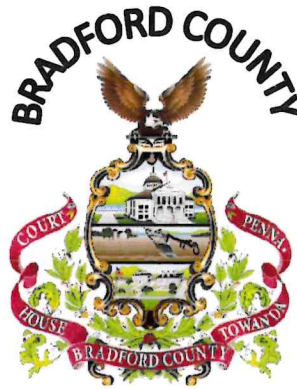


Duane Naugle, County Planning Director  
Rich Lasko, Deputy Director / GIS Coordinator  
Sam Saxe, GIS Analyst  
Megan Brown, County Planner  
Kari Kepler, Planning & Grants Administrator  
John E. Thompson, Esq., Solicitor



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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

September 17, 2024  
6:00 P.M.

Join Zoom Meeting

<https://us05web.zoom.us/j/6088102400?pwd=WnE0ZGlkRWJuM2NHUg3ajVSZ21qQT09&omn=88092404522>

Meeting ID: 608 810 2400  
Passcode: MkFhr8

- 1) **Roll Call:** Board members present: Roy Keiper, Glenn Aikens, Raul Azpiazu, Andrew Bishop, Warren Knapp, Robert Storch, Scott Williams, Jim Souto, and Matthew Williams. Staff members present: Megan Brown, Rich Lasko, Duane Naugle, Kari Kepler, and John Thompson.
- 2) **Minutes: August 20, 2024.** Raul Azpiazu made the motion to accept the Minutes for August 20, 2024. Seconded by Jim Souto. The motion carried unanimously.

3) **Subdivision/Land Development Administration**

A.) **Monthly Report:** Matt Williams made the motion to grant the Monthly Report. Seconded by Glenn Aikens. The motion carried unanimously.

B.) **New Application Acceptance** (\*Indicates Modification Request): Warren Knapp made the motion to accept the new applications. Seconded by Andrew Bishop. The motion carried unanimously.

- |            |                                  |                     |
|------------|----------------------------------|---------------------|
| - 2024-074 | Wendy Fulton (Tractor Supply SD) | Wyalusing Borough   |
| - 2024-075 | Mark D. & Tracy Wray             | Wells Township      |
| - 2024-076 | John & Beth Spencer              | Smithfield Township |

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- 2024-077	Benjamin & Roth King	Burlington Township
- 2024-078	Jeff Allen	Canton Township
- 2024-079	Bradly J. Chaffee	Athens Borough*
- 2024-080	Eugene & Janine Grisson	Granville Township
- 2024-081	Travis Eberlin & Burgess	Wyalusing Township
- 2024-082	Terry E. Cobb	Wyalusing Township
- 2024-083	Eureka Resources	Standing Stone Township*
- 2024-084	Larry J. & Angela Graham	Smithfield Township
- 2024-085	Joseph T. & Susan M. Quatrini	Sayre Borough
- 2024-086	Deserae & Amber Burgess	Asylum Township
- 2024-087	Michael T. & Beth A. Mulcahy	Pike Township
- 2024-088	Laverne T. Spencer	Canton Township

**C. Visitors:** Brian Grose (Sayre Dandy), Martin Schmidt (PA USLE Milan), Dan Cauallane (PA USLE Milan), James Lowenstein (Rocket Courier)

**D.) Subdivision Plan Reviews:**

**E.) Land Development Reviews**

**2024-079 Bradly J. Chaffee / Athens Borough-** Major Land Development of a new self-storage unit located in Athens Borough. Applicant is proposing the construct 5 prefabricated steel self-storage buildings at 178 N. Elmira St. in Athens. The existing house will be removed from the site. No sewer or water is proposed. Parcel is currently located in a business zoning and self-storage is a permitted use for a business zone.

**Action Taken:** Applicant is seeking **Conditional/Preliminary** approval contingent upon Municipal Comment, Zoning Compliance, Satisfaction of Engineer Review Comments and Fees. **Andrew Bishop made the motion to table the Land Development. Seconded by Jim Souto. The motion carried unanimously.**

**2024-083 Eureka Resources / Standing Stone Township-** The proposed Major Land Development-Eureka Resources Existing Storage Buildings-had previously constructed a gravel access road and pad to provide access to and a site for several storage building structures for use at their existing facility on private lands in Standing Stone Township. At the request of both the BCCD & BCPC, the applicant is now seeking the necessary permits/approvals. This will include Land Development (including a lot consolidation for the two properties) as well as an NPDES General Permit. Proposed additional improvements will be limited to the installation of the required storm water management conveyance (vegetated channel) and treatment facilities (infiltration basin) to manage the increase in impervious area. The proposed BMPs will ensure that no post-development increase in runoff rate is realized while also providing the required Pre-Post volume comparison treatment and removal. The site is currently not identified by a zoning district. The proposed limit of disturbance for the project is 3.8 acres and will require a General NPDES permit. The project is considered a balanced site; however, any imported material for the project shall be clean fill material as defined in the plans. The Erosion and Sediment Control Plan have been designed to minimize the extent and duration of earth disturbance during the construction phase. There is no proposed or previously installed water/sewer service to the storage buildings.

**Action Needed:** Applicant is seeking **Conditional/Preliminary** approval contingent upon Municipal Comment, NPDES permit, Satisfaction of Engineer Review Comments and Fees. **Warren Knapp made the motion to table the Land Development. Seconded by Raul Azpiazu. The motion carried unanimously.**

**2024-018 Milan 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

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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.

**Informational purposes only:** All outstanding items have been addressed. Preliminary approval letter to be sent in the oncoming weeks.

**2024-055 Sayre Dandy Mini Mart / 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, storm water management, and associated earthwork. The project parcel is 0.48 Acres.

**Informational purposes only:** All outstanding items have been addressed. Preliminary approval letter to be sent in the oncoming weeks.

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

- 2024-018 Anna Amato Athens Township-**The board reviewed the 3 lot subdivision for Anna Amato in Athens Township. There were no adverse comments.**
- 2024-019 Michelle Witmer Athens Township- **The board reviewed the 2 lot subdivision for Anna Amato in Athens Township. There were no adverse comments.**
- 2024-020 Alan L. & Roxanne Roloson Troy Township- **The board reviewed the 2 lot subdivision for Anna Amato in Athens Township. There were no adverse comments.**
- 2024-021 The Connell Family Trust Troy Township- **The board reviewed the 2 lot subdivision for Anna Amato in Athens Township. There were no adverse comments.**

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. **John Thompson updated the board on the Violation for Ark of the Covenant Church. The next hearing will be held on October 30, 2024 at 2:15 p.m.****

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I.) **Sketch Plan Review:** Susan Prentice-Tuscarora Township-The board reviewed the sketch plan review for Susan Prentice in Tuscarora Township and agreed that the possible subdivision should be approvable. They noted to specify in the Proposed 50' Right-of Way Agreement that the owner of residual lands will have use of the existing driveway.

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.:** The bridge replacement project on Farm View Rd started 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

### **PLANNING COMMISSION MEMBERS**

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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**

**New Albany Borough Act 537 Plan Revision - Special Study:** New Albany Borough submitted the above referenced special study for review by the County Planning Commission as required. The intent is for a revision to the Comprehensive Plan to upgrade and replace the aging wastewater treatment plant.

### **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

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- 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
- 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
- 2024-064	Joseph D. Peters	Sayre Borough
- 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
- 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 Mann	Wells Township

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