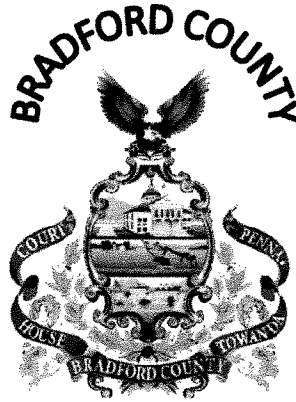


Matthew Williams, County Planning Director
Rich Lasko, Deputy Director / GIS Coordinator
Megan Johnson, Grants Administrator
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Jessica Sheets, Planning Administrator
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ADMINISTRATIVE AGENCY
FOR THE
BRADFORD COUNTY PLANNING COMMISSION

DEPARTMENT OF COMMUNITY PLANNING AND MAPPING SERVICES

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

Agenda
BRADFORD COUNTY PLANNING COMMISSION

Public Safety Building
29 VanKuren Drive, Towanda, PA 18848

February 20, 2024
6:00 P.M.

BCPC Meeting – February 20, 2024

Join Zoom Meeting
<https://us02web.zoom.us/j/84419312168?pwd=QnhWdFdqc1JYMzZMZmdNUlplR0gvQT09>

Meeting ID: 844 1931 2168
Passcode: 082504

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

Meeting ID: 844 1931 2168

- 1) **Roll Call:**
- 2) **Minutes: January 16, 2024**
- 3) **Subdivision/Land Development Administration**

A.) Monthly Report:

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

- 2024-007	Lynne E. & Elizabeth E. Shedden	Granville Township*
- 2024-008	Michael Pelissier	Warren Township

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PLANNING COMMISSION MEMBERS

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

- 2024-009 James R. & Melinda J. Alderson Pike Township
- 2024-010 William L. & Patrick C. Beebe Tuscarora & Wyalusing Township*
- 2024-011 Leonard G. & Donald J. Warner Tuscarora Township

C. Visitors:

D.) Subdivision Plan Reviews:

2024-007 Lynn E. & Elizabeth E. Shedden / Granville Township: The subdivision of lands of Lynn E. Shedden & Elizabeth E. Shedden is a two-lot subdivision of a 116-acre parcel described in Bradford County Deed Book 661, Page 688. Lot #1 (52 +/- acres) is the remaining lands. It is occupied by a house with on-site septic and water supply systems. Proposed Lot #2 (64.38 acres) is occupied by barns and is for agricultural use at this time. Lots A & B were previously conveyed. The surrounding parcels are generally used for agricultural and residential use.

Action Needed: Applicant is seeking modification from Section 504.2 “On-Lot Septic” for Lot #2.

Justification: Lot #2 is to be for agricultural use at this time.

2024-010 William L. & Patrick C. Beebe / Tuscarora & Wyalusing Township: The subdivision of lands of William L. & Patrick C. Beebe is a two-lot subdivision of a 284.774 acre parcel described in Bradford County Deed Book 367, Page 935. Proposed Lot #1A (142.387 acres) is vacant and is for agricultural use at this time. Lot #1B has a single family dwelling, garage and a foundation with on-lot septic and water supply systems.

Action Needed: Applicant is seeking modification from section 504.2 “On-lot Septic” for Lot #1A.

Justification: Lot #1A is to be for agricultural purposes.

E.) Land Development Reviews

2024-006 JLM Real Estate (Dollar General) / Ridgebury Township: The Major Land Development of lands (1.90 acres) is proposed for a Retail Dollar General store. The property is located in Ridgebury Township. The proposed development will be served by a new well and on-lot sewage system as shown on the plans. Total proposed square foot of impervious surface is 32,752 sq. ft. There is proposed parking stalls of 34 plus 2 ADA stalls. Type of Storm Water Facility Proposed: Stormwater pipes and retention/detention pond.

Modification: Applicant is seeking modification from section 405.2D(3) “Erosion& Sedimentation Control”.

Justification: Grading is proposed within 10’ of the property line due to the site being filled to meet FEMA regulations and the Ridgebury Township Floodplain Ordinance. All stormwater discharge is in conformance with local and state regulations. The proposed bottom toe of slope within 10’ of the property line will not endanger adjoining properties.

Modification: Applicant is seeking modification from section 406.1.D “Floodway and Flood Fringe Requirements”.

Justification: The building is currently proposed 1.2’ above the FEMA delineated Base Flood Elevation. The project is in conformance with both FEMA minimum floodplain management regulations and Ridgebury Township Floodplain Ordinance.

Action Needed: Applicant is seeking Conditional/Preliminary Approval, contingent upon NPDES and fees paid.

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

- 2024-002 Dandy Mini Mart (Store 19) – Site Improvements Athens 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.

I.) **Sketch Plan Review:**

Justin, Donald & Vanessa Page and Justin Rifenbark Ag Use Lot Franklin 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 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 the 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.

NEW BUSINESS

APPLICATIONS ACCEPTED FOR REVIEW 2024

- 2024-001	Andrew J. Harding & Kristen Shaddock	Ridgebury Township
- 2024-002	PA Game Commission	Overton Township
- 2024-003	Calvin L. & Sheila L. Bacon	Pike Township
- 2024-004	Randell N. & Meredith K. Shores	Sheshequin Township
- 2024-005	John W. & Karyn A. Paulish	North Towanda Township
- 2024-006	JLM Real Estate – Dollar General	Ridgebury Township*