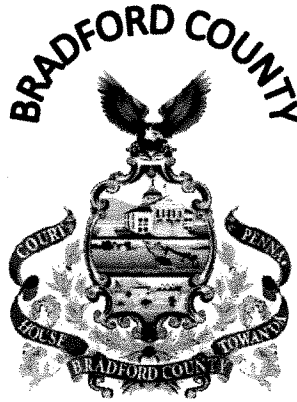


Matthew Williams, County Planning Director
Rich Lasko, Deputy Director / GIS Coordinator
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Patricia Tuttle, County Planner
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ADMINISTRATIVE AGENCY
FOR THE
BRADFORD COUNTY PLANNING COMMISSION

DEPARTMENT OF COMMUNITY PLANNING AND MAPPING SERVICES

North Towanda Annex No. 1
29 VanKuren Dr., Suite 1
Towanda, PA 18848

Agenda
BRADFORD COUNTY PLANNING COMMISSION

Public Safety Building
29 VanKuren Drive, Towanda, PA 18848

September 19, 2023
6:00 P.M.

Join Zoom Meeting

<https://us02web.zoom.us/j/86518897047?pwd=dEdZSmp0c2NGSTBqK09LMXFbMFFVUT09>

Meeting ID: 865 1889 7047
Passcode: 512195

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

Meeting ID: 865 1889 7047

Find your local number: <https://us02web.zoom.us/j/86518897047>

Meeting ID: 865 1889 7047
Passcode: 512195

- 1) **Roll Call:**
- 2) **Minutes: August 15, 2023**
- 3) **Subdivision/Land Development Administration**

A.) **Monthly Report:**

PLANNING COMMISSION MEMBERS

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

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

- 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 Clb 7 Holdings, 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

C. Visitors:

D.) Subdivision Plan Reviews:

2023-092 James T. & Shirley J. Howard Estate / Wyalusing Township: - The subdivision of lands of James T. & Shirley J. Howard Estate is a two-lot subdivision of a 42.3 +/- acre parcel. Lot #1 (22.5 +/- acres) is the residual lands, it is currently being actively farmed and will continue in agricultural use. For estate purposes Lot A (19.83 acres) is proposed as a side lot addition to adjoining lands of the subdivider (parcel #61-102.00-057) to form one lot of record of 92.8 acres +/- . The adjoining parcel has an existing single family residence with on-lot well and septic and an existing driveway accessing Pond Hollow Road. Because the proposed Lot A will include the road frontage of the parent parcel along Pond Hollow Road, a 50' wide private right of way is being proposed through Lot A from the Road to the residual lands.

Action Needed: Applicant is seeking modification of Section 404.1 “Every Lot Shall Abut a Street” for Lot #1.

Justification: A 50 foot wide private right-of-way is proposed leading from Lot #1 from Pond Hollow Road. Section 401.17 of the County SALDO allows for up to three lots on a private drive.

2023-094 Doss, Chilson, Bozman, Daum & Schoonover / Monroe Township: - The subdivision of lands of Pamela Doss, Christopher Chilson, Lori Bozman, Kimberly Daum and Nichole Schoonover is a two-lot subdivision of a 30.5-acre parcel described in Bradford County Instrument 202103525. Lot #1 (28.5 acres) is the remaining land. It is vacant and is for agricultural use at this time. Proposed Lot #2 (2.00 acres) is vacant and has percolation testing as shown for a residential system of one EDU (400 g/day).

Action Needed: Applicant is seeking modification of Section 504.2 “On-Lot Septic” for Lot #1.

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

2023-095 Pauline S. Pazzaglia / Columbia Township: - The subdivision of lands of Pauline S. Pazzaglia is a two-lot subdivision of a 271-acre parcel described in Bradford County Instrument 200710194. Lot #1 is the remaining land. It is vacant, has agricultural buildings and is for agricultural use at this time. Proposed Lot #3 (10.00 acres) is occupied by a house with on-site septic and water supply systems.

Action Needed: Applicant is seeking modification of Section 504.2 “On-Lot Septic” for Lot #1.

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

2023-100 Gary L. & Esther Butcher / Granville Township: - The purpose of this subdivision is to subdivide existing Tax Parcel #19-095.00-104, now owned by Gary L. & Esther Butcher, to create a proposed Lot #8 (61.8236 acres) for agricultural purposes. Lot #1 (218.914 acres) is residential in use and has on-lot septic and water supply systems.

Action Needed: Applicant is seeking modification of Section 504.2 “On-Lot Septic” for Lot #8.

Justification: Lot #8 is to be conveyed to Aaron Esh & Benjamin Esh for agricultural, woodlot purposes.

E.) Land Development Reviews

2023-RES Water – Avis, LLC / Canton Township: RES Water – Avis, LLC will operate as a zero-discharge facility. All stored wastewater and collected storm waters in the secondary containment area will be recycled. The proposed site is designated for 1-way truck traffic. Estimated average daily process volume will be 2,000-4,000 barrels per day with the design maximum daily process capacity of 36,000 barrels per day. Delivering trucks will be off-loaded in separate bays and pumped into two (2) above-ground storage tanks.

Action Needed: Applicant is seeking **Preliminary / Final Approval** of this development, contingent upon Municipal Comments.

2023-104 John Soper, Jr. / Athens Borough:

Action Needed: Applicant is seeking Preliminary / Final Approval of this development, contingent upon Municipal Driveway Permit, Zoning and Municipal Comments.

F.) Municipal Planning Commission Review:

- | | | |
|------------|----------------------------------|---------------------|
| - 2023-012 | E-Tech Corporation | Troy Township |
| - 2023-013 | Robert A. & Francella M. Spencer | Athens Township |
| - 2023-014 | Ann M. Rosh | Athens Township |
| - 2023-015 | Sharon & Merritt 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 part 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 the applications package and a listing of engineers would could complete the required plans. County Planner has placed an inquiry for an update from the applicant. Will provide and update at the meeting.

I.) **Sketch Plan Review:**

- | | | |
|------------------------------------|------------------|-----------------|
| - Visions Hotels Candlewood Suites | Land Development | Athens Township |
| - Reeves Business Park III | | Wysox 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 4 revisions of the proposed ordinances based upon input received from the public at large, municipal representatives and the industry stakeholders. At the July Meeting there was general discussion related to the following items which the planning staff will provide updates: Disposal and Recycling Requirements, Inspection Authority, Ground Water Monitoring, Soil Classification Restrictions and reasonable Bond Update Requirements.

NEW BUSINESS

Solar Ordinance:

Consider forwarding the proposed Subdivision and Land Development Ordinance Amendment concerning Solar Energy Facilities (Revision #7) to the Bradford County Commissioners for their review and approval in accordance with Bradford County Subdivision and Land Development Ordinance, Article I, Section 110.

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