

Minutes

**BRADFORD COUNTY PLANNING COMMISSION**

Progress Authority Building

1 Elizabeth Street, Towanda, Pa 18848

In-person attendance will be limited to 25 people including Planning Commission and Staff Members on a first come first serve basis. All others may attend via Zoom or Conference Call.

**October 20, 2020**

**6:00 P.M.**

**MEETING INFORMATION**

<https://us02web.zoom.us/j/82014203547>

**Meeting ID: 820 1420 3547**

**Call-in Information**

**1(888)788-0099 US Toll-free**

**1(877)853-5247 US Toll-free**

1) **Roll Call:** Planning Commission: Raul Azpiazu, Robert Storch, Warren Knapp, Ted Pinkard, Glen Aikens (Virtually) Staff Members: Matthew Williams, Megan Wanck, Megan Johnson, John Thompson (Solicitor)

2) **Minutes: September 15, 2020**

3) **Subdivision/Land Development Administration**

**A.) Monthly Report:**

**B.) New Application Acceptance (\*Indicates Modification Request)**

-2020-060	Edmund R. Johnson	Wilmot Township
-2020-061	Leland G. & Roberta A. Jelliff	Ridgebury Township*
-2020-062	Michael Stemler	Standing Stone Township
-2020-063	Susan R. Saxon	Burlington Township

-2020-064	Dennis & MaryBeth Carter	N. Towanda Township
-2020-065	Jerome Matalavage	Athens Borough
-2020-066	H&N, LLC	Smithfield Township*

**C.) Visitors to be Heard:**

**D.) Subdivision Plan Reviews:**

- **2020-061 Leland G. & Roberta A. Jelliff / Ridgebury Township-** The subdivision of lands of Leland G. Jelliff and Roberta A. Jelliff situated on the Berwick Turnpike (S.R. 4013) is a 2-lot subdivision of a 86.1 parcel of land. Lot #1 (84.1+- acres) is the residual tract, it is occupied by a pole garage and is for agricultural use. Proposed lot #3 (1.9990 acres) has been tested for on-lot sewage system supply as shown on the plans. A house is also proposed, as shown on the plans.

**Action Taken:**

**E.) Land Development Reviews**

- **2020-066 H&N, LLC/ Smithfield Township-** The project situated on Mac Road (S.R. 4007) proposes to develop (0.75 acres) of a 40 acre parcel of land and turn an existing barn into an events center. The project proposes to remove 7,807 SF of gravel and move the parking area to the rear side of the barn where 12,800 SF of new gravel is proposed for the driveway and parking area, for a total of 5,000 SF proposed impervious surface. There are 24 parking spaces proposed, with 1 ADA space. No additional buildings are proposed, and the existing building is to be serviced by on-lot sewage and water supply system. A driveway is proposed off of Mac Road (S.R. 4007).

**Action Taken:** Applicant is seeking **Preliminary/ Final Approval** contingent upon: Municipal comment, Low-Volume Driveway permit from PennDot, Erosion & Sediment Control Approval from Bradford County Conservation District, and Sewage approval from Bradford County Sanitation Committee.

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

- 2020-013- Arthur D. & Nancy B. Wolf / Athens Township – The planning commission reviewed the 2 - lot subdivision for Arthur D. & Nancy B. Wolf in Athens Township. There were no adverse comments.
- 2020-014- Samuel T. Forbes / Asylum Township

**G.) Possible Violations**

H.) **Violations**

DC Rauscher – Ulster Township

Four Friends (Fulmer) – Wysox Township

Ark of the Covenant Church – Monroe Township

I.) **Sketch Plan Review:**

- a. Encounter Church – Ulster Township
- b. Larry Youse – Rome Township

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 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 is complete as of June 5, 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 awarded the contract on March 12, 2020.

Bridge #51 was open to traffic on August 10, 2020. Bridge #44 is under construction and will be completed shortly. Bridge #36 will follow sometime in the spring of 2021

**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.

Plans have been approved by SHPO, PHMC and Consulting Parties. Management and Funding Plan will be developed in cooperation with PennDOT District 3-0.

## **New Business Summary**

### **County Parks Master Plan and County Parks Advisory Committee:**

May 6<sup>th</sup> Meeting Canceled due to COVID-19 Pandemic.

