

AGENDA
BRADFORD COUNTY PLANNING COMMISSION

Public Safety Building
29 VanKuren Drive, Towanda, PA 18848

May 17, 2022
6:00 P.M.

Join Zoom Meeting

<https://us02web.zoom.us/j/86272163801?pwd=Q25FcndSL3JwUFJwc1E1RkMvTkl4QT09>

Meeting ID: 862 7216 3801

Passcode: 125255

888 788 0099 US Toll-free

877 853 5247 US Toll-free

Meeting ID: 862 7216 3801

- 1) **Roll Call:**

- 2) **Minutes: April 19, 2022**

- 3) **Subdivision/Land Development Administration**

**** Consider Approving Resolution 2022-01 – Delegating SALDO administrative approval authority to Matthew Williams, Director of Planning & Public Safety and Patricia Tuttle, County Planner and Rescinding Approval Authority from Megan Wanck ****

A.) **Monthly Report:**

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

-2022-035	Marcus E. Jones	Ridgebury Township
-2022-036	Paul David Allen	Franklin Township*
-2022-037	Robert Fulmer	Wysox Township
-2022-038	Shaffer, Hugo, Gamble, Moodey & Matson	Wyalusing Township*
-2022-039	Vickie, Kimberly & Vincent Teribery	South Creek Township
-2022-040	David C. & Tanya R. Decker	Wells Township
-2022-041	Robert & Brenda Wandell	Athens Borough
-2022-042	Michael R. & Debra A. Krause	Albany Township*
-2022-043	James Earl Folkers & Nicholas Lee Folkers	Ridgebury Township
-2022-044	Robert E. Bardo	Alba Borough*
-2022-045	Michelle L. Jennings	LeRoy Township
-2022-046	Susan R. Olbrys	Ulster Township
-2022-047	Thomas James & Marjorie E. Fritsch	Columbia Township

D.) Subdivision Plan Reviews:

2022-036 Paul David Allen / Franklin Township- The subdivision of lands of Paul David Allen is a four lot subdivision of a 218.17 acre parcel on the Bradford County Assessment Map 18-096.00-063. Lot #1 (49.92 acres) is the existing lands. It is residential/agricultural in use and contains a single family residential structure with barn and outbuildings. This parcel is served by on-lot water and on-lot sewer. Access is made from Pension Road and Allen Meadow Road via existing driveways. Lot #3 (72.02 acres) is agricultural in use. This parcel is vacant and proposes no water or sewer. Access is made from Barclay View Road via existing farm access drive. Lot #4 (52.26 acres) is agricultural in use. This parcel is vacant and proposes no water or sewer. Access is made from Barkley View Road via existing farm access drive. Lot #5 (43.97 acres) is agricultural in use. This parcel is vacant and proposes no sewer or water. Access is made from Barclay View Road via existing farm access drive.

Action Needed: Applicant is seeking Modification from Section 504.2 “On-Lot Septic” for Lot #3, Lot #4 and Lot #5.

Justification: Lot #3, Lot #4 and Lot #5 are to be for agricultural use at this time.

2022-037 Larry W. & Robert L. Fulmer / Wysox Township- Lot A is to become part and parcel to the adjacent lot of Robert L. Fulmer and Larry W. Fulmer described as tax parcel number 62-87.07-42 recorded in the Bradford County Register and Recorder’s Office as Deed Book 128, Page 244 to form a single lot of 6.8 acres.

Action Needed: Applicant is seeking Conditional Preliminary/Final Approval

Justification- This proposed subdivision involves a lot that is currently in active violation with the Bradford County Planning Commission; BCPC File # 2012-081

2022-038 Shaffer, Hugo, Gamble, Moodley & Matson / Wyalusing Township- The subdivision of lands of Margot M. Shaffer, Barbara Hugo, Anne Gamble, Margot Moodley and Jennifer Matson is a four-lot subdivision of a 106.97-acre parcel described in Bradford County Instrument 200616042. Proposed Lot #5 (30.80 acres) is vacant and is for agricultural use at this time. Proposed Lot #6 (15.40 acres) is vacant and is for agricultural use at this time. Proposed Lot #7 (15.40 acres) is vacant and has percolation testing as shown. Lot

#1 is the remaining land. It is occupied by a house with on-site sewage disposal and water supply systems. Lots 2, 3 and 4 were previously conveyed. The surrounding parcels in this area are generally used for agricultural and residential purposes.

