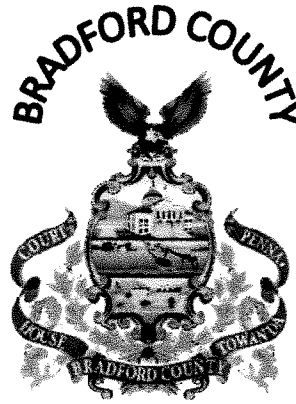


Matthew Williams, County Planning Director
Rich Lasko, Deputy Director / GIS Coordinator
Sam Saxe, GIS Analyst
Megan Johnson, Grants Administrator
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ADMINISTRATIVE AGENCY
FOR THE
BRADFORD COUNTY PLANNING COMMISSION

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

March 19, 2024
6:00 P.M.

BCPC March 19, 2024

Join Zoom Meeting
<https://us02web.zoom.us/j/87463491235?pwd=RTZrbWNRNzdPTHkrM3pWZVFaNjY5QT09>

Meeting ID: 874 6349 1235
Passcode: 957124

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

Meeting ID: 874 6349 1235
Passcode: 957124

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

A.) Monthly Report:

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

- | | | |
|------------|-------------------------------|--------------------|
| - 2024-012 | R. Scott & Marilyn M. Miller | Wilmot Township |
| - 2024-013 | Horace & Patricia T. Duffield | Tuscarora Township |

PLANNING COMMISSION MEMBERS

- 2024-014	The Burrowes	Rome Township
- 2024-015	Bradly J. Chaffee	Athens Borough
- 2024-016	Jay M. & Faye M. Good	Canton Township*
- 2024-017	Allen & Theodore Owen	Canton Township
- 2024-018	PA USLE Milan Road, LLC – Solar Farm	Smithfield Township*
- 2024-019	Stacie & Dean Madigan	Burlington Township*
- 2024-020	Robert J. Moore, Jr.	LeRaysville Borough
- 2024-021	David B. Miller, Jr.	Wells Township
- 2024-022	Scott D. Warner	West Burlington Township
- 2024-023	Phillip M. Schanbacher	West Burlington Township
- 2024-024	Luciano’s Landing, LLC	Wyalusing Township

C. Visitors:

D.) Subdivision Plan Reviews:

2024-016 Jay M. & Faye M. Good / Canton Township: The subdivision of lands of Good is a two-lot subdivision of a 122-acre parcel described in Bradford County Instrument 200609748 and Instrument 201208453. Lots 109 (40 +/- acres), 128 (45 +/- acres) and 130 (20 +/- acres) are the remaining lands. The remaining lands are vacant and are to be continued as agricultural use at this time. Proposed Lot #2 (16.52 acres) is occupied by a house with on-site septic and water supply systems. This lot contains portions of three (3) tax parcels:

TM# 16-106-109 (9.87 acres) leaving 40 +/- acres remaining

TM# 16-106-128 (4.69 acres) leaving 45 +/- acres remaining

TM# 16-106-130 (1.96 acres) leaving 20 +/- acres remaining

The surrounding parcels in this area are generally used for agricultural and residential purposes.

Action Needed: Applicant is seeking modification from Section 504.2 “On-Lot Septic” for remaining lands (Lots # 109, 128 and 130).

Justification: The remaining lands are to be for agricultural use at this time.

2024-019 Stacie & Dean Madigan / Burlington Township: The subdivision of lands of Stacie and Dean Madigan is a two-lot subdivision of a 136-acre parcel described in Bradford County Deed Book 655 at Page 78. Lot #1 (134 +/- acres) is the remaining land. It is occupied by a house with on-site septic and water supply systems. Proposed Lot #2 (2.000 acres) is vacant and has percolation testing as shown for a residential system. Access to Lot #2 from the public road will be accomplished by a 50-foot wide Access Easement to State Route 3009 (Burlington Turnpike).

Action Needed: Applicant is seeking modification from section 404.1 “Every Lot Shall Abut a Street” for Lot #2.

