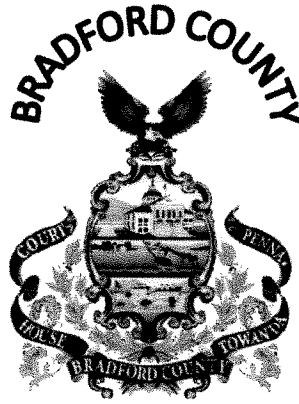


Matthew Williams, County Planning Director
Rich Lasko, Deputy Director / GIS Coordinator
Megan Johnson, Grants Administrator
Patricia Tuttle, County Planner
Jessica Sheets, Planning Administrator
John E. Thompson, Esq., Solicitor



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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 21, 2023
6:00 P.M.

Join Zoom Meeting

<https://us02web.zoom.us/j/89634903516?pwd=LzZGQStNY0RKeUE4WVVDbmtsNXRUZz09>

Meeting ID: 896 3490 3516
Passcode: 899287

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

Meeting ID: 896 3490 3516
Passcode: 899287

1) **Roll Call:** Staff members present were Matthew Williams, Patricia Tuttle, Jessica Sheets and John Thompson. Board members present were Roy Keiper, (Glenn Aikens (via zoom), Raul Azpiazu, Warren Knapp, Don Murray, Robert Storch, Scott Williams and Jim Souto.

2) **Minutes:** Jim Souto made the motion to approve the **October 17, 2023 Minutes** The motion was seconded by Roy Keiper. The motion carried unanimously.

3) **Subdivision/Land Development Administration**

A.) **Monthly Report:** Jim Souto made the motion to accept the Monthly Report. The motion was seconded by Warren Knapp. The motion carried unanimously.

B.) **New Application Acceptance** (*Indicates Modification Request): Warren Knapp made the motion to accept the following new applications. The motion was seconded by Don Murray. The motion carried unanimously.

PLANNING COMMISSION MEMBERS

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

- 2023-112	Rebecca M. & Joseph L. Cantale	Albany Township
- 2023-113	Connie J. Klink	Canton Township
- 2023-114	Robert L. Brown	Wyalusing Township*
- 2023-115	French Azilum, Inc.	Wyalusing Township
- 2023-116	Anthony Potter	Towanda Township*
- 2023-117	Leonard & Marie P. Souto	Smithfield Township*
- 2023-118	Frank D. Carr	Wilmot Township
- 2023-119	Guy W. & Martha B. Abell	Rome Borough & Rome Township*
- 2023-120	Budman & Saxon	Towanda Township*
- 2023-121	Judith A. Badami	Wells Township
- 2023-122	Randy B. Williams	Sayre Borough
- 2023-123	Roger C. & Laura A. Viscarello	Burlington Township
- 2023-124	S&B Trucking	Canton Borough*
- 2023-125	TSS (Total Sand Solutions)	Wysox Township*

C. Visitors: Steve & Bonnie Barats from S&B Trucking. Philip O’Dell from the Daily Review and James Lowenstein from the Rocket Courier.

D.) Subdivision Plan Reviews:

2023-114 Robert L. Browns / Wyalusing Township: The subdivision of lands of Brown is a 3-lot subdivision of a 216-acre parcel in Bradford County Deed Book 375 at Page 22. Lot #1(83.31 acres) is the remaining land. It is occupied by a house with on-site septic and water supply systems. Lots #2 and #3 were previously conveyed. Proposed Lot #4 (93.14 acres) and Proposed Lot #5 (39.75 acres) are vacant and are for agricultural use at this time. The surrounding parcels in this area are generally used for agricultural and residential purposes.

Action Taken: Jim Souto made a motion to grant modification of Section 504.1 “On-Lot Septic” for Lot #4 and Lot #5. The motion was seconded by Robert Storch. The motion carried unanimously. Scott Williams abstained.

2023-116 Anthony Potter / Towanda Township: The subdivision land of Largent is a 2-lot subdivision of a 30-acre parcel described in Bradford County Instrument 20211235. Lot #1 (30 +/- acres) is the remaining land. It is occupied by a house with on-site septic and water supply systems. Proposed Lot A (0.14 acre) is to be a Lot Addition to adjoining lands of Potter and Hensel which currently has no access to a public road. The surrounding parcels in this area are generally used for agricultural and residential purposes.

Action Taken: Warren Knapp made the motion to grant modification from Section 404.6.A.2 “Minimum Road Frontage”, for Lot A. The motion was seconded by Jim Souto. The motion carried unanimously. Scott Williams abstained.

2023-117 Leonard & Marie P. Souto / Smithfield Township: The purpose of this minor subdivision is to subdivide existing tax parcel 39-045.00-036, now owned by Leonard Souto and Marie P. Souto, to create Proposed Lot #1(1.99 acres) in order to separate the area of the family woodshop business (Souto Mould). No features proposed per this plan.

