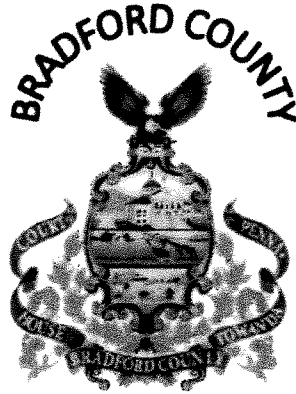


Matthew Williams, County Planning Director
Rich Lasko, Deputy Director / GIS Coordinator
Dakoatah Manning, GIS Planning Analyst
Megan Johnson, Planning & Grants Administrator
Patricia Tuttle, County Planner
John E. Thompson, Esq., Solicitor



Voice • 570.268 .4103
Fax • 570 .268 .4171
Email: bcplanning@bradfordco.org

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

July 19, 2022

6:00 P.M.

Join Zoom Meeting

<https://us02web.zoom.us/j/83883316214?pwd=QWhvZjdoelFuNmxaqEZxYU04cndWUT09>

Meeting ID: 838 8331 6214

Passcode: 635662

888 788 0099 US Toll-free

877 853 5247 US Toll-free

- 1) **Roll Call:**
- 2) **Minutes: June 21, 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 Klapp • Don Murray • Robert Storch • Scott Williams • Jim Souto

-2022-049	Nancy & Matt Curry	North Towanda Township*
-2022-059	Clint Sherman	Columbia Township
-2022-060	Ray Byers	Sheshequin Township*
-2022-061	Martin & Anna Chovanes	Armenia Township
-2022-062	Ronald & Karen Burlingame	Smithfield Township
-2022-063	Lorraine & Alan Larrabee & Florence Hoover	Terry Township
-2022-064	Steven Bell	Orwell Township *
-2022-065	The Chaapel Irrevocable Trust	Leroy Township
-2022-066	Joseph & Joanne Polzella	Athens Borough
-2022-067	Joseph & Joanne Polzella	Athens Borough
-2022-068	Gerald & Josephine Brann	Canton Borough
-2022-069	George & Mary Ann Wilcox	Smithfield & Ridgebury Township *

C. Visitors:

D.) Subdivision Plan Reviews:

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.

2022-060 Ray Byers / Sheshequin Township- The subdivision of lands of Byers is a three-lot subdivision of a 233-acre parcel. Proposed Lot #7 (36.33 acres) is occupied by a house with on-site septic and water supply systems. Proposed Lot A (111.76 acres) is to be a lot addition to adjoining lands of Roshak. Lot #1 is the remaining land. It is vacant and is for agricultural use at this time. Lots #-2-6 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 #1.

Justification- Lot#1 is to remain as Agricultural use at this time

2022-064 Steven Bell / Orwell Township- The subdivision of lands of Bell is a one-lot subdivision of a 46-acre parcel described in Bradford County Inst. 201114906. Proposed Lot 3 (10.00) is Occupied by a house with on-site septic and water supply systems. Lot 1 is the remaining land. 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- Lot#1 is to be for Agricultural use at this time.

2022-069 George & Mary Ann Wilcox / Smithfield Township & Ridgebury Township- The purpose of this subdivision is to divide the parent tract of 38.74 acres into two parcels. The subdivided parcel Lot #4 (14.0159 acres) has a house, well and on-lot septic system. The residual tract of (24.73 acres) will be continued for agricultural purposes. Surrounding parcels are residential and agricultural in use..

Action Needed: Applicant is seeking Modification from Section 402.1 “Easements” for Lot #4.

Justification- The house on Lot #4 is currently hooked into the spring as shown and they would like to continue using it.

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

Justification- The Property Owner wanted to retain the back portion of the property for access to the remaining fields without using the road.

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

Justification- Residual Tract1 is to be for Agricultural use at this time.

E.) Land Development Reviews

F.) Municipal Planning Commission Review:

- 2022-013 Donna L. Hunt 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 – They agreed to a settlement and to have final plan submitted in 60 days.

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:

Donald & Margret Ross / Ulster Township
Lori Fisk / Smithfield 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 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. 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
-	2022-048	Rodney T. Newton	Terry 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