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
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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

June 20, 2023
6:00 P.M.

Join Zoom Meeting
https://us02web.zoom.us/j/88114247122?pwd=RDhqcTljb203Ky8zMUFzbkJJQUhGQT09

Meeting ID: 881 1424 7122
Passcode: 633611

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

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

2) **Minutes:** Jim Souto made the motion to accept the **May 16, 2023 Minutes.** Seconded by Warren Knapp. The motion carried unanimously.

3) **Subdivision/Land Development Administration**

A.) Monthly Report: Warren Knapp made the motion to accept the Monthly Report. Seconded by Roy Keiper. The motion carried unanimously.

B.) New Application Acceptance (*Indicates Modification Request): Jim Souto made the motion to accept the following new applications. Seconded by Don Murray. The motion carried unanimously.

-	2023-066	Ray W. & Katrina J. Davis	Tuscarora Township
-	2023-067	Scott A. & Sandra S. Wickwire	Wysox Township
-	2023-068	Clayton Weaver	Rome Township

PLANNING COMMISSION MEMBERS

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

-	2023-069	Ferguson Trust	Herrick Township
-	2023-070	Bruce D. & Rita G. Kennedy	Smithfield Township
-	2023-071	Kevin & Bonnie Monahan & Timothy 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

C. Visitors: Laura Hewitt, Kurt Lafy and Joe Torkelson for the Solar Ordinance. Philip O'Dell from the Daily Review and James Lowenstein from the Rocket Courier. Steve Lathrop from Canton Borough.

D.) Subdivision Plan Reviews:

E.) Land Development Reviews

2023-075 Romas Enterprises /Wyalusing Borough: - This Minor Land development is for the parcel to go from Residential Zoning to Commercial Zoning. Total of 9 parking spaces for an area of 500 square feet of impervious surface. This building is serving as a Counseling Center. Wyalusing Borough has granted approval.

Action Taken: Jim Souto made the motion to grant **Preliminary/Final approval** of this development. Warren Knapp seconded this motion. The motion carried unanimously.

F.) **Municipal Planning Commission Review:** No adverse comments on the following municipal review.

- 2023-007 Curtis D. & Deborah B. Spalding Troy Township

G.) **Possible Violations**

H.) **Violations**

Ark of the Covenant Church – Monroe Township – Solicitor Thompson stated that there is an upcoming hearing and a site visit planned.

S & B Trucking – Canton Borough - 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. We anticipate a submittal shortly.

I.) **Sketch Plan Review:**

- Alice Matson Wyalusing Township Ag Lot Use
  *Jim Souto made the motion to grant a waiver for 504.2 "On-lot Septic", seconded by Warren Knapp the motion carried unanimously. This lot is to be for 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 section of the SALDO with new definitions for review. Updates will be provided periodically to the BCPC and public as the process in 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 than 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. 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. A DRAFT ordinance was presented at the June 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