Action Taken: Scott Williams made the motion to grant seeking modification from Section 504.2 “On-Lot Septic” for Proposed Lot #1. The motion was seconded by Roy Keiper. The motion carried unanimously. Jim Souto abstained.

2023-119 Guy W. & Martha B. Abell / Rome Borough & Rome Township: The subdivision lands of Guy W. & Martha A. Abell is a 3-lot subdivision of a 56.38-acre parcel described in Bradford County Deed Book 315, Page 239. Proposed Lot #1 (48.73 acres) is vacant and is for agricultural use at this time. Proposed Lot #3 (4.04 acres) is occupied by a house foundation with on-site septic and water supply systems. Proposed Lot A (3.61 acres) is to be a Lot Addition to adjoining lands of William and Tammy Allen. The surrounding parcels are residential and agricultural in use.

Action Taken: Robert Storch made the motion to grant modification from section 504.2 “On-lot Septic” for Lot #1. The motion was seconded by Jim Souto. The motion carried unanimously. Scott Williams abstained.

2023-120 Budman & Saxon / Towanda Township: The subdivision of lands of Brice E. Budman et al. is a 2-lot subdivision of a 109-acre parcel described in Bradford County Deed Book 696, Page 632. Lot #1 (96 +/- acres) is the remaining land. It is vacant and is for agricultural use at this time. Lot #2-4 was previously conveyed. Proposed Lot #5 (11.00 acres) is vacant and is for agricultural use at this time. Proposed Lot #6 (2.00 acres) is occupied by a house with on-site septic and water systems. The surrounding parcels are generally for residential and agricultural purposes.

Action Taken: Warren Knapp made the motion to grant modification from Section 504.2 “On-Lot Septic” for Lot #1 and Lot #5. The motion was seconded by Don Murray. The motion carried unanimously. Scott Williams abstained.

E.) Land Development Reviews

2023-124 S&B Trucking / Canton Borough: S&B Trucking, LLC is proposing to enlarge the vehicle parking area around their business and install a storm chamber system to negate the increase in storm water discharge. The proposed improvements will be on land owned by the client, located at 184 Minnequa Avenue, Canton, PA. Site access will be through the business’s existing driveway. The project will consist of approximately 0.93 acres of earth disturbance with an overall net increase in impervious surface area of 0.93 acres, as well. It is of note that this earth disturbance activity has already been completed prior, and the construction activities forthcoming will include the installation of storm water systems on site and associated changes in grading.

Action Taken: Roy Keiper made the motion to grant **Conditional/Preliminary Approval**, contingent upon HOP, Engineer Comments, Zoning Compliance and Fees paid in full. The motion was seconded by Scott Williams. The motion carried unanimously.

2023-125 TSS (Total Sand Solutions) / Wysox Township: Reeve’s Business Park V and TSS (Total Sand Solutions) is developing a 16.32 acres parcel located at 383 Shiner Road, in Wysox Township. The proposed development will include an approximately 25,000 square feet building, located on the eastern side of the parcel. The proposed building will consist of approximately 9,000 sf of Office Area and approximately 16,000 sf of Warehouse/Shop Area. The remainder of the site will be graveled for vehicle and equipment parking, except for the storm water management areas. There will be approximately 10-20 employees at the facility on a daily basis.

Action Taken: Jim Souto made the motion to grant **Conditional/Preliminary Approval**, contingent upon NPDES, Engineer Comments, Zoning Compliance and Fees paid. The motion was seconded by Roy Keiper. The motion carried unanimously.

2016-013 Wolf Run Energy / Wilmot Township: Major Land Development situated off of Wilmot Road (SR-2007) approximately 1 mile southeast of Shaffers Notch Rd. (SR-2011). Wolf Run Energy proposes to construct a small electric generating station. The station will be capable of producing 19.9 MW of electricity that will be supplied to a nearby station via a proposed transmission line. Stormwater will be managed through an infiltration basin.

Action Taken: Warren Knapp made the motion to grant **Final Approval**, all requirements have been met. The motion was seconded by Robert Storch. The motion carried unanimously.

F.) **Municipal Planning Commission Review:** No adverse comments on Municipal Review.

- 2023-017 Visions Hotels (Candlewood Suites) Athens Township

G.) **Possible Violations** –

H.) **Violations**

Ark of the Covenant Church – Monroe Township – Solicitor Thompson stated there is another hearing on December 11, 2023 at 1:45 pm.

I.) **Sketch Plan Review:**

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 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. Public Hearing has been scheduled for December 14, 2023 preceding the County Commissioners Meeting.

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
- 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