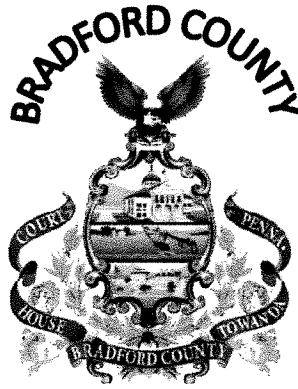


Vacant, County Planning Director
Rich Lasko, Deputy Director / GIS Coordinator
Sam Saxe, GIS Analyst
Megan Brown, County Planner
Vacant, Planning Administrator
Megan Brown, Grants Administrator
John E. Thompson, Esq., Solicitor



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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

August 20, 2024
6:00 P.M.

Join Zoom Meeting
<https://us05web.zoom.us/j/6088102400?pwd=WnE0ZGlrRWJuM2NHUg3ajVSZ21qQT09&omn=82916776246>

Meeting ID: 608 810 2400
Passcode: MkFhr8

- 1) **Roll Call:** Staff Members present: Megan Brown, Rich Lasko, Sam Saxe, & John Thompson
Board Members present: Matt Williams, Scott Williams, Glenn Aikens, Warren Knapp, and Jim Souto.
- 2) **Minutes: July 16, 2024** –Glenn Aikens made the motion to approve the Minutes. Seconded by Matt Williams. Motion carried unanimously.
- 3) **Subdivision/Land Development Administration**

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

B.) **New Application Acceptance** (*Indicates Modification Request): Matt Williams made the motion to accept the New Applications. Seconded by Glenn Aikens. The motion carried unanimously.

- 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

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- | | | |
|------------|-----------------------------------|----------------------------|
| - 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 A. Mann | Wells Township |

C. Visitors: George Kotzias (Milan Solar), Martin Schmidt (Milan Solar), William McNulty (Milan Solar), James Lowenstein (The Rocket Courier)

D.) Subdivision Plan Reviews:

2024-065 Phil & Anna Belle Leonard / South Creek Township- The subdivision of lands of Phil E. & Anna Belle Leonard is a 1 lot subdivision of a 60.17 acre parcel described in Bradford County Deed Book 540 at page 353, Deed Book 605 at page 666 and Deed Book 108 at page 507. Proposed Lot 2 (10.00 acres) is occupied by two houses 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. The surrounding parcels in this area are generally used for agricultural and residential purposes.

Action Taken: Warren Knapp granted the Modification Request from Section 504.2 “On-Lot Septic” for Lot 1. Seconded by Jim Souto. The motion carried unanimously.

Justification: Lot 1 is to be for agricultural use.

2024-066 Logan Bump / Asylum Township- The subdivision of lands of Bump is a one-lot subdivision of a 61-acre parcel described in Bradford County Inst. 202302550. Proposed Lot 10 (43.58 acres) is vacant and is for agricultural use at this time. Lot 2 is the remaining land. It is occupied by a cabin with no septic or water supply and is for agricultural use at this time. Lots 1, 3-9 were previously conveyed. The surrounding parcels in this area are generally used for agricultural and residential purposes.

Action Taken: Glenn Aikens granted the Modification Request from Section 504.2 “On-Lot Septic” for Lot 10. Seconded by Matt Williams. The motion carried unanimously.

Justification: Lots 2 & 10 are to be for agricultural use at this time.

E.) Land Development Reviews

2024-067 Geoff & Tara Fritzges / Herrick/Orwell Township- The Minor Land Development of lands of Fritzges is a Two Homes on One Lot residential development of a 15.09 acre parcel described in Bradford County Inst. 202007559. A possible future lot of 1.50 acres is shown. Percolation testing has been conducted as shown for a second residential system of one EDU (400 g/day). The surrounding parcels in this area are generally used for agricultural and residential purposes.

Action Taken: Matt Williams made the motion to grant Preliminary/Final approval of this residential lot. Seconded by Glenn Aikens. The motion carried unanimously.

F.) Municipal Planning Commission Review:

- 2024-014 Triking Ventures, LLC (Burger King) Athens Township-**The Planning Commission reviewed the Major Land Development in Athens Township. There were no adverse comments.**
- 2024-015 Roberta Blow Athens Township- **The Planning Commission reviewed the Minor Subdivision in Athens Township. There were no adverse comments.**

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- 2024-016 Gregory S. & Mason E. Jones Troy Township- **The Planning Commission reviewed the Minor Subdivision in Troy Township. There were no adverse comments.**
- 2024-017 Cummings Lumber Company, Inc. Troy Township- **The Planning Commission reviewed the Major Land Development in Troy Township. Only comments addressed were the NPDES permit.**

G.) **Possible Violations**

H.) **Violations**

Ark 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.

I.) **Sketch Plan Review:**

- a. Larry J. & Angela Graham / Smithfield Township (Ag Use Lot)-**Matt Williams made the motion to grant a waiver from Section 504.2 “On-Lot Septic” for the Sketch Plan for Larry J. & Angela Graham in Smithfield Township. Seconded by Glenn Aikens. The motion carried unanimously.**
- b. Milan Solar Farm / Smithfield Township (Landscaping Plan)-**Warren Knapp made the motion to grant the Revised Landscaping Plan for submittal for the Milan Solar Farm. Seconded by Jim Souto. The motion carried unanimously.**

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:

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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 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 # 38 / Wells Twp.: The bridge replacement project on Farm View Rd is scheduled to start on July 22, 2024. This project was originally scheduled for 2025, but due to permitting issues on another project they were able to move the start date up for this one. The project is tentatively scheduled to be completed in 140 days for a completion date on or before December 8, 2024. The road will be Closed and traffic should follow the posted detour using; SR 549, SR 4031 (Coryland Rd), SR 4034 (Roaring Run RD), Updike Rd and Farm View Rd.

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

Zoning Ordinance amendment / Wysox Township: Wysox Township Board of Supervisors plan to adopt a Zoning Ordinance amendment listing a Power Generation Facility as a special exception in all Zoning Districts is invalid. The Wysox Township Zoning Ordinance Article III, Table 306.1 shall be amended to state that a Power Generation Facility is a use that is Not Permitted in all Zoning Districts with the exception of the Manufacturing District where said use would be permitted by a Special Exception.

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

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- 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
- 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

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- 2024-058 David R. & Susan W. Roenning Wyalusing Township
- 2024-059 Jeffrey & Cynthia Aeppli 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

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