Previous Meeting was held on December 4, 2019.

### **Natural Gas Exploration Advisory Committee:**

The next meeting is TBD. Meetings are being held in coordination with the Penn State Extension Natural Gas Webinar Series. These webinars are no longer held at regular intervals, meetings will be announced 7 days prior once the next webinar is scheduled.

The previous meeting was held February 27<sup>th</sup>, 2020.

Webinar from 1:00pm-2:00pm “Using Drones in the North Dakota Oil Fields”

**APPLICATIONS ACCEPTED FOR REVIEW 2020**

2020-001	Wallace E. and Jean L. Nichols	Smithfield Township
2020-002	H. Sherman & S. Ann Barnes	Wysox Township
2020-003	Martin & Connie West	Granville Township
2020-004	Gary Kingsbauer	West Burlington Township
2020-005	Richard & Brenda Saxe	Albany Township
2020-006	Keith Kinsman	N. Towanda Township
2020-007	Dennis & MaryBeth Carter	N. Towanda Township
2020-008	Fredrick J. & Betty J. Lamont	LeRoy Township
2020-009	Frank S. & Joyce Landon	Canton Township
2020-010	Thomas & Kristine Burns	Windham Township
2020-011	JLM Real Estate Investments, LLC	Burlington Borough
2020-012	JLM Real Estate Investments, LLC	Burlington Borough
2020-013	Sayre Christian Church	Sayre Borough
2020-014	Jack L. & Jeannie M. Burbage	Springfield Township
2020-015	David & Elma Miller	Orwell Township
2020-016	Karl Kitzwater & Craig Harkness	South Creek Township
2020-017	Mountain Paradise Club, LLC	Overton Township
2020-018	Lavern & Tammy Jackson	Springfield Township
2020-019	Daniel N. Annette M. 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
2020-025	Robert E. & Ruth D. Palmer	Canton Township
2020-026	Frandsen Real Estate, LLC	South Waverly Borough
2020-027	Roxanne, Dorothy, Cindy & Richard Stevens	South Waverly Borough
2020-028	D.J. Ricci Holdings, LLC	Sayre Borough
2020-029	Aaron Russell	Rome Township
2020-030	John & Mary Anne Flynn	Albany Township
2020-031	DeeAnn & Taylor Marcy	Monroe Township
2020-032	Gary F. & Wendi F. Raupers	Ulster Township
2020-033	Robert L. & Jody L. Smith	Smithfield Township
2020-034	Wayne & Barbara Wright	Pike Township
2020-035	Stevensville DPP, LLC (LD)	Stevens Township
2020-036	Stevensville DPP, LLC (SD)	Stevens Township
2020-037	JK & JK Investments, LLC	Standing Stone Township
2020-038	Melissa Drake	Ulster Township
2020-039	Mary L. & Clarence R. Fenton	Terry Township
2020-040	Clair & Patricia Thrush	Sheshequin Township
2020-041	Raymond A. Scrivens	Sheshequin Township
2020-042	Ruth W. Parsons	Wilmot Township
2020-043	Timothy & Lynda Wells	Wilmot Township
2020-044	Edward & Sandra Teel	Terry Township

2020-045	Bresee Trust	Sheshequin Township
2020-046	Lawrence P. & Jane R. Schichtel	South Waverly Borough
2020-047	Marcia Carnwright	Canton Borough
2020- 048	Sandra Schoonover	Standing Stone Township
2020-049	James Davis	Ridgebury Township
2020-050	Chauncey Family Trust	Columbia Township
2020-051	Michael & Dianne J. Maslov	Pike Township
2020- 052	Nancy E. & Kenneth R. Sharer	Pike Township
2020-053	David L. Powell	Warren Township
2020- 054	Thomas R. Horn	South Waverly Borough
2020-055	Michael & Louann Kilmer	Wyalusing Borough
2020- 056	Jon L. & Terrie A. Darrow	Springfield Township
2020- 057	Rebecca & Joseph Cantale	Albany Township
2020-058	Richard & Mary Isbell	Ulster Township
2020-059	Richard F. & Stephanie M. Manchester	Orwell Township