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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.

April 19, 2022
6:00 P.M.

<https://us02web.zoom.us/j/86320482005?pwd=NjhKdVloNWtFQ0Z6MGN5U1FGbzgzUT09>

Meeting ID: 863 2048 2005
Passcode: 938848

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

Meeting ID: 863 2048 2005

1) **Roll Call:**

2) **Minutes: March 15, 2022**

3) **Subdivision/Land Development Administration**

A.) **Monthly Report:**

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

PLANNING COMMISSION MEMBERS

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

-2022-026	South Plainfield Double O-O Club	Tuscarora Township
-2022-027	Leo & Richard Hutchinson	Warren Township
-2022-028	Fredric G. Seeley	Canton Township
-2022-029	Robert I. Stoll	Rome Borough*
-2022-030	Estate of Ronald E. Cooper	South Creek Township
-2022-031	Steven C. Bell	Orwell Township*
-2022-032	David & Amy DeCristo	LeRoy Township*
-2022-033	Regina L.Excell	South Waverly Borough

D.) Subdivision Plan Reviews:

2021-128 Steve & Shari Williams / Monroe Township- The subdivision of lands of Steve R. Williams and Shari J. Williams is two-lot subdivision of a 40-acre described in Bradford County Inst. 202108257. Proposed Lot #5 (1.99 acres) is occupied by a house with on-site septic and water supply systems. Proposed Lot 5A (38.46 acres) is vacant as is to be agricultural use at this time. Lots 1-4 and 6-8 were previously conveyed. 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 Modification from Section 504.2 “On-Lot Septic” for lot #5A.

Justification: Lot 5A is to be for agricultural use at this time.

2022-029 Robert I. Stoll- The subdivision of lands of Robert Stoll is a two-lot subdivision of an 83-acre parcel described in Bradford County Inst. 201310344. Proposed Lot A (2.00 acres) is vacant and is to be a lot-addition to the adjacent Rome Cemetery Association. Lot 1 is the remaining land. It is vacant and for agricultural use at this time. The surrounding parcels in this parcel 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 Modification from Section 504.2 “On-Lot Septic” for lot #1.

Justification: Lot #1 is to remain for agricultural use at this time.

2022-031 Steven C. Bell / Orwell Township- The subdivision of lands on Steven C. Bell is a two- lot subdivision of

Action Needed: Applicant is seeking Modification from Section 504.2 “On-Lot Septic:” for lot # 2

Justification: Lot # #2 is to be to be for used to agricultural use at this time.

2022-032 David & Amy DeCristo / LeRoy Township- David M. DeCristo and Amy DeCristo, are the owners of 14.64 acres situate 9070-9080 Route 414 in LeRoy Township, Bradford County, Pennsylvania, designated on Bradford County Assessment Mapping 22-107.00-018-004. Lot #1 is the residual lands of DeCristo and contains 9.35 acres. This parcel is proposed for agricultural use. No water or sewer is proposed for this parcel. Access is made via existing deeded right-of-way along the westerly edge of Lot 2 as shown on the proposed subdivision plan. Lot #2 contains 2.22 acres and is commercial in use. This lot contains the store with fueling islands. This lot is served by on-lot water and on-lot sewer. Access is made from S.R 0414. Lot #3 contains 0.66 acres (or 28,846 SF) and is commercial in use. This lot contains an existing warehouse structure. This parcel is served by on-lot water and has an approved connection to an existing sand mound located on Lot #2 on the

proposed subdivision plan. Access is made from S.R. 0414. Lot #4 contains 2.41 acre and is commercial in use, this lot contains an existing shop structure. This lot is served by on-lot water and has an approved connection to an existing sand mound located on Lot to the proposed subdivision plan. Adjoining properties are used for agricultural and residential. Sewage systems in this area in ground and sand mound.

