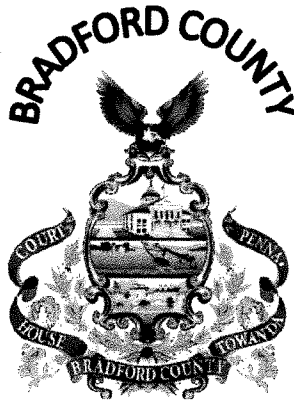


Matthew Williams, County Planning Director  
Rich Lasko, Deputy Director / GIS Coordinator  
Sam Osorio - Ortiz, GIS Analyst  
Megan Johnson, Grants Administrator  
Patricia Tuttle, County Planner  
Jessica Sheets, Planning Administrator  
John E. Thompson, Esq., Solicitor



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

October 17, 2023  
6:00 P.M.

Join Zoom Meeting

<https://us02web.zoom.us/j/87240356899?pwd=T1REblZOQ2M3eVpTeFc1LzR1UzY0UT09>

Meeting ID: 872 4035 6899  
Passcode: 324494

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

Meeting ID: 872 4035 6899  
Passcode: 324494

- 1) Roll Call:
- 2) Minutes: September 19, 2023
- 3) Subdivision/Land Development Administration

A.) Monthly Report:

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

- |            |                              |                  |
|------------|------------------------------|------------------|
| - 2023-108 | James P. Randall             | Wells Township   |
| - 2023-109 | Richard & Elizabeth Murray   | Warren Township  |
| - 2023-110 | Barbara Schmidt & Judy Burns | Ulster Township* |
| - 2023-111 | Deborah L. Morgan            | Wells Township   |

**PLANNING COMMISSION MEMBERS**

**C. Visitors:**

**D.) Subdivision Plan Reviews:**

**2023-110 Barbara Schmidt & Judy Burns / Ulster Township:** - The subdivision of lands of Barbara Schmidt and Judy Burns is a four-lot subdivision of a 76-acre and a 9-acre parcel described in Bradford County Instrument #201129456. Lot #1 (52 +/- acres) is the remaining land. It is vacant and is for agricultural use at this time. It is occupied by a natural gas well pad. Proposed Lot #2 (30.16 acres) is vacant and is for agricultural use at this time. Proposed Lot #5 (1.07 acres) is vacant and is for recreational use at this time. Proposed Lot #4 (2.00 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.

**Action Needed:** Applicant is seeking modification of Section 504.1 “On-Lot Septic” for Lot #1, Lot #3 and Lot #5.

**Justification:** Lot #1 and Lot #2 are to be for agricultural use and Lot #5 is to be for recreational use at this time.

**E.) Land Development Reviews**

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

- 2023-016                  John E. & JoAnne Vargason                                  Litchfield Township

**G.) Possible Violations**

**H.) Violations**

**Ark of the Covenant Church** – Monroe Township – Solicitor Thompson will provide an update on the project at the meeting.

**S & B Trucking – Canton Borough** - Bradford County Planning Commission reviewed aerial photos of the site following a third party inquiry regarding consistency of the development. The Planning Commission directed counsel to issue notice of violation. S&B Trucking attended the March meeting and indicated they would work towards compliance. Planning Staff sent the application package and a listing of engineers who could complete the required plans. The Planning Commission directed the Solicitor to file a Lis Pendens on the property which was completed. The developer has retained an engineer who is working towards the submittal. Staff will provide s status update at the meeting.

I.) **Sketch Plan Review:**

- French Azilum, Inc.                      Ag Use Lot                      Wyalusing 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. FHWA and SHPO has approved the replacement/mitigation proposal. Project has entered final design with an anticipated LET date of winter 2023 for spring 2024 construction.

**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. Phases 2 & 3 have been executed by the County Commissioners. Dawood recently met with the Commissioners, Planning Staff and the Progress Authority to discuss reorganization of the dormant Redevelopment Authority. The County is currently seeking letters of interest for individuals to board seats for the organization which is the next step towards repurposing the Redevelopment Authority into a Land Bank.

**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. A DRAFT ordinance was presented at the March meeting. Planning staff in coordination with the Solar Subcommittee has presented 7 revisions of the proposed ordinances based upon input received from the public at large, municipal representatives and the industry stakeholders. At the September meeting the BCPC moved the draft regulations to the Commissioners for their review and approval.

