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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.

**July 20, 2021**

**6:00 P.M.**

Join Zoom Meeting

<https://us02web.zoom.us/j/81381833167>

Meeting ID: 813 8183 3167

888 788 0099 US Toll-free  
877 853 5247 US Toll-free

Meeting ID: 813 8183 3167

- 1) **Roll Call:**
- 2) **Minutes: June 15, 2021**
- 3) **Subdivision/Land Development Administration**

**A.) Monthly Report:**

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

-2021-064	Arthur & Cheryl Beers	Monroe Township
-2021-065	Mark & Reva Shaw	Franklin Township
-2021-066	Kenneth & Myrna Heckman	Herrick Township
-2021-067	Dale A. Tyler	Springfield Township
-2021-068	Garry Wilburn	Ridgebury Township

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**PLANNING COMMISSION MEMBERS**

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

-2021-069	Keith & Danette Crockett	Sheshequin Township
-2021-070	Sue Wheeler	Wysox Township*
-2021-071	Pennsylvania Electric Company	Sayre Borough
-2021-072	Shawn A. Harkness	Smithfield Township

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

**D.) Subdivision Plan Reviews:**

**-2021-062 John Amato / Sayre Borough-** The subdivision of lands of John Amato is a two-lot subdivision of a 0.24 acre parcel described in Bradford County Inst. 202004104. Proposed lot #1 (0.16 acre) is occupied by a house with public water and sewage collection systems. Proposed Lot #2 (0.08 acre) is vacant and is to be for a commercial parking lot. The surrounding parcels in this area are generally used for commercial and residential purposes. The Athens Township Authority administers the sewage collection system in the vicinity of this subdivision.

**Action Needed:** Applicant is seeking conditional approval contingent upon a Zoning Variance Approval for minimum lot size compliance based on the Sayre Borough Zoning Ordinance Section 173-52 A.1.

**2021-070 Sue Wheeler / Wysox Township-** The subdivision of lands of Sue Wheeler is a two-lot subdivision of a 5.5 acre parcel. Proposed Lot #1 (1.183 acres) is occupied by an existing house and two motel buildings and is serviced by municipal sewage and water supplies. Proposed Lot #2 (4.162 acres) is occupied by an existing trailer park, each trailer is serviced by municipal sewage and water supplies.

**Action Needed:** Applicant is seeking conditional approval contingent upon a Zoning Variance Approval for the side setback. Edwin Lane services the Trailer Park (Lot #2), in order for the new dividing line to run along the southerly edge of Edwin Lane (L4/L5 on the Plan), the motel building will be within the 8' building setback, based on the Wysox Zoning Ordinance Section 404 Commercial General District.

**E.) Land Development Reviews**

**2021-064 Arthur & Cheryl Beers / Monroe Township-** The minor land development of lands of Beers is a Two Homes on One Lot residential development of a 42.8-acre parcel described in Bradford County Inst. 201309016. 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. There is no sewage collection system in the vicinity of this subdivision.

**Action Needed:** Applicant is seeking **Preliminary/Final Approval** contingent upon: DEP Approval and Municipal Comment.

**2021-063 Bradford County Fireman’s Association / North Towanda Township-** The Major Land Development project proposing the construction of a new 25,000 SF concrete pad with a Lone Star Tactical Training structure to provide a space for local volunteer firefighters to train and hold demonstrations. Site improvements to be completed as part of the project will include: 2 gravel access drives, concrete pad, stormwater management, fencing, landscaping and other associated improvements. The project will consist of approximately 2.80 acres of earth disturbance with an overall net increase in impervious surface area of 0.95 acres. 41, 200 SF of impervious surface is proposed on an existing 4,000 SF. No occupied buildings are being constructed during this project and any vehicles that are brought onto the newly constructed concrete pad will be used for training purposes. The site will utilize two proposed driveway accesses coming off the existing south Parking area that is accessed by the privately owned Career Center Road.

**Action Needed:** Applicant is seeking **Conditional / Preliminary Approval** contingent upon: Municipal Comment and Zoning Compliance, NPDES Approval from Bradford County Conservation District, Satisfaction of Engineer Comment Review and Fees.

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

-2021-015	J. Wesley & Janet E. Kocsis	Athens Township
-2021-016	Barefoot Pellet	Troy Township
-2021-017	Dollar General	Athens Township

G.) **Possible Violations**

H.) **Violations**

**DC Rauscher** – Ulster Township – This matter is set to be adjudicated on July 14<sup>th</sup> at 1:00 pm with DJ Carr’s office. We’ll provide an update at the July Meeting. To date we have not received a formal submission.

