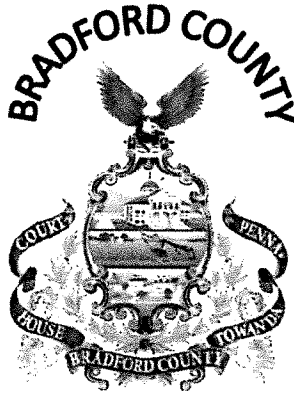


Matthew Williams, County Planning Director  
Rich Lasko, Deputy Director / GIS Coordinator  
Dakoatah Manning, GIS Planning Analyst  
Megan Johnson, Planning & Grants Administrator  
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ADMINISTRATIVE AGENCY  
FOR THE  
BRADFORD COUNTY PLANNING COMMISSION

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  
29 VanKuren Drive, Towanda, PA 18848

June 21, 2022  
6:00 P.M.

Join Zoom Meeting

<https://us02web.zoom.us/j/86272163801?pwd=Q25FcndSL3JwUFJwc1E1RkMvTkI4QT09>

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: May 17, 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

-2022-048	Rodney T. Newton	Terry Township*
-2022-049	Nancy & Matt Curry	N. Towanda Township*
-2022-050	Rodney & Terry Hall	Sayre Borough
-2022-051	Benjamin B. & Cheryl A. Chamberlin	Terry Township
-2022-052	Paul R. & Sue A. Sites	Monroe Township
-2022-053	Martha M. & Joshua J. Watkins	Springfield Township
-2022-054	Parker D. & Robin R. Mathers	Sheshequin Township*
-2022-055	Stephen & Lucinda Watkins	Ulster Township*
-2022-056	David W. & Barbara Gottshall	Smithfield Township
-2022-057	John J. Lavin, Jr.	Warren Township
-2022-058	Guthrie Federal Credit Union	Sayre Borough

**C. Visitors:**

**D.) Subdivision Plan Reviews:**

**2022-048 Rodney T. Newton / Terry Township-** The subdivision of lands of Rodney T. Newton is a three lot subdivision of tax parcel number 46-113.41. Lot #1 (9.8 ± acres) is the existing residential (campground area). Lot #2 (11.956 acres) is residential. Lot #3 (21.394 acres) is for agricultural purposes.

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

**Justification:** Proposed Lot #3 is to be for agricultural use at this time.

**2022-049 Nancy & Matthew Curry / North Towanda Township-** The subdivision lands of Nancy and Matthew Curry is a one-lot subdivision of a 50.84-acre parcel described in Bradford County Inst. 202112810 (Tax parcel number – 51-073.00-122). Proposed Lot#2 (10.50 acres) is occupied by a house with on-site septic and water supply systems. Lot #1 is the remaining lands. It is vacant and is for agricultural use at this time. 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 #1.

**Justification-** Proposed Lot #1 is to be for Agricultural use at this time.

**Action Needed:** Applicant is seeking Modification from Section 404.4 “Suitably Shaped Lots” for Lot #2.

**Justification-** Proposed Lot #2 is the resulting shape due to creating Lot #2 with the House which is in the middle of the Parent Tract. The area in question is being retained for access to the rest of the parcel.

**2022-0054 Parker D. & Robin R. Mathers / Sheshequin Township-** The purpose of this plan is for a proposed second residence on the lands now owned by Parker D. Mathers and Robin R. Mathers, being Tax Parcel # 38-048.00-023. A 2-story dwelling and an on-lot septic are proposed.

**Action Needed:** Applicant is seeking Conditional Preliminary/Final Approval contingent upon municipal comment and DEP approval.

**Justification:** Second residence on land owned by Parker D. and Robin R. Mathers.

**2022-055 Stephen & Lucinda Watkins / Ulster Township-** The subdivision lands of Stephen R. Watkins and Lucinda S. Watkins is a one-lot subdivision of a 50-acre parcel described in Bradford County Inst. 201514619. Lot #1 is the remaining land. It is Vacant and is for agricultural use at this time. Proposed Lot #2 (16.66 acres) is occupied by a house with on-site septic and water supply systems. 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 #1.

**Justification-** Lot #1 is to be for Agricultural use at this time.

**E.) Land Development Reviews**

**2020-082 Insite Real Estate/ Wysox Township-** Situated on the corner of Golden Mile Road (S.R.0006) and Craftmaster Road (S.R. 2032) the project proposes to construct a retail building for commercial use. The project proposes to remove all existing buildings, and parking. There is 69,075 SF of proposed impervious on an existing 41,665 SF impervious. Access will be from both Golden Mile Road and Craftmaster Road. A total of 83 parking spaces are proposed, 4 ADA. The building is to be serviced by municipal sewer and water.

**Action Needed:** Applicant is seeking **Conditional/Final Approval** contingent upon: Engineer Comments and Review fees.

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

-2022-011	John F. & Theresa Y. Hunsinger	Athens Township
-2022-012	Camp Little Seed	Athens Township

**G.) Possible Violations**

**H.) Violations**

**DC Rauscher** – Ulster Township – County Engineer has issued a comment response for the most recent submission of plans, waiting on comment form.

**Four Friends (Fulmer)** – Wysox Township – A hearing was held on June 1, 2022 with Warren Knapp (Planning Commission), Patty Tuttle (County Planner) and Rich Lasko (Deputy Director of Planning) in attendance. MDJ Wheaton granted a 30 day continuance since no legal counsel was present and indicated that if they matter is not resolved by the next hearing date he will issue a ruling.

**Ark of the Covenant Church** – Monroe Township – Pending litigation – Solicitor Thompson advised at the May meeting that a settlement agreement has been approved by the Township,

Sanitation Committee and Plaintiffs. It is awaiting final approval by the Court. Once it has been approved planning staff will review and determine the necessary applications for SALDO conformity.

I.) **Sketch Plan 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*)

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 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. Phase I Draft study has been submitted to staff and the County Commissioners for review. Dawood will be reviewing with the Commissioners and Progress Authority to determine the next steps for moving forward.

**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
-	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

-	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