

Agenda
BRADFORD COUNTY PLANNING COMMISSION

Public Safety Building
29 VanKuren Drive, Towanda, PA 18848

October 18, 2022

6:00 P.M.

Join Zoom Meeting

<https://us02web.zoom.us/j/87932923993?pwd=Sk94VXhBckNmU0d0MVFiRkZibDNrZz09>

Meeting ID: 879 3292 3993

Passcode: 367655

888 788 0099 US Toll-free

877 853 5247 US Toll-free

Meeting ID: 879 3292 3993

Passcode: 367655

- 1) **Roll Call:**
- 2) **Minutes: September 20, 2022**
- 3) **Subdivision/Land Development Administration**

A.) **Monthly Report:**

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

-2022-090	Gloria Berger	Sheshequin Township*
-2022-091	Todd Kilmer	Asylum Township*
-2022-092	Joseph & Harriet Benjamin	N. Towanda Township
-2022-093	Mary Merschbach Estate	Monroe Township*
-2022-094	Jay & Barbara Chadwick	Wyalusing Township
-2022-095	Kimberly Smith	Ridgebury Township*
-2022-096	Ellery Bourne	W. Burlington Township
-2022-097	George Haralambous	Columbia Township
-2022-098	Mark & Rebecca Borek	Columbia Township*
-2022-099	Lindsey Bennett	Towanda Township*
-2022-100	Bell Atlantic Mobile	Columbia Township*

C. Visitors:

D.) Subdivision Plan Reviews:

2022-090 Gloria J. Berger / Sheshequin Township: - The subdivision of lands of Gloria J. Berger is a two-lot subdivision of a 173 acre parcel described in Bradford County Instrument number 201404217. Proposed Lot #3 (1.50 acres) is occupied by a house with on-site septic and water supply systems. Lot #1 (173 +/- acres) is the remaining lands. It is vacant and is for agricultural use at this time. Lot #2 was 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 #1.

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

2022-091 Todd Kilmer / Asylum Township: - The subdivision of lands of Todd Kilmer is a two-lot subdivision of an 81-acre parcel described in Bradford County Instrument number 200512027. Proposed Lot #4 (14.00 acres) is occupied by a house with on-site septic and water supply systems. Lot #1(67.71 acres) is the remaining land. It is vacant and is for agricultural use at this time. Lot #2 and #3 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 #1.

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

2022-093 Mary Merschbach Estate / Monroe Township: - The subdivision of lands of Mary J. Mersechback Estate is a two lot subdivision of a 46.3 +/- acre parcel number 25-100.00-022. Proposed Lot A (1.49 acres) is to be a lot addition to the adjoining lands of David J. and Susan M. Landmesser to form one lot of 3.47 acres.

Action Needed: Applicant is seeking Modification from “Section 404.3 “Lot Size, Shape and Orientation”” for Lot A.

Justification: The proposed Lot A meets the length to width criteria for this section. However, to fulfill the direction of the decedents’ Will, it is to be added to the adjacent Landmesser lot as a side lot addition. The

resulting combines parcel will not meet the 3:1 length to ratio. The Landmessers are currently occupying Lot A as part of their lawn and their well is on it.

2022-095 Kimberly Smith / Ridgebury Township: - The subdivision of lands of Kimberly Smith is a two-lot subdivision. Lot 1A (0.1957 acres) is to become part and parcel to the adjacent lot of Scott A. and Kristen M. Coats to form a single lot of 1.1957 acres.

Action Needed: Applicant is seeking Modification from "Section 404.6A.2 "Dimensions and Areas of a Lot"" for Lot 1A.

Justification: The subdivided parcel Lot 1A is across the road from the main parcel. Lot 1A is to be added to the Coats parcel to give it more road frontage. The main parcel, Lot #1 has an existing septic and well.