Action Needed: Applicant is seeking Modification request from Section 504.2 On-Lot Septic for Lot #

Justification: The lot is to be used for agricultural use this time. No testing has been com

E.) Land Development Reviews

2022-023 Guthrie Federal Credit Union / Sayre Borough- Major Land Development situated on North Elmer Ave, Cross Street and Chacona Lane. The project proposes a lot consolidation of the adjacent lots owned by Guthrie Federal Credit Union followed by the removal of the existing bank building. The project includes the construction of a new 13,602 SF bank building. Per the Sayre Borough Zoning Ordinance, a total of 25 spaces are provided with 2 ADA. Each drive-up window shall have sufficient staking room for 4 cars, and a bypass lane shall be provided. The building will be serviced by municipal sewer and water.

Action Needed: Applicant is seeking: **Conditional / Preliminary Approval** contingent upon Zoning Compliance, Erosion & Sediment Approval from BCCD, Satisfaction of Engineer Review Comment and Fees.

2012- 034 BC Veterans Memorial Park- Major Land Development consisting of the construction of a new Bradford County Veteran's Memorial Park on Borough property located south of the Route 6 bridge intersection with South Main Street and between the Robert D. Farley Connector and the Merrill Parkway. Also, included in the construction will be a parking area for the visitors to the memorial.

Action Needed: Applicant is seeking **Final Approval:** All requirements have been satisfied.

2012- 065 Towanda Memorial Hospital- Major Land Development situated east of State Route 6 on Hospital Drive in North Towanda Township, consisting of the construction a 10,270 square foot building addition attached to the south side of the existing building, the removal of 30,970 square feet of existing asphalt, and installation of 32,200 square feet of pavement in Towanda Borough. The 11.93-acre site is owned by Memorial Hospital, Inc. and had existing two-story brick buildings and paved parking areas. Past, present, and future use of this building is a hospital facility.

Action Needed: Applicant is seeking **Final Approval:** All requirements have been satisfied.

2014-068 Bluestone Brewery / South Waverly- Major Land Development on a 1.08 acre parcel owned by Bluestone Brewery LLC situated on Pitney Street. The parcel has water, sewer, gas and electric municipal services fronting the site. The owner opened an eating and drinking operation at the site with an additional feature of a brewing operation for beverages sold at the site. Consisted of a 3,200 SF building, low volume PennDOT permitted driveway, 32 parking spaces and associated stormwater management

Action Needed: Applicant is seeking **Final Approval:** All requirements have been satisfied.

2022-034 Bradford County Sunfish Pond Campground / LeRoy Township- Major Land Development proposing the expansion of the camping area at the Sunfish Pond County Park located in LeRoy Township. This project will develop 36 RV accessible camp sites, a service road, and associated site improvements on the Northern side of Sunfish pond. Project site improvements include the demolition of existing features, access road to new camp sites, relocation of campsites from the south end of the park to an adjacent wooded area to the east, stormwater management facilities, grading and other associated improvements. Utility improvements will encompass water and electric services to each campsite and provide potential locations for restrooms/shower facilities and a park office/store. The project will consist of approximately 5.9 acres of earth disturbance with an overall net increase in impervious surface area of 1.4 acres. Once construction is complete the traffic will remain similar to the current traffic volumes with peaks during seasonal camping hours. Minimal increase in traffic is expected as the type of operations will remain the same at the property. All camp sites designed for recreational vehicles shall have off-street parking spaces for the recreational vehicle and for one passenger vehicle. Each camp site has been designed to a lot space for these requirements as part of the design. The proposed site improvements do not require additional parking outside of what is previously mentioned. The site will utilize the one existing driveway accesses previously approved by the Township and one new driveway added farther North-east along Sunfish Pond Road. The Township driveway that exits to Sunfish Pond Roads will be reconfigured to accommodate the site improvements. The park currently has a composting restroom and a groundwater well that services the restrooms.

Action Needed: Applicant is seeking a modification request from Section 607.3.C “Camp sites must be 50’ or more away from exterior property lines.

Action Needed: Applicant is seeking a modification request from Section 607.4.E “The maximum grade of any campground street shall not exceed 10%.

