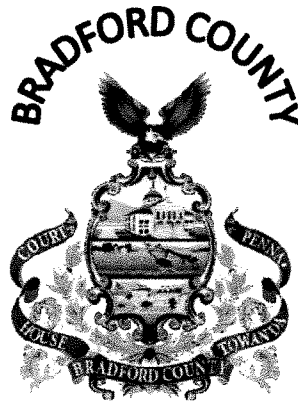


Matthew Williams, County Planning Director  
Rich Lasko, Deputy Director / GIS Coordinator  
Megan Johnson, Grants Administrator  
Patricia Tuttle, County Planner  
Jessica Sheets, Planning Administrator  
John E. Thompson, Esq., Solicitor



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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 21, 2023

6:00 P.M.

BCPC Meeting – February 21, 2023

Join Zoom Meeting

<https://us02web.zoom.us/j/81743527341?pwd=TDIFWXNHVVlBMmYxYlJkZjQ0ZDRRUT09>

Meeting ID: 817 4352 7341

Passcode: 927092

888 788 0099 US Toll-free

877 853 5247 US Toll-free

- 1) Roll Call:
- 2) Minutes: February 21, 2023
- 3) Subdivision/Land Development Administration

A.) Monthly Report:

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

- 2023-028	Drew Vernon Nichols & Clinton Harold 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

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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



**Four Friends (Fulmer)** – Wysox Township – At the December 20<sup>th</sup> 2022 meeting, the Planning Commission directed Solicitor Thompson to refile with MDJ Wheaton’s office as the applicant has exceeded the 60 day completion timeframe previously agreed to. A hearing was scheduled to be held on January 9<sup>th</sup>, 2022 where a continuance was agreed to by all parties as the applicants are in the process of finalizing the work. A site inspection was completed on March 2<sup>nd</sup> and minor deficiencies were found. Counsel requested a continuance to address the outstanding issues.

**Ark of the Covenant Church** – Monroe Township – Solicitor Thompson will provide an update on the project at the meeting.

**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 has contacted the office following a letter transmission and will be at the meeting prior to discuss the issue.

I.) **Sketch Plan Review:**

- |                    |                     |                        |
|--------------------|---------------------|------------------------|
| - Frank Coolbaugh  | Smithfield Township | Tiny Homes Development |
| - Bonnie K. May    | Ulster Township     | Ag. Use Plan           |
| - The Weaver Trust | Ridgebury Township  | Ag. Use Plan           |

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 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. 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. Draft Ordinance will be reviewed by Subcommittee prior to the March meeting.

**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