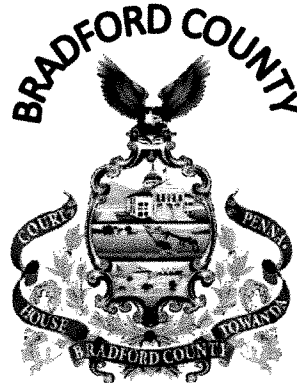


Vacant, County Planning Director  
Rich Lasko, Deputy Director / GIS Coordinator  
Sam Saxe, GIS Analyst  
Megan Brown, County Planner  
Jessica Sheets, Planning Administrator  
Megan Brown, Grants Administrator  
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ADMINISTRATIVE AGENCY  
FOR THE  
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

**July 16, 2024  
6:00 P.M.**

Join Zoom Meeting

<https://us05web.zoom.us/j/88398593776?pwd=hgEasOBPAu1T1iiHIWGP4sEIH6eZbz.1>

Meeting ID: 883 9859 3776  
Passcode: 8h1gFZ

- 1) **Roll Call:**
- 2) **Minutes: June 18, 2024**
- 3) **Subdivision/Land Development Administration**

**A.) Monthly Report:**

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

|            |                               |                     |
|------------|-------------------------------|---------------------|
| - 2024-056 | Randy B. & Nancy D. Williams  | Wysox Township      |
| - 2024-057 | Kenneth & Julie Howard        | Wyalusing Township  |
| - 2024-058 | David R. & Susan W. Roenning  | Wyalusing Township  |
| - 2024-059 | Jeffrey & Cynthia Aeppli      | Herrick Township    |
| - 2024-060 | Terry Cobb                    | Wyalusing Township  |
| - 2024-061 | Derrick Clark                 | Wyalusing Township* |
| - 2024-062 | Joseph T. & Susan M. Quatrini | Sayre Borough       |

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- 2024-063                                      Jared & Jennifer Davis                                      Ridgebury Township
- 2024-064                                      Joseph D. Peters    Sayre Borough

**C. Visitors:**

**D.) Subdivision Plan Reviews:**

**E.) Land Development Reviews**

**2024-061 Derrick Clark / Wyalusing Township:** The Minor Land Development of lands of Clark is a Two-Homes-on-One-Lot residential development of a 2.0 acre parcel described in Bradford County Inst. 201518072. A future 1-acre lot has been approximated on the plan. An on-site water supply (well) is planned for the new residence. An existing driveway onto State Route 6 will be utilized by both residences. Public sewer is available at this site. The surrounding parcels in this area are generally used for agricultural and residential purposes. There is no sewage collection system in the vicinity of this subdivision.

**Action needed:** Applicant is seeking Preliminary/Final approval of this residential lot.

**2024-055 Dandy Mini Mart, Inc. / Sayre Borough:** This is a proposed Major Land Development for the Dandy Mini Mart, Inc. located in Sayre Borough. The proposed project is the development of a 10,950 square foot parking expansion located at their existing place of business on Spring Street. The project will consist of 24 additional parking stalls, stormwater management, and associated earthwork. The project parcel is 0.48 Acres.

**Action Needed:** Applicant is seeking **Conditional/Preliminary Approval**, contingent upon: E&S Plan, Satisfaction of Engineer Review Comments and Fees.

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

- 2024-013                                      Ingersoll Rand Federal Credit Union (LD)    Athens Township

**G.) Possible Violations**

**H.) Violations**

**Ark of the Covenant Church – Monroe Township – Hearing Held on June 21, 2024. Next Hearing Scheduled for September 9 2024. Solicitor Thompson will provide an update.**

**I.) Sketch Plan Review:**

- Dale & Melissa Vanderpool / Asylum Township

**J.) DEP Permit Review:**

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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. FHWA and SHPO has approved the replacement/mitigation proposal. Bid Letting occurred on June 6, 2024 – The Lowest Qualified bidder was Susquehanna Valley Construction Corporation at a cost of \$1,356,144.00. Contract is pending Commissioners approval for Spring 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

#### **PLANNING COMMISSION MEMBERS**

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**Zoning Ordinance amendment / Sayre Borough:** Sayre Borough Council plans to adopt a Zoning Ordinance amendment for the regulation of Smoke Shops, Tobacco Stores & Marijuana Dispensaries. Sayre Borough Council are establishing these regulations in the interests of public health, safety and general welfare. All these uses shall be permitted in the Highway Commercial District (HC).

**Zoning Ordinance amendment / Sayre Borough:** Sayre Borough Council plans to adopt a Zoning Ordinance amendment for the regulation of Residential Poultry. Sayre Borough Council are establishing these regulations in the interests of public health, safety and general welfare. These changes are being changed in the Rural Residential Zoning District (RR).

**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*        |
| - 2024-007 | Lynne 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 Twp* |
| - 2024-011 | Leonard G. & Donald J. Warner         | Tuscarora Township         |
| - 2024-012 | R. Scott & Marilyn M. Miller          | Wilmot Township            |
| - 2024-013 | Horace & Patricia T. Duffield         | Tuscarora Township         |
| - 2024-014 | The Burrowes                          | Rome Township              |
| - 2024-015 | Bradley 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         |
| - 2024-025 | Carolyn L. Arnold                     | Asylum Township            |
| - 2024-026 | Brian E. & Laura J. Harris            | Smithfield Township        |
| - 2024-027 | Jonathan R. Small                     | Stevens Township           |
| - 2024-028 | Roy A. & Laurie Ann Keiper            | Rome Township              |
| - 2024-029 | Tyler W. & Julie L. Sechrist          | Granville Township         |
| - 2024-030 | Catherine A. Wolfe                    | Smithfield Township        |
| - 2024-031 | David & Linette Miller                | Windham Township           |
| - 2024-032 | Ronald R. & Jacquelyn J. Lawrence     | Franklin Township          |
| - 2024-033 | Carson R. Turner                      | Monroe Township            |
| - 2024-034 | Camco Manufacturing, Inc.             | Sayre Borough              |

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- 2024-035 PTV 1340, LLC. – Dollar General North Towanda Township (SD)
- 2024-036 PTV 1340, LLC. – Dollar General North Towanda Township (LD)\*
- 2024-037 Matthew P. McGroarty Albany Township
- 2024-038 Jack R. Allis Ulster Township
- 2024-039 Pauline S. Pazzaglia Columbia Township
- 2024-040 Connor & Zachary Hutchinson Warren Township\*
- 2024-041 Alan L. Kendall Granville & Canton Township
- 2024-042 Patricia L. & Glenn W. Thetga Windham Township\*
- 2024-043 Robert E. Burnett Ridgebury Township\*
- 2024-044 Joanne I. Allis Windham Township\*
- 2024-045 Theodore H. Ayotte & Catherine Eddy Windham Township
- 2024-046 Justin D Page & Justin Rifebark Franklin Township
- 2024-047 Willis Hottle Rome Township\*
- 2024-048 Catherine A Wolfe (Milan Energy Lease) Smithfield Township
- 2024-049 Daniel H. Harding, Trustee Windham Township
- 2024-050 Michael W. & Jean McMahon Herman Canton Township
- 2024-051 John & Beth Spencer Smithfield Township
- 2024-052 Eddie & Darcy Zaricor Springfield Township
- 2024-053 Suzanne A. Kulick et al. Wysox Township
- 2024-054 Jack Taranto Ulster Township
- 2024-055 Dandy Mini Marts, Inc. Sayre Borough
- 2024-056 Randy B. & Nancy D. Williams Wysox Township
- 2024-057 Kenneth & Julie Howard Wyalusing Township
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