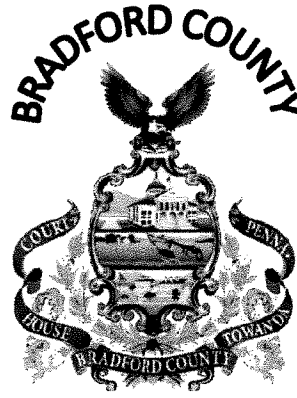


Matthew Williams, County Planning Director  
Rich Lasko, Deputy Director / GIS Coordinator  
Megan Johnson, Planning & Grants Administrator  
Patricia Tuttle, County Planner  
Jessica Tice, Administrative Assistant  
John E. Thompson, Esq., Solicitor



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  
February 21, 2023  
6:00 P.M.

**BCPC Meeting – February 21, 2023**

**Join Zoom Meeting**

**<https://us02web.zoom.us/j/89505691097?pwd=aVI3K0JCdzZIaTBRR0FObWo4SmpPOT09>**

**Meeting ID: 895 0569 1097  
Passcode: 768065**

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

**Meeting ID: 895 0569 1097**

- 1) **Roll Call:**
- 2) **Minutes: January 17, 2023**
- 3) **Subdivision/Land Development Administration**

**A.) Monthly Report:**

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

- |            |                               |                     |
|------------|-------------------------------|---------------------|
| - 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. & Rebeca L. Castle | Canton Township*    |

**PLANNING COMMISSION MEMBERS**

- 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 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

**C. Visitors:**

**D.) Subdivision Plan Reviews:**

**2023-018 Charles L. & Rebecca L. Castle / Canton Township:** - The subdivision of lands of Castle is a two-lot subdivision of a 284.65 acre parcel. Lot #1 (2.00 acres) will be for residential use. The residual lands will be for agricultural use.

**Action Needed:** Applicant is seeking modification from Section 504.2 "On-Lot Septic" for Residual Lands.

**Justification:** Residual Lands will be for agricultural use at this time.

**E.) Land Development Reviews**

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

- 2023-002 Route Six 1, LLC 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 – At the December 20<sup>th</sup> 2022 meeting, the Planning Commission directed Solicitor Thompson to refile with MDJ Wheaton's office as the applicant has exceeded the 60 day completion timeframe previously agreed to. A hearing was scheduled to be held on January 9<sup>th</sup>, 2022 where a continuance was agreed to by all parties as the applicants are in the process of finalizing the work. Staff has received revised plans and is working to schedule a site visit with the County Engineer.

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

I.) **Sketch Plan Review:**

- |                 |                     |        |
|-----------------|---------------------|--------|
| - Greg Gotshall | Burlington Township | Ag Use |
| - Weaver Trust  | Ridgebury Township  | Ag Use |

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. 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. Phases 2 & 3 have been executed by the County Commissioners. Dawood will be reaching out shortly to go through the timeline and scope with the Planning Commission.

**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 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