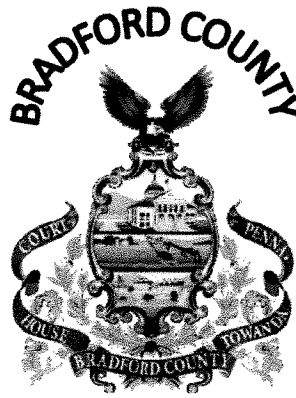


Matthew Williams, County Planning Director
Rich Lasko, Deputy Director / GIS Coordinator
Dakoatah Manning, GIS Planning Analyst
Megan Johnson, Planning & Grants Administrator
Patricia Tuttle, County Planner
Jessica Tice, Administrative Assistant
John E. Thompson, Esq., Solicitor



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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

Minutes
BRADFORD COUNTY PLANNING COMMISSION

Public Safety Building
29 VanKuren Drive, Towanda, PA 18848

November 15, 2022

6:00 P.M.

Join Zoom Meeting

<https://us02web.zoom.us/j/89539107002?pwd=d01rbmx5OFpORXE4TIBPbWhRcU1wZz09>

Meeting ID: 895 3910 7002

Passcode: 380463

877 853 5247 US Toll-free

888 788 0099 US Toll-free

Meeting ID: 895 3910 7002

- 1) **Roll Call:** Matt Williams, Rich Lasko, Patty Tuttle, Jessica Sheets, John Thompson, Andrew Bishop, Warren Knapp, Don Murray, Jim Souto, James Lowenstein – Rocket Courier, Philip O’Dell – The Daily Review
- 2) **Minutes from October 18, 2022:** Andy Bishop made a motion to approve the minutes, Jim Souto seconded the motion. Motion carried unanimously.
- 3) **Subdivision/Land Development Administration**

A.) **Monthly Report:** Andy Bishop made a motion to approve the monthly report, Don Murray seconded the motion. Motion carried unanimously.

B.) **New Application Acceptance** (*Indicates Modification Request): Jim Souto made a motion to approve the new applications, Andy Bishop Seconded the motion. Motion carried unanimously.

PLANNING COMMISSION MEMBERS

Roy Keiper • Glenn Aikens • Raul Azpiazu • Andrew Bishop • Warren Knapp • Don Murray • Robert Storch • Scott Williams • Jim Souto

-2022-101	Richard & Frances Eberlin	Wilmot Township*
-2022-102	Ann Borden	Granville Township
-2022-103	Lisa Butler	Granville Township
-2022-104	Sharon Dunscombe	Pike Township
-2022-105	Joanne Brock	Armenia Township
-2022-106	Richard E. Daum, Jr.	Orwell Township*
-2022-107	Mark Moody	Wilmot Township
-2022-108	Wade & Dorthie Graham	Canton Township
-2022-109	Emiljard Ismajlukaj	Wells Township
-2022-110	Estate of Harry & Helen Horton	Rome Township
-2022-111	Dirk Vansalous	South Creek Township
-2022-112	John Richards	Canton Township*
-2022-113	Martin O. & Connie M. West	Granville Township*
-2022-114	Commissioners of Bradford County – Manor	West Burlington Township*

C. **Visitors:** James Lowenstien – Rocket Courier, Philip O’Dell – The Daily Review

D.) **Subdivision Plan Reviews:**

2022-101 Richard & Frances Eberlin / Wilmot Township: - The subdivision of lands of Richard T. & Frances Eberlin is a two-lot subdivision of 100 acres located in Wilmot Township. The applicants are subdividing off the manor house with existing on-lot water and sewage, along with the garage creating a 10.1171 acre residential lot, which is proposed Lot #2. Lot #1 (89.8829 acres) is the remaining lands, it is to be for agricultural use.

Action Taken: Andy Bishop made a motion to grant the modification. Jim Souto seconded the motion. Motion carried unanimously.

2022-106 Richard E. Daum, Jr. / Orwell Township: - The subdivision of lands of Richard E. Daum, Jr. is a two-lot subdivision of a 13 acre parcel. Lot #1 (12.01 acres) is the remaining lands. It is occupied by a house with on-site septic and water supply systems. Lots #2-4 were previously conveyed. Proposed Lot #5 (1.30 acres) is occupied by a house with on-site septic and water supply systems. This lot will utilize an access easement and a sewer line easement.

Action Taken: Jim Souto made a motion to grant the modification. Andy Bishop Seconded. Motion was carried unanimously.

2022-112 John Richards / Canton Township: - The subdivision of lands of John Gordon Lippincott Richards and Andrew William Richards is a two-lot subdivision of 275 +/- acres. The residual tract is mostly wooded with an erected cabin. The cabin does not have running water and is serviced by an existing privy established

many years ago. Sewage planning has been waived as no further development is being proposed for the residual tract and its use will remain recreational woodlot use. Proposed Lot #1 (108.65 acres) is a vacant, wooded parcel.

Action Taken: Andy Bishop made a motion to grant the modification. Don Murray seconded. Motion was carried unanimously.

2022-113 Martin O. & Connie M. West / Granville Township: - The subdivision of lands of Martin O. & Connie M. West is a two-lot subdivision of a 190 acre parcel. Lot #1 (148 +/- acres) is the remaining lands it is vacant and is for agricultural use at this time. Lots #2-3 were previously conveyed. Proposed Lot #4 (46.81 acres) is occupied by a house with onsite septic and water supply systems.

Action Taken: Andy Bishop made a motion to grant the modification. Jim Souto seconded. Motion carried unanimously.

2022-114 Commissioners of Bradford County - Manor / West Burlington Township: - The subdivision of lands of Bradford County Commissioners is a two lot subdivision of 128 +/- acre lot in West Burlington Township. Lot 1 is 100 +/- acres is the remaining lands and includes The Bradford County Correctional Facility, Bradford County Library, Bradford County IT Annex, Bradford County Sewage Treatment Facility, Accessory Buildings and Agricultural Lands. Proposed Lot #2 is 8.02 +/- acres and contains the Bradford County Manor and supporting facilities. Lot #2 is to be serviced by the Bradford County Sewage Treatment Facility and Public Water Supplies. Line maintenance agreements are proposed between the County and potential buyer.

INFORMATIONAL PURPOSES ONLY

E.) Land Development Reviews

F.) Municipal Planning Commission Review:

- 2022-019 Mark P. Shaffer Athens Township
- 2022-020 Jacob Cummings Troy Township

G.) Possible Violations

S & B Trucking – Canton Borough - Bradford County Planning Commission reviewed aerial photos of the site following a third part inquiry regarding consistency of the development. The Planning Commission directed staff to follow up with the operator regarding the issue prior to issuing formal notice of violation. S&B Trucking has contacted the office following a letter transmission and will be at the meeting prior to discuss the issue.

H.) Violations

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:**

2022-089	David Seidler & Melvin Wayne Van Doren	Wilmot Township	4B
	No Adverse Comment		
2022-020	Jill Warburton (Municipal – Jacob Cummings)	Troy Township	4B
	No Adverse Comment		

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 inspections reports are being review 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.

Solar SALDO Ordinance Amendment: The Bradford County Planning Commission is currently working with the County Planning Commission Solicitor to develop regulations specific to Utility Scale Solar Operations. Updates will be provided as necessary.

NEW BUSINESS

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 Levengood	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
-	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 Harlambous	Columbia Township
-	2022-098	Mark & Rebecca Borek	Columbia Township*
-	2022-099	Lindsey Bennett	Towanda Township
-	2022-100	Bell Atlantic Mobile	Columbia Township