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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 18, 2025
6:00 P.M.**

Topic: BCPC Meeting for February 18, 2025

Time: Feb 18, 2025 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/6472088458?pwd=FHdlxXc2FEJVOKsF1bBBtaVkeZ1fla.1&omn=8477978314>
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Meeting ID: 647 208 8458

Passcode: FebMeet

- 1) **Roll Call:**

- 2) **Minutes: January 21, 2025**

- 3) **Subdivision/Land Development Administration**

A.) Monthly Report:

PLANNING COMMISSION MEMBERS

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

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

| | | |
|------------|--------------------------------|-----------------------|
| - 2025-007 | Gary L. Hall | Wyalusing Township |
| - 2025-008 | Black Button Properties, LLC | South Creek Township* |
| - 2025-009 | Calvin L. Bristol | Springfield Township |
| - 2025-010 | Keith J. & Chelsea Howard | Terry Township |
| - 2025-011 | Robert Brown, Jr. | Wyalusing Township |
| - 2025-012 | Tracy Yeagle | Windham Township* |
| - 2025-013 | Everett S. Jr. & Patricia Cook | Rome Township |
| - 2025-014 | BSS Land Company | Rome Township* |

C. Visitors:

D.) Subdivision Plan Reviews:

2025-008 Black Button Properties, LLC / South Creek Township- Lot 1 (0.523 acre) is residential and previously had a single-family structure. This lot is served by Municipal Sewer and has on-lot water well and also proposes a duplex unit. This lot only needs 1 additional EDU, as it already contains an existing connection. Access to Lot 1 will be made from Route 14 via a proposed 25-foot wide Right-of-Way. Lot 2 (0.453 acre) is proposed for a possible multi-residential unit (duplex) use. This lot proposes to be served by municipal sewer requiring a total sewage flow of 800 gpd or 2 EDU's and on-lot water. Access to Lot 2 will be made from Route 14 via a proposed 25' wide Right-of-Way through Lot 1. Lot 3 (0.453 acre) is proposed for a possible multi-residential unit (duplex) use. This lot proposes to be served by municipal sewer requiring a total sewage flow of 800 gpd or 2 EDU's and on-lot water. Access to Lot 3 will be made from Route 14 via a proposed 25' wide Right-of-Way through Lots 1 and 2. Lot 4 (0.455 acre) and is proposed for a possible multi-residential unit (duplex) use. This lot proposes to be served by municipal sewer requiring a total sewage flow of 800 gpd or 2 EDU's and on-lot water. Access to Lot 4 will be made from Route 14 via a proposed 25' wide Right-of-Way through Lots 1, 2 and 3. Lots adjoining this subdivision are residential in use. The existing residential lots are served by on-lot water and public sewer.

Action Needed: Applicant is seeking a **Modification Request** from Section 401.11.A "Streets; Street Widths; Minimum street right-of-way; Private Road 50 feet.

Justification: Minimum street right-of-way; Private Road; Not enough room for a 50' wide Right-of-Way.

2025-012 Tracy Yeagle / Windham Township- Lot 1 (35.1 acres) is the remaining land. It is vacant and is for agricultural use at this time. Lots 2-11 were previously conveyed. Proposed Lot 12 (11.32 acres) is vacant and is for agricultural use at this time. The surrounding parcels in this area are generally used for agricultural and residential purposes. There is no sewage collection in the vicinity of this subdivision.

Action Needed: Applicant is seeking a **Modification Request** from Section 504.2 "On-Lot Septic" for Lot 12.

Justification: Lot 12 is to be for agricultural use at this time.

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E.) Land Development Reviews

2025-014 BSS Land Company / Rome Township: The Minor Land Development of lands is for an event venue development of a 124.87 acre parcel described in Bradford County Inst. 202303049. The development is located in a pre-existing gravel pad that was originally for agricultural use. Some of this gravel pad will be returned to grass while other portions have a recently constructed building, sanitary holding tank and concrete sidewalks. Additional features that are planned for this development are a gravel parking lot with 24 spaces, a gravel driveway and a patio by the lake. The total new impervious area from this development when accounting for restoration to grass of a portion of the original pad is 4,715 square feet. The development will be served by an existing permitted driveway on Battle Creek Road. The surrounding parcels in this area are generally used for agricultural and residential purposes. There is no sewage system in the vicinity of this subdivision.