**NEW BUSINESS**

**APPLICATIONS ACCEPTED FOR REVIEW 2023**

|            |  |                      |
|------------|--|----------------------|
| - 2023-001 | Michael & Joan Hudyncia                  | Wysox Township       |
| - 2023-002 | Kenneth E. & Violet A. Young             | Springfield Township |
| - 2023-003 | Jay W. Chadwick & Aloysius Curtin        | Asylum Township      |
| - 2023-004 | Douglas W. Heavlow, Jr.                  | Albany Township      |
| - 2023-005 | Harry E. & Julia Brelsford               | Armenia Township*    |
| - 2023-006 | Trevor & Hope Moyer                      | Orwell Township*     |
| - 2023-007 | Roger Pepper                             | LeRoy Township       |
| - 2023-008 | Dale Lyle, Lisa, Gregory & Desiree Perry | Springfield Township |
| - 2023-009 | Roger C. & Carol R. Hickok               | Canton Township      |
| - 2023-010 | Ronald & Russell Lawrence                | Franklin Township    |
| - 2023-011 | David & Amy DeCristo                     | Warren Township*     |
| - 2023-012 | Keith T. & Catherine J. Bonin            | Orwell Township*     |
| - 2023-013 | Clair W. & Patricia A. Thrush            | Sheshequin Township  |
| - 2023-014 | Endless Mountain Land Management         | Wysox Township       |
| - 2023-015 | Mark T. & Mayme P.B. Carter              | Columbia Township    |
| - 2023-016 | Andrew C. Decker                         | Windham Township     |
| - 2023-017 | Brian E. & Laura J. Harris               | Smithfield Township  |
| - 2023-018 | Charles L. & Rebecca L. Castle           | Canton Township      |
| - 2023-019 | Claire Allen                             | Warren Township      |
| - 2023-020 | Brett Kolesar                            | Orwell Township      |
| - 2023-021 | Glenn O. Hawbaker, Inc.                  | Burlington Township  |
| - 2023-022 | Bergey's Realty Company                  | Wells Township       |
| - 2023-023 | Route Six 1, LLC                         | Columbia Township    |
| - 2023-024 | Ray A. & Jodi L. Sechrist                | Orwell Township      |
| - 2023-025 | Robert G. Korfmann                       | Wyalusing Township   |
| - 2023-026 | Murtland Estate                          | Sayre Borough        |

|   |          |                                     |                               |
|---|----------|-------------------------------------|-------------------------------|
| - | 2023-027 | Lynn E. & Elizabeth E. Shedden      | Granville Township            |
| - | 2023-028 | Drew & Clinton Nichols              | Springfield Township          |
| - | 2023-029 | Diane Seymour                       | Wilmot Township*              |
| - | 2023-030 | Brian & Vincenza Palmiter           | Warren Township*              |
| - | 2023-031 | Michael L. Wooster                  | Ridgebury Township            |
| - | 2023-032 | Frederick D. & Janet E. Mattocks    | Springfield Township          |
| - | 2023-033 | D&B Falsey, LLC.                    | Monroe Township               |
| - | 2023-034 | Richard R. Watt                     | Columbia Township             |
| - | 2023-035 | Gary L. & Esther Butcher            | Granville Township            |
| - | 2023-036 | Wysox Commerce Park, LP             | Wysox Township                |
| - | 2023-037 | Gregory S. & Debra J. Godshall      | Burlington Township           |
| - | 2023-038 | Frank Rogo                          | Tuscarora Township            |
| - | 2023-039 | Jesse Signore                       | Smithfield Township*          |
| - | 2023-040 | Bonnie K. May                       | Ulster Township               |
| - | 2023-041 | The Weaver Trust                    | Ridgebury Township            |
| - | 2023-042 | Michael A. & Katarzyna Pelissier    | Pike & Warren Township*       |
| - | 2023-043 | Donald E. Falsey                    | Monroe Township*              |
| - | 2023-044 | Lynn R. Hottle                      | Rome Township                 |
| - | 2023-045 | Caleb Ebling                        | Springfield Township          |
| - | 2023-046 | Laura L. & Jeffrey S. Castle        | Armenia Township              |
| - | 2023-047 | Gregory & Elizabeth Tuttle          | W. Burlington Township*       |
| - | 2023-048 | Richard E. & Arlene Reinhard        | Armenia Township              |
| - | 2023-049 | Gary L. & Jeanne M. Andrews         | South Creek Township*         |
| - | 2023-050 | Vaughn Jennings, Jr. Estate         | Granville & LeRoy Twp.        |
| - | 2023-051 | Douglas S. & Lori A. Smith          | Burlington Township           |
| - | 2023-052 | Gerald M. & Libby Vargason          | Terry Township                |
| - | 2023-053 | Lynmar S. & Linda M. Chaffee        | LeRaysville Boro.             |
| - | 2023-054 | Scott W. & Donna F. Sterling        | Wyalusing Township            |
| - | 2023-055 | Stephen D. & Vickie A. Jennings     | LeRoy Township                |
| - | 2023-056 | Paul & Brenda Kneller               | Wilmot Township               |
| - | 2023-057 | Ryan M. Hubbard                     | Burlington Township*          |
| - | 2023-058 | Mary S. Eaton                       | Springfield & Troy Township   |
| - | 2023-059 | Denise Ellis                        | Smithfield Township*          |
| - | 2023-060 | David C. & Lori Wolfe               | Smithfield & Athens Township* |
| - | 2023-061 | Curtin Family Limited Partnership   | Wyalusing Township            |
| - | 2023-062 | Roger E. & Catherine W. Brown       | Springfield Township          |
| - | 2023-063 | Charles D. Howard                   | Wyalusing Borough*            |
| - | 2023-064 | Jeffrey L. & Barbara A. Marrongelle | Franklin Township*            |
| - | 2023-065 | Richard S. Stevens                  | West Burlington Township      |
| - | 2023-066 | Ray W. & Katrina J. Davis           | Tuscarora Township            |
| - | 2023-067 | Scott A. & Sandra S. Wickwire       | Wysox Township                |
| - | 2023-068 | Clayton Weaver                      | Rome Township                 |
| - | 2023-069 | Ferguson Trust                      | Herrick Township              |
| - | 2023-070 | Bruce D. & Rita G. Kennedy          | Smithfield Township           |
| - | 2023-071 | Kevin & Bonnie Monahan & T. Johnson | Monroe Township               |
| - | 2023-072 | Robert L. Weaver                    | Rome & Wysox Township         |
| - | 2023-073 | Debra L. Arnold                     | Rome Township                 |
| - | 2023-074 | Romas Enterprises, LLC              | Wyalusing Borough*            |
| - | 2023-075 | William A. Cotton                   | Athens Borough                |