Action Needed: Applicant is seeking Modification from Section 504.2 “On-Lot Septic” for Lot #5 and Lot #6.

Justification: Lot #5 and Lot #6 are to remain for agricultural use at this time.

2022-042 Michael R. & Debra A. Krause / Albany Township- The subdivision of lands on Michael R. and Debra A. Krause is a two-lot subdivision. This subdivision proposes to create a residential lot from a parent parcel of 8.99 acres. The new lot, Lot #5 (2.31 acres) has been tested for on-lot sewage disposal for a single family residence. The residual lands, Lot #4 (6.68 acres) is to continue in residential use having an existing mobile home, permitted on-lot septic, private well and also has an existing driveway accessing Marsh Road (State Road 2008). The parent tract of this subdivision was created by a conveyance dated September 16, 1978 and recorded at Deed Book 658 page 847. There has been no further subdivision of the parent parcel until now. Adjoining parcels are residential and agricultural in use. There are no community sewage collection or treatment facilities within one mile of this subdivision.

Action Needed: Applicant is seeking Modification from Section 504.2 “On-Lot Septic:” for Lot #5.

Justification: Lot #5, the residual lands is to use existing septic system with easement and maintenance agreement.

2022-044 Robert E. Bardo / Alba Borough- The purpose of this minor subdivision is to subdivide existing tax parcel #01-093.04-004 and #01-093.04-004-005, now owned by Robert E. Barto, and subdivide existing tax parcel #01-093.04-004-01, now owned by the Borough of Alba. There are no proposed improvements on the lands described per this subdivision – Land transfer purposes only.

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

Justification: The residual tract is to be conveyed to Richard Bardo, grantor’s son. No improvements are proposed.

2022-047 Thomas James & Marjorie E. Fritsch / Columbia Township – (2 Homes 1 Lot)- Thomas James and Marjorie E. Fritsch are the owners of 3.99 ± acres situate in Columbia Township, Bradford County, Pennsylvania. This lot is known as 6441 Austinville Road and is designated on Bradford County Assessment Mapping as 17-055.01-002. This property is existing residential in use and contains a single-family residential structure which is served by on-lot water and on-lot sewer. It also contains a garage and barn structure. Access is made from Austinville Road (S.R. 4016) via existing driveway. This project proposes the addition of a second single-family residential structure to the site. Sewage testing has been completed for a sewage system to service the new residence. Water to the new structure will be provided via the existing on-lot water well. Access will be made from Austinville Road (S.R. 4016) via existing driveway. Lots adjoining this subdivision are residential or agricultural in use. The residential lots are served by on-lot water and sewer.

E.) Land Development Reviews

2020-035 Stevensville Dollar General / Stevens Township- Major Land Development consisting of a 1.6 +/- acre lot with a new 9,100 SF retail store (Dollar General). Accessed from S.R. 706, a parking lot with 37 parking spaces with 2 ADA. This lot is serviced by a private on-lot sewer and on-lot water well.

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:

-2022-006

George & Rose Lewis

Litchfield Township

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 next hearing to discuss this matter between the two solicitors will be on June 1, 200 at 10:00 a.m.

Ark of the Covenant Church – Monroe Township – Pending litigation – summary hearing held on April 28, 2022. Solicitor, John Thompson has presented a draft copy of a proposal letter for the Ark of the Covenant to Monroe Township and Bradford County Sanitation.

I.) **Sketch Plan Review:**

- Camco Manufacturing

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.: 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 was held on May 3, 2022 from 9:00 am to 12:00. Presenters will include: Planning & Mapping Services, Bradford County Sanitation, and 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