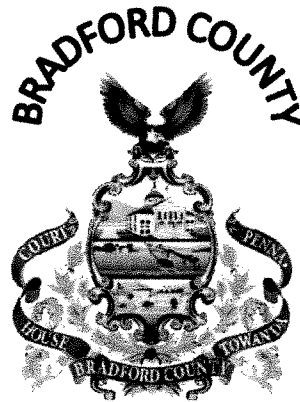


Matthew Williams, County Planning Director  
Rich Laska, Deputy Director / GIS Coordinator  
Sam Osorio - Ortiz, GIS Analyst  
Megan Johnson, Grants Administrator  
Patricia Tuttle, County Planner  
Jessica Sheets, Planning Administrator  
John E. Thompson, Esq., Solicitor



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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

August 15, 2023  
6:00 P.M.

Join Zoom Meeting

<https://us02web.zoom.us/j/84357663379?pwd=cFZZeDJIWHRwVGZ6WTFwTTdxM2tvZz09>

Meeting ID: 843 5766 3379  
Passcode: 208823

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

Meeting ID: 843 5766 3379

Find your local number: <https://us02web.zoom.us/u/kb4nw0LSfM>

Meeting ID: 843 5766 3379  
Passcode: 208823

- 1) **Roll Call:** Board members present were Roy Keiper, Glenn Aikens, Adrew Bishop (via zoom), Warren Knapp, Don Murray and Jim Souto. Staff members present were Matthew Williams, Rich Lasko, John Thompson and Patricia Tuttle.
- 2) **Minutes:** Roy Keiper made the motion to accept the July 18, 2023 Minutes. Seconded by Jim Souto. 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

3) **Subdivision/Land Development Administration**

**A.) Monthly Report:** Glenn Aikens made the motion to accept the Monthly Report. Roy Keiper seconded the motion. The motion carried unanimously.

**B.) New Application Acceptance** (\*Indicates Modification Request): Glenn Aikens made the motion to accept the following New Applications. Roy Keiper seconded the motion. The motion carried unanimously.

- 2023-075	William A. Cotton	Athens Borough*
- 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 James Rae	Sayre Borough
- 2023-091	H&N, LLC	Smithfield Township

**C. Visitors:** James Lowenstein from the Rocket Courier, Philip O'Dell from The Daily Review, Matthew Kicinski from RES Water and Steve Lathrop from Canton Borough.

**D.) Subdivision Plan Reviews:**

**2023-075 William A. Cotton / Athens Borough:** - The subdivision of lands of William A. Cotton is a two-lot subdivision of a 1.92-acre parcel in Athens Borough.

**Action Taken:** Andrew Bishop made the motion to grant modification of Section 404.1 "Every Lot Shall Abut a Street" for Lot #2. Glenn Aikens seconded the motion. The motion carried unanimously.

**2023-085 David C. & Sheila M. Merrill / Windham Township:** - The subdivision of lands of Merrill is a two-lot subdivision of a 40-acre parcel described in Bradford County Instrument 199913878. Lot #1 (22.82 acres) is the remaining land. It is vacant and is for agricultural/silvicultural use at this time. Proposed Lot #2 (17.30 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 Taken:** Jim Souto made the motion to grant modification of Section 504.2 "On-Lot Septic" for Lot #1. Roy Keiper seconded the motion. The motion carried unanimously.

**2023-086 Charles R. & Carrie A. Fulton / Orwell Township:** - The subdivision of lands of Fulton is a two-lot subdivision of a 43.8-acre parcel described in Bradford County Instrument 202213040. Lot #1 is the remaining land. It is vacant and is for agricultural use at this time. This lot has adequate road frontage on the public road but will utilize an Access Easement to ensure access over the existing driveway. Lot #2 was previously conveyed. Proposed Lot #3 (10.00 acres) is occupied by a house with on-site septic and water supply systems. This lot will be served by existing and proposed 50-foot-wide Access Easements to the public road. The surrounding parcels in this area are generally used for agricultural and residential purposes.

**Action Taken:** Jim Souto made the motion to grant modification of Section 504.2 “On-Lot Septic” for Lot #1. Roy Keiper seconded the motion. The motion carried unanimously.

**Action Taken:** Jim Souto made the motion to grant modification of Section 404.1 “Every Lot Shall Abut a Street” for Lot #3. Roy Keiper seconded the motion. The motion carried unanimously.

**E.) Land Development Reviews**

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

- 2023-011            Michael Brozowski            Troy Township

G.) **Possible Violations**

H.) **Violations**

**Ark of the Covenant Church** – Monroe Township – Solicitor Thompson stated we are looking at a site visit the 1<sup>st</sup> week of September 2023.

**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. Jim Souto made the motion to have our Solicitor place a Lis Pendent on the property. Roy Keiper seconded the motion. The motion carried unanimously.

I.) **Sketch Plan Review:**

- Francis P. & Patricia C. Owen                      Ag Use Lot                      Ridgebury Township  
    \*Roy Keiper made the motion to grant a waiver from Section 504.2 “On-Lot Septic” for the Ag Use Lot. Jim Souto seconded the motion. The motion carried unanimously.
  
- Avis, LLC d/b/a RES Water                      Tank Farm                      Canton Township
  
- James T. & Shirley J. Howard Estate                      Ag Use Lot                      Wyalusing Township  
    \*Jim Souto made the motion to grant a waiver from Section 504.2 “On-Lot Septic” for the Ag Use Lot. Roy Keiper seconded the motion. The motion carried unanimously.

J.) **DEP Permit Review:** No comments on the following DEP Review.

- Horton                      Component 3s                      Sheshequin Township

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 approve 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**

### **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