**Four Friends (Fulmer)** – Wysox Township – Four Friends, LLC had requested and received a continuance until September 8<sup>th</sup> with DJ Wheaton’s Office. We are hopeful we can reach a resolution prior to that date and have been in contact with the Council for Four Friends.

**Ark of the Covenant Church** – Monroe Township – Pending litigation from other aggrieved parties. BCPC Solicitor has advised to wait until these items are resolved as it is likely to remove the need to pursue a formal violation.

I.) **Sketch Plan Review:**

- Kevin L. & Rebecca L. Brown / Windham Township (Ag Lot Review)
- Bradley & Beatrice L. Sink / Rome Township (Ag Lot Review)
- Whipple G. Roberts / Franklin Township (Ag Lot Review)

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)

- **Shores Sisters** -Proposed zoning amendment change for Wysox Township,

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 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 2021**

- 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
- 2021-012	Justin & Alicia Clouse	Wilmot Township
- 2021-013	The Roger A. Madigan Estate	Burlington Township
- 2021-014	James G. Wilcox, Trustee	Smithfield Township
- 2021-015	Robert L. & Deborah L. Smith	Canton Township
- 2021-016	Howard E. & Jessica L. Fowler	Monroe Township
- 2021-017	Charles & Patricia Houseknecht	Smithfield Township
- 2021-018	Ron & Karen Burlingame	Smithfield Township
- 2021-019	Encounter Free Methodist Church	Ulster Township
- 2021-020	T. Leon & Carole Powell	Windham Township
- 2021-021	John S. Brown	Armenia Township
- 2021-022	Jodi Sechrist	Orwell Township
- 2021-023	The Patterson Family Trust	Towanda Township
- 2021-024	Fred McNeal & Kelsey McNeal	Towanda Township
- 2021-025	Melissa Drake	Ulster Township
- 2021-026	Calvin L. & Shelia L. Bacon	Pike Township
- 2021-027	Jerry E. Lyon & Amy Daniels	Sylvania Borough
- 2021-028	Donald Huffman	Wilmot Township
- 2021-029	Diane & Harry Wuethrich	Wilmot Township
- 2021-030	Greg Roberts	Wysox Township
- 2021-031	Wilma J. Senn Estate	Windham Township
- 2021-032	Valorie Huckabee & Vanessa Emeno	Springfield Township
- 2021-033	Mary T. O'Neil Estate	Albany Township
- 2021-034	Charles W. Brown, Jr.	Monroe Township
- 2021-035	Mark & Margaret E. King	Tuscarora Township
- 2021-036	Hugh F. Beckwith	Windham Township

- 2021-037	James N. Ameigh	Wells Township
- 2021-038	Kyle E. Roberts & Courtney A. Grieve	Canton Township
- 2021-039	Kathryn R. Weaver	Rome Township
- 2021-040	James & Leona Fitzgerald	Wilmot Township
- 2021-041	John & Michele Vough	Orwell Township
- 2021-042	Mark M. Hutchinson	Warren Township
- 2021-043	Gary R. Norconk & Linda L. Kisner	Wilmot Township
- 2021-044	Evan Barnes, Century 21	Wysox Township
- 2021-045	Mark P. Cook, Trustee	Wysox & Rome Township
- 2021-046	Roger S. Clink	Sheshequin Township
- 2021-047	William Franks	Ridgebury Township
- 2021-048	Michael & Renee Wilson	Sheshequin Township
- 2021-049	Ronald & Karen Burlingame	Smithfield Township
- 2021-050	Davis S. & Katelyn M. Young	Pike Township
- 2021-051	Forest Oldroyd	South Creek Township
- 2021-052	Larry & Janet Youse	Rome Township
- 2021-053	Frandsen Real Estate, LLC	South Waverly Borough
- 2021-054	Marjorie E. Weaver Estate	Wysox Township
- 2021-055	Betsy May	Canton Township
- 2021-056	Dale Beardslee	Armenia Township
- 2021-057	Derek & Erin Middendorf	Standing Stone Township
- 2021-058	V. &N. French, J.Allis & V. Wagner	Windham Township
- 2021-059	Kelly Hoyt & Jacob Woodell	Albany Township
- 2021-060	Merna Colwell	Wilmot Township
- 2021-061	Thomson Business Ventures, LP	Standing Stone Township