2022-098 Mark & Rebecca Borek / Columbia Township: - The subdivision of lands of Mark and Rebecca Borek is a two-lot subdivision of a 24-acre parcel described in Bradford County Deed Book 308 at Page 274 and Instrument 200602626. Proposed Lot #4 (1.99 acres) is vacant and has percolation testing as shown. Percolation testing has been performed as shown on the plan for a residential system of one EDU (400 g/day). This lot is to utilize a fifty-foot-wide Access Easement to access the public road. Lot #3 (21.82 acres) is the remaining land. It is occupied by a house with on-site septic and water supply systems. Lots #1-2 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 404.1 "Every Lot Shall Abut a Street"" for Lot #4.

Justification: Lot #4 will utilize a 50-foot wide Access Easement to the Public Road.

2022-099 Lindsey Bennett / Towanda Township: - The subdivision of lands Lindsey Bennett is a two-lot subdivision of a 58-acre parcel described in Bradford County Instrument 200819780. Proposed Lot #2 (1.99 acres) is occupied by a house with on-site septic and water supply systems. Lot #1 (56.26 acres) 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.

E.) Land Development Reviews

-2022-100 Bell Atlantic Mobile Systems, LLC (d/b/a Verizon Wireless) Columbia Township- The applicant, Bell Atlantic Mobile Systems, LLC seeks the approval for the construction of a 255' lattice tower, having an overall height of 260' on a 28.675 acre parcel. Factoring in the height of the lightening rod, associated improvements and equipment. Including an elevated platform, equipment cabinets, standby generator, cable Ice Bridge, meter board, retaining wall and an 8' chain link fence. The total proposed impervious surface is 10,670 square ft.

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

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

G.) **Possible Violations**

S&B Trucking – Canton Borough

H.) **Violations**

DC Rauscher – Ulster Township – Waiting on the County engineer to review.

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 – Solicitor Thompson stated that all parties have signed the resolution agreement.

I.) **Sketch Plan Review:**

John Howard Estate
Sandra K. & Mark Dewey Henley
Trevor Moyer (Shabby Sisters)

Wyalusing Township
Sheshequin Township
Orwell Township

(Ag Use)
(Ag Use)
(Land Development)

J.) **DEP Permit Review:**

Harkness South Creek Township (4B Component)

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.

NEW BUSINESS

Solar Ordinance Update Discussion

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
-	2022-049	Nancy & Matt Curry	North 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
-	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	Chaapel Irrevocable Trust	LeRoy Township
-	2022-066	Joseph & Joanna Polzella	Athens Borough
-	2022-067	Joseph & Joanna Polzella	Athens Borough
-	2022-068	Gerald & Josephine Brann	Canton Borough
-	2022-069	George & Mary Ann Wilcox	Smithfield & Ridgebury Twp.
-	2022-070	Brett Kolesar	Orwell Township*
-	2022-071	Llyod & Mary Lou Decker	Albany Township
-	2022-072	Michael & Erin Earle	Terry Township
-	2022-073	Estate of Harry & Helen Horton	Rome Township*
-	2022-074	Michael Dudek	Springfield Township*
-	2022-075	Bennett Young	Smithfield Township
-	2022-076	Edward Kulick	Wysox Township
-	2022-077	Jan & Joy Nichols	Smithfield Township
-	2022-078	Lori Fisk	Smithfield Township
-	2022-079	Ulilla Costello & Edward Kulick	Wysox Township
-	2022-080	Matthew Curry	N. Towanda Township*
-	2022-081	Paula & Frank Heath	Sheshequin Township*
-	2022-082	Eric Levensgood	Canton Township
-	2022-083	Towanda Township (Fox Chase Drive)	Towanda Township
-	2022-084	Thomanason Family Trust	Towanda Township
-	2022-085	Curtis & Nancy Brown	Orwell Township*
-	2022-086	Donald & Margaret Ross	Ulster Township
-	2022-087	Spring Creek Tree Farms, LLC	Sylvania Borough
-	2022-088	Bradford Land Conservation	Monroe Township
-	2022-089	David H. Seidler & Marvin Wayne Van Doren	Wilmot Township