Action Needed: Applicant is seeking **Preliminary/Final Approval** of this development.

F.) **Municipal Planning Commission Review:** 2025-001 Matthew & Christine Davis / Troy Township

G.) **Possible Violations**

H.) **Violations**

I.) **Sketch Plan Review:**

J.) **DEP Permit Review: Long Residential Small Flow Treatment Facility / Ridgebury Township:** The Long Residential Small Flow Treatment Facility is proposed as a method of providing sanitary sewage disposal for a proposed single-family residence on Lakeside Drive in Ridgebury Township, Bradford County. This type of system is made necessary when the soils testing at the Project Site failed to produce acceptable percolation results. The 2.39 acre Project Site is currently vacant and will be developed with one-single family residence. This type of development is anticipated to generate 500 gallons per day of sanitary sewage or 1.25 equivalent daily units. A single RSFTF will be designed to accommodate the anticipated sewage loading of the development. The Project Site is located in an area of Ridgebury Township that is not zoned. The Township Zoning Regulations require lots to be a minimum of two acres in size. The Project Size is not large enough in area to allow further subdivision of the Project Site. Therefore, the Project Site cannot and will not be subdivided further. The Project Owner, Stacey Long, owns one lot adjacent to the Project Site. The Project Site owner intends to reside in the proposed house and has no plans to develop the Project Site parcel as anything other than a single family residence or to develop the adjacent lot.

K.) **Items Reviewed With Solicitor-** Arc of the Covenant update.

L.) **Other: For Informational Purposes**

5.) **Communications** (*See below*)

6.) **Reports**

7.) **Old Business** (*See summary*)

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8.) New Business (See summary)

9.) Adjournment

(Communications Summary):

A. Incoming:

B. Outgoing:

Old Business Summary

2018-062 M.R. Dirt, Inc. (Oliver's Restaurant) – Wysox Township

2024-055 Sayre Dandy Mini Mart Parking Expansion- Site Inspection done on January 30, 2025. Final As-Builts received, final approval won't be complete until grading/seeding is done in the spring.

2024-006 JLM Real Estatw (DG) / Ridgebury Township- Final As-Builts received. Awaiting a date for a Site Inspection.

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 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 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 # 15 / Herrick Twp.: The bridge replacement project on Neiley Rd. Based on the current schedule the Advertise Date for this project is anticipated for 2/6/2025, a bid opening (Let Date) of 3/13/2025, and an NTP to contractor date of 4/24/2025. State Historic Preservation Office has granted approval. ROW is currently with County Solicitor for action.

County Bridge # 8 / West Burlington/Troy Twp.: The bridge repair work on Bronson Road will begin in 2025. Larson Design Group has notified us of the following detour. The detour will be approximately 4.6 miles and will use East Troy Back Road (T-328), Gulf Road (T-829), and Roosevelt Highway aka Route 6 (SR 0006) to reroute traffic around the closure of the bridge.

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.

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NEW BUSINESS

APPLICATIONS ACCEPTED FOR REVIEW 2025

| | | |
|------------|--------------------------------|----------------------|
| - 2024-118 | ATC Family Farm, LP | Springfield Township |
| - 2025-001 | Allen & Diana Delosa | Wells Township |
| - 2025-002 | Thad E. & Sheila A. Woodward | Canton Township |
| - 2025-003 | Jonathan Sova | Tuscarora Township* |
| - 2025-004 | Charles & Patricia Houseknecht | Springfield Township |
| - 2025-005 | The Jeanne E. Wilber Estate | Wells Township |
| - 2025-006 | Louis Tillinghast | South Creek Township |

Maps Reviewed for Recording Purposes:

| | | |
|--------------------------------|------------------------|--------------|
| -Helen Mader & Kay M. Johnson | Wysox Township | (12/4/2024) |
| -Ronald C. Jr. & Beth A. Smith | North Towanda Township | (12/11/2024) |

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