Justification: Lot #2 will utilize a 50-foot wide Access Easement to the public road.

E.) Land Development Reviews

2012-024 – Linda D. Pepper / LeRoy Township – Pepper’s Auction Service: Edward and Pamela Pepper, the applicant, has built an Auction House along SR 414 in LeRoy Township. The Auction House is 7,000 sq. feet building and will have 70 parking spaces with 2 handicap parking stalls. This land development was previously granted Preliminary Approval in August 2012 as described. The applicant is requesting a reduction in the required spaces from 35 to 30 spaces which matches their historical average number of patrons since the auction house has been in operations. If the modification request is granted, Final As-built Plans will be submitted, as construction is complete.

Action Need: Applicant is seeking a Preliminary Plan Modification from Section 508.2 *Off-Street Parking Minimum Requirements* to reduce the number of required spaces from 35 to 30 parking spaces with 2 ADA.

Justification: The building is used on average only once a week to hold a public auction. In the past eight years there have been no more than 30 vehicles at the auction events. Based on the actual parking being used on the site we are asking for a reduction on the required parking to a total of 30 spaces. The current approved plan creates an excessive hardship for the owner and based on use of the facility is much more than required.

2024-018 PA USLE Milan Road, LLC – Solar Farm / Smithfield Township: This is a proposed Major Land Development – Solar Energy Facility. The proposed project is the development and construction of four (4) 3.0-megawatt (MW) AC ground-mounted solar farm for a total of 12.0 MW at 973 Milan Road, Smithfield Township, Bradford County. The project will be located on leased portions of an agricultural-residential property that is ±133 acres and is owned by Edmund and Catherine Wolfe. The project ownership and developers are PA USLE Milan Road I LLC and U.S. Light Energy. The project parcel spans three (3) three common ownership tax map parcels (39-45-66, 65, & 64-1) located on the north side of Milan Road and is located in Bradford County, which allows for solar farms subject to review and permitting by the Bradford County Planning Commission. The project will consist of two (2) array areas on the eastern and western sides of the project parcels, separated by a wooded ravine. The overall footprint of both array areas within the fence line will encompass ±66.7 acres (±49.8%) of the parcel. The project will be secured by an 8-foot-tall agricultural-style perimeter fence with a locking gate. The land beneath the proposed solar arrays is currently hayfield/meadow. Access to the arrays from Milan Road will be gained from the existing driveway and farm access road running within the parcel. The project proposes the expansion and improvement of the existing farm access to accommodate the construction and long term maintenance of the solar array. Solar panels will be ground-mounted on a single-axis tracker (SAT) racking system, which will be driven or screwed into the ground. The height solar panels will reach to 15± feet above grade at maximum tilt. The aboveground electrical interconnect from the solar array is proposed to be to an existing overhead electrical circuit located within the parcel boundaries. All other electrical lines related to the project will be underground. Electrical equipment (transformers and switchgear) will be pad-mounted at three (3) locations within the fenced areas. 28,842 ± 625-watt solar modules are proposed, along with 96 inverters, and four (4) transformers. No battery storage is proposed. A decommissioning plan has been provided in accordance with the County SALDO with an estimated restoration cost of \$1,147,122.40 with a Financial Security amount \$1,249,216.29 as stipulated by the ordinance.

Action Needed: Applicant is seeking **Conditional/Preliminary Approval:** contingent upon Municipal Comments, Satisfaction of Engineer Review Comments and Fees, NPDES, HOP/Driveway, Financial Security, Permits, Proof of Municipal Notification, and Subdivision for Lease.

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

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:**

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 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 # 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 approved the replacement/mitigation proposal. Project has entered final design with an anticipated LET date of June 2024 and 2024-2025 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	Overtown 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*
- 2024-007	Lynn E. & Elizabeth E. Shedden	Granville Township*
- 2024-008	Michael Pelissier	Warren Township
- 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