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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

AGENDA

BRADFORD COUNTY PLANNING COMMISSION

Public Safety Building

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.

January 19, 2021

6:00 P.M.

Join Zoom Meeting

<https://us02web.zoom.us/j/87952282306?pwd=a2p6WTRmSmJ2ODNuL3ZsRHlvOXoxQT09>

Meeting ID: 879 5228 2306

Passcode: 089829

877 853 5247 US Toll-free

888 788 0099 US Toll-free

Meeting ID: 879 5228 2306

Reorganization

Chairman
Vice-Chairman
Secretary
Treasurer

- 1) Roll Call:
- 2) Minutes: December 15, 2020
- 3) Subdivision/Land Development Administration
 - A.) Monthly Report:
 - B.) New Application Acceptance (*Indicates Modification Request)

PLANNING COMMISSION MEMBERS

• Glenn Aikens • Raul Azpiazu • Andrew Bishop • Warren Knapp • Don Murray • Mary Neiley • Robert Storch • Scott Williams • Theodore Pinkard

-2021-001	Edward J. Slocum	Towanda Township
-2021-002	David & Barbara Moore	Windham Township
-2021-003	Merrie Hotaling	Standing Stone Township
-2021-004	David & Barbara Moore	Windham Township*
-2021-005	Donald L. Grace	Smithfield Township
-2021-006	Thomas & Joy Calaman	Wysox Township
-2021-007	Gene & Shirley Schaeffer	Towanda Borough
-2021-008	Lois Neuber	Wilmot Township
-2021-009	Robert E. & Josephine N. Bardo	Alba Borough
-2021-010	Mary & Glenn Wolfe	Warren Township
-2021-011	Kenneth Bartholomew	Franklin Township

C.) Visitors to be Heard:

D.) Subdivision Plan Reviews:

- **2021-004 David & Barbara Moore / Windham Township-** The subdivision of lands of David and Barbara Moore is a two-lot subdivision of a 62-acre parcel described in Bradford County Inst. 200204263. Proposed lot #2 (42.24 acres) is occupied by a cabin and is to be for silvicultural use at this time. Lot #1 is the remaining land. It is occupied by a house with on-site septic and water supply systems. Lots 1 and 2 will share a fifty-foot-wide Access Easement. 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 Needed: Modification Request from Section 404.1 “Every lot shall abut a street” for lot #2.

Justification: Lot #2 will access Route 187 via a 50’ (foot) Access Easement.

Action Needed: Modification Request from Section 504.2 “On-lot Septic” for lot #2.

Justification: Lot #2 is for Silvagricultural use at this time.

E.) Land Development Reviews

- There are no pending or new Land Developments for review for the January 19, 2021 meeting.

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

-2021-001 Gary and Shirley Ritz / Troy Township

G.) **Possible Violations**

H.) **Violations**

I.) **Sketch Plan Review:**

- Roger S. Clink, Sandra Berry, Richard C. Clink, and Jon E. Clink / Sheshequin 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 6th 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 27th, 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
2020-060	Edmund R. Johnson	Wilmot Township
2020-061	Leland G. & Roberta A. Jelliff	Ridgebury Township
2020-062	Michael Stremmer	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
2020-067	Shirley Dickinson	Rome Township
2020-068	Christine, Janette, & Adrienne Lindstrom	N. Towanda Township
2020-069	Glenn & Patti Shores	Sheshequin Township
2020-070	Gary W. & Elizabeth B. Horning	Armenia Township
2020-071	Rodney K. Detrick & Janet D. Harned	Wilmot Township
2020-072	William Broschart	Overton Township
2020-073	Dale E. & Margaret M. Horning	Towanda Borough
2020-074	Larry S. & Starlene R. Leonard	Ridgebury Township
2020-075	Trevor & Hope Moyer	Orwell Township