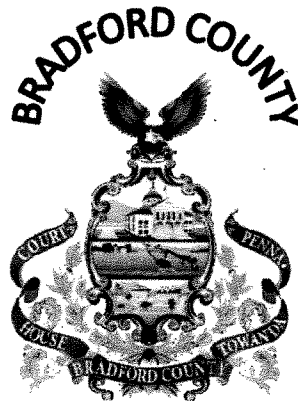


Matthew Williams, County Planning Director  
Rich Lasko, Deputy Director / GIS Coordinator  
Megan Johnson, Grants Administrator  
Patricia Tuttle, County Planner  
Jessica Sheets, Planning Administrator  
John E. Thompson, Esq., Solicitor



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

Minutes  
BRADFORD COUNTY PLANNING COMMISSION

Public Safety Building  
29 VanKuren Drive, Towanda, PA 18848

March 21, 2023  
6:00 P.M.

Join Zoom Meeting

<https://us02web.zoom.us/j/89505691097?pwd=aVI3K0JCdzZlZlTBRR0FObWo4SmpPQT09>

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:** Matthew Williams, Rich Lasko, Patricia Tuttle, Jessica Sheets, John Thompson, Roy Keiper, Glenn Aikens, Raul Azpiazu, Andrew Bishop, Warren Knapp, Don Murray, Robert Storch, Scott Williams, Jim Souto.
- 2) **Minutes: January 17, 2023-** Jim Souto made a motion to accept the Minutes from January 17, 2023. Andy Bishop seconded the motion. Motion carried unanimously.
- 3) **Subdivision/Land Development Administration**

A.) **Monthly Report:** Andy Bishop made a motion to accept the monthly report. Warren Knapp seconded the motion. Motion carried unanimously.

B.) **New Application Acceptance** (\*Indicates Modification Request): Warren Knapp made a motion to accept the new applications. Scott Williams seconded the motion. Motion carried unanimously.

- 2023-015	Mark T. & Mayme P.B. Carter	Columbia Township
- 2023-016	Andrew C. Decker	Windham Township

1

**PLANNING COMMISSION MEMBERS**

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

- 2023-017	Brian E. & Laura J. Harris	Smithfield Township
- 2023-018	Charles L. & Rebeca 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	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:** Phillip O'Dell from The Dailey Review, James Lowenstein from The Rocket Courier, Steve Lathrop.

**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 Taken:** Bob Storch made a motion to approve modification 504.2 "On-Lot septic" for residential lands. Glenn Aikens seconded the motion. Motion carried unanimously.

**E.) Land Development Reviews**

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

- 2023-002	Route Six 1, LLC	Troy Township
------------	------------------	---------------

G.) **Possible Violations**

**S & B Trucking – Canton Borough** - Robert Storch made the motion to grant authorization of our counsel to give S&B 15 day period to initiate compliance. Andy Bishop seconded the motion. Motion carried unanimously.

H.) **Violations:**

**Four Friends (Fulmer)** – Wysox Township – Final As-Built plans received by the Planning Office Staff on February 17, 2023. A Final Review Letter has been sent to the County Engineer along with a site visit scheduled for March 2, 2023.

**Ark of the Covenant Church** – Monroe Township – Solicitor John Thompson advised they have a court date for March 15, 2023 @ 1:45pm at the Court House.

I.) **Sketch Plan Review:**

- Greg Gotshall                      Burlington Township                      Ag Use  
    \*Scott Williams made a motion to approve the waiver for 504.2. Andy Bishop seconded the motion. Motion carried unanimously.
- Weaver Trust                      Ridgebury Township                      Ag Use
  - o \* Andy Bishop made a motion to approve the waiver for 504.2. Glenn Aikens seconded the motion. Motion carried unanimously.

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.

\*Andy Bishop made the motion for volunteers of the Planning Commission Board for a Sub-Committee for Solar Energy Ordinance. Don Murray seconded that motion. The motion carried unanimously.

**Volunteer Members:**

Roy Keiper  
Jim Souto  
Warren Knapp  
Andy Bishop

**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