Justification: The location of the site has been set so that the improvements are consolidated as much as possible to reduce impact to the existing site and the surrounding environment reducing the overall impervious impact and storm water effect. However, the configurations put the within 50’ of the property line and causes some of the road grades to be >10%. Allowing the variances will have the least impact to the compliance with the rest of the SALDO and allow the overall best design to preserve natural drainage and erosion patterns

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

F.) Municipal Planning Commission Review:

-2022-007	Thomas R. & M. Karen Gilliland	Troy Township
-2022-008	Randy Williams (Dandy)	Troy Township
-2022-009	William H. & Esther M. McBratney	Troy Township
-2022-010	William H. & Esther M. McBratney	Troy Borough

G.) Possible Violations

H.) Violations

DC Rauscher – Ulster Township – Revised plans have been submitted by the project engineer. They are currently under review with our reviewing engineer at Hunt.

Four Friends (Fulmer) – Wysox Township – The hearing that was scheduled for February 17th was continued at the request of the applicant. In lieu of the hearing, Planning Staff met with the applicant, their engineer and the County Planning Commission Solicitor on-site to go through the outstanding issues. There was a court hearing on April 1, 2022 and the matter was continued again for further discussion between the two solicitors until June 1st, 2022.

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. **There is a follow up trial on April 26, 2022 at 8:30am.**

I.) **Sketch Plan Review:**

- Susan Rae Haggerty / Ulster Township (504.2 Waiver Request for Agricultural Use)
- Michelle Jennings and Deborah Wooster / LeRoy 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 section of the SALDO with new definitions for review. Updates will be provided periodically to the BCPC and public as the process in 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 than 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 review 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.: TS&L Documents have been approved by PennDOT and project will enter Final Design shortly. We expect that this will be ready for construction in 2022. The old bridge #38 has been evaluated for adaptive re-use and it has been determined that it is not feasible to place at the proposed Route 6/14 intersection as a pedestrian crossing. We are working with FHWA and SHPO to determine the next steps in moving forward.

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. The kickoff meeting was held in October. The consultant gave a status report at the February meeting. The finalized Phase I study portion will wrap up shortly.

New Business Summary

**Real Estate Education Day will be held on May 3, 2022 from 9:00 am to 12:00.
Presenters will include: Planning & Mapping Services, Bradford County Sanitation,
County Tax Assessment.**

APPLICATIONS ACCEPTED FOR REVIEW 2022

- 2022-001	Endless Mountain Land Management	Rome Township
- 2022-002	Charles H. Pyle	Overton Township
- 2022-003	Thomson Business Ventures, LP	Standing Stone Township
- 2022-004	Richard & Lori Coleman	Orwell Township
- 2022-005	Robert Barlow	Canton Township
- 2022-006	Deborah L. Morgan	Wells Township
- 2022-007	Robert E. & Ruth D. Palmer	Canton Township
- 2022-008	David & Diane Bride	Asylum Township
- 2022-009	Joseph J. Osburn	Wells Township
- 2022-010	John R. Burleigh	Smithfield Township
- 2022-011	Hilfiger & Palmer	Canton Township
- 2022-012	Carl J. Yurgatis	Tuscarora Township
- 2022-013	Roger E. & Catherine W. Brown	Springfield Township
- 2022-014	James H. Hopper	Granville Township
- 2022-015	Susan Bird	Orwell Township
- 2022-016	DMP Northern Tier, LP	Wysox Township
- 2022-017	Verne & Maxine Alderson	Pike Township

- 2022-018 Daniel Gustin Springfield Township
- 2022-019 Jerry L. & Cathy A. Johnson Pike Township
- 2022-020 Joan L. & William E. Dinse Wysox Township
- 2022-021 Dean & Rebecca Jackson Springfield Township
- 2022-022 Ted D. Foust Canton & Granville Township
- 2022-023 Guthrie Federal Credit Union Sayre Borough
- 2022-024 Gavin & Dinah Chilson Monroe Township
- 2022-025 William J. Gamble Warren Township