major Land Development for the Dandy Mini Mart, Inc. located in Sayre Borough. The proposed project is the development of a 10,950 square foot parking expansion located at their existing place of business on Spring Street. The project will consist of 24 additional parking stalls, stormwater management, and associated earthwork. The project parcel is 0.48 Acres.

**Action Taken:** Andrew Bishop made the motion to grant Conditional/Preliminary Approval, contingent upon: E&S Plan, Satisfaction of Engineer Review Comments and Fees. Seconded by Warren Knapp. The motion carried unanimously.

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

- 2024-013 Ingersoll Rand Federal Credit Union (LD) Athens Township-**The Planning Commission reviewed the Major Land Development in Athens Township. There were No Adverse Comments.**

**G.) Possible Violations**

**H.) Violations- mArk of the Covenant Church – Monroe Township – Hearing Held on June 21, 2024. Next Hearing Scheduled for September 9, 2024. Solicitor Thompson will provide an update. John Thompson provided an update on the Arc of the Covenant Church. A new hearing date is set for September 9, 2024 at 2:00 p.m.**

**I.) Sketch Plan Review:**

- Dale & Melissa Vanderpool / Asylum Township-**Andrew Bishop made the motion to grant a waiver for Section 504.2 “On-Lot Septic”. Seconded by Jim Souto. The motion carried unanimously.**

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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 Construction of the bridge will commence on July 22, 2024. The bridge construction schedule is set for 140 days. Susquehanna Valley Construction Corporation will be performing the work. They expect to be out of Seeley Creek by Oct 1<sup>st</sup>, with an anticipated completion date of December 6<sup>th</sup>, 2024. 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.

**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

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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**

**Zoning Ordinance amendment / Sayre Borough:** Sayre Borough Council plans to adopt a Zoning Ordinance amendment for the regulation of Smoke Shops, Tobacco Stores & Marijuana Dispensaries. Sayre Borough Council are establishing these regulations in the interests of public health, safety and general welfare. All these uses shall be permitted in the Highway Commercial District (HC).

**Zoning Ordinance amendment / Sayre Borough:** Sayre Borough Council plans to adopt a Zoning Ordinance amendment for the regulation of Residential Poultry. Sayre Borough Council are establishing these regulations in the interests of public health, safety and general welfare. These changes are being changed in the Rural Residential Zoning District (RR).

**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

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- 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 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
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