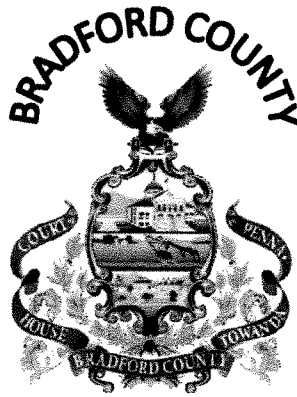


Matthew Williams, County Planning Director  
Rich Lasko, Deputy Director / GIS Coordinator  
Dakoatah Manning, GIS Planning Analyst  
Megan Johnson, Planning & Grants Administrator  
Patricia Tuttle, County Planner  
John E. Thompson, Esq., Solicitor



Voice • 570.268 .4103  
Fax • 570 .268 .4171  
Email: [bcplanning@bradfordco.org](mailto: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

August 16, 2022  
6:00 P.M.

Join Zoom Meeting

<https://us02web.zoom.us/j/87440739400?pwd=SzFzbEo3akNFZzdMdURxVTErRWWhZUT09>

Meeting ID: 874 4073 9400  
Passcode: 646115

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

- 1) **Roll Call:**
- 2)
  
- 3) **Minutes: July 19, 2022**
  
- 4) **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

-2022-070	Brett Kolesar	Orwell Township*
-2022-071	Lloyd & Mary Lou Decker	New 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

**C. Visitors:**

**D.) Subdivision Plan Reviews:**

**2022-070 Brett Kolesar / Orwell Township:** - The subdivision of lands of Brett Kolesar is a one-lot subdivision of a 51-acre parcel described in Bradford County Inst. 202110503. Proposed Lot #5 (2.00 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). Lot 1 (Parcel #27-51.00-7) is the remaining lands of 40 ± acres. It is vacant and is for agricultural use at this time. Lots 2-4 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.

**2022-073 Estate of Harry & Helen Horton / Rome Township:** - The subdivision of lands of the Horton estate is a three-lot subdivision of a 62-acre parcel described in Bradford County Deed Book 695, Page 815. Proposed Lot #3 (1.11 acres) is occupied by a house with on-site septic and water supply systems. Proposed Lot A (3.41 acres) is to be a Lot Addition to adjoining lands of the Horton Estate. Lot #1 (Parcel #32-48.00-88) is the remaining lands of 58.5 ± acres. 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 remain as agricultural use at this time.

**2022-080 Matthew Curry / N. Towanda Township:** - The subdivision of lands of Curry is a one-lot subdivision of an 85-acre parcel described in Bradford County Inst. 200415851. This Property is served by an Access Roadway Agreement to provide access to Pine Grove Road (T-579). Proposed Lot #3 (1.47) acres is occupied by a house with on-site septic and water supply systems. Lot #1 (84 acres), Parcel #51-73.00-119, is the remaining lands. These are vacant and are 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 used for agricultural use at this time.

**2022-081 Paula & Frank Heath:-** The Subdivision of lands of Heath is a one-lot subdivision of a 12-acre parcel described in Bradford County Inst. 201715658. Proposed Lot #2 (1.28 acres) is vacant and is for recreational / seasonal use at this time. Access to this lot will be over an existing 16.5-foot Right-of-Way which currently services two adjacent river lots. Lot #1 is the remaining lands of 11.3 ± acres. It 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 #2.

**Justification-** Lot #2 is to be used for recreational/seasonal use at this time.

**2022-074 Michael Dudek / Springfield Township-** The 2 Homes on 1 Lot application of the lands of Michael H & Brenda M. Dudek purposes to construct a third residence on a 201-acre parcel described in Bradford County Deed Book 347 at Page 668 (Parcel #42-43.00-5). Percolation testing has been performed for a residential system of one EDU (400 g/day) as shown on the plan. There is currently a house with a water supply and septic system. 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 **Preliminary/Final Approval** of a third residence on Parcel #42-43.00-5.

E.) **Land Development Reviews**

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

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

I.) **Sketch Plan Review:**

J.) **DEP Permit Review:**

- 2022-032                  David M. & Amy DeCristo                  LeRoy Township

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
-	2022-049	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.