|   |          |  |                      |
|---|----------|--|----------------------|
| - | 2023-076 | Alice Matson                             | Wyalusing Township*  |
| - | 2023-077 | PTV 1327, LLC. (Dollar General)          | Wysox Township*      |
| - | 2023-078 | Cindy M. & Thomas A. Geiger, Jr.         | Warren Township      |
| - | 2023-079 | Donald J. Burgess                        | Wyalusing Township   |
| - | 2023-080 | Marlea K. Hoyt                           | Albany Township      |
| - | 2023-081 | Joseph R. Wheeler                        | Wysox Township       |
| - | 2023-082 | Aloysius V. & Betty S. Curtin            | Albany Township      |
| - | 2023-083 | Joshua M. & Casey J. Thoman              | Pike Township        |
| - | 2023-084 | Adam J. Oliver                           | Wilmot Township      |
| - | 2023-085 | David C. & Sheila M. Merrill             | Windham Township*    |
| - | 2023-086 | Charles R. & Carrie A. Fulton            | Orwell Township*     |
| - | 2023-087 | David Ham & David A. & Jill L. Vough     | Rome Township        |
| - | 2023-088 | Kenneth H. & Julie C. Howard             | Wyalusing Township   |
| - | 2023-089 | Tamera A. & Jerry L. Forbes              | South Creek Township |
| - | 2023-090 | Joseph & Mary S. Gabauer & Luke Rae      | Sayre Borough        |
| - | 2023-091 | H&N, LLC                                 | Smithfield Township  |
| - | 2023-092 | James T. & Shirley J. Howard Estate      | Wyalusing Township   |
| - | 2023-093 | Edward B. & Gwynne E. Comstock           | Sayre Borough        |
| - | 2023-094 | Doss, Chilson, Bozman, Daum & Schoonover | Monroe Township*     |
| - | 2023-095 | Pauline S. Pazzaglia                     | Columbia Township*   |
| - | 2023-096 | Woodrow Brown                            | Wilmot Township      |
| - | 2023-097 | Mountain Paradise Club 7 Holding, LP     | Springfield Township |
| - | 2023-098 | Darling & Brown                          | Windham Township     |
| - | 2023-099 | William E. & Laura A. Benjamin           | Towanda Township     |
| - | 2023-100 | Gary L. & Esther Butcher                 | Granville Township*  |
| - | 2023-101 | Gradys P. Eastabrook Curtis              | Orwell Township      |
| - | 2023-102 | Frederick C. Richter                     | Canton Township      |
| - | 2023-103 | RES Water – Avis, LLC                    | Canton Township*     |
| - | 2023-104 | John Soper, Jr.                          | Athens Borough       |
| - | 2023-105 | Christina Young                          | Sayre Borough        |
| - | 2023-106 | Francis P. & Patricia C. Owen            | Ridgebury Township   |
| - | 2023-107 | Nancy E. & Ronald F. Conklin             | Wells Township       |