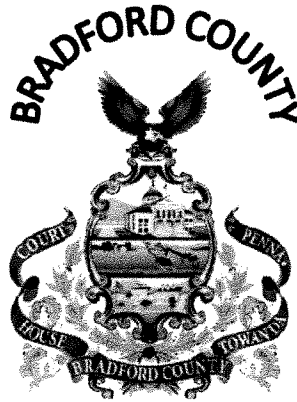


Matthew Williams, County Planning Director
Rich Lasko, Deputy Director / GIS Coordinator
Sam Osorio - Ortiz, GIS Analyst
Megan Johnson, Grants Administrator
Patricia Tuttle, County Planner
Jessica Sheets, Planning Administrator
John E. Thompson, Esq., Solicitor



Voice • 570.268 .4103
Fax • 570 .268 .4171
Email: bcplanning@bradfordco.org

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

April 18, 2023
6:00 P.M.

Join Zoom Meeting

<https://us02web.zoom.us/j/85182585756?pwd=QVhHSDVZdklmbUhMcVZreVREU2FXUT09>

Meeting ID: 851 8258 5756
Passcode: 844726

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

- 1) **Roll Call:** Matt Williams, Jessica Sheets, Patricia Tuttle, John Thompson, Roy Keiper, Glenn Aikens, Raul Azpiazu, Andrew Bishop, Warren Knapp, Don Murray, Robert Storch, Scott Williams, Jim Souto
- 2) **Minutes: March 21, 2023** Glenn Aikens made a motion to approve the minutes from March 21, 2023. Jim Souto Seconded the motion. Motion Carried.

3) **Subdivision/Land Development Administration**

A.) **Monthly Report:** Andy Bishop made a motion to approve the monthly report. Jim Souto seconded the motion. Motion carried.

B.) **New Application Acceptance** (*Indicates Modification Request): Warren Knapp made a motion to approve the new applications, Don Murray seconded the motion. Motion Carried.

- 2023-039	Jesse Signore	Smithfield Township*
- 2023-040	Bonnie K. May	Ulster Township

1

PLANNING COMMISSION MEMBERS

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

- 2023-041	The Weaver Trust	Ridgebury Township
- 2023-042	Michael A. & Katarzyna Pelissier	Pike & Warren Townships*
- 2023-043	Donald E. Falsey	Monroe Township*
- 2023-044	Lynn R. Hottle	Rome Township
- 2023-045	Caleb L. Ebling	Springfield Township
- 2023-046	Laura L. & Jeffrey S. Castle	Armenia Township
- 2023-047	Gregory & Elizabeth Tuttle	West Burlington Township*
- 2023-048	Richard E. & Arlene Reinhard	Armenia Township
- 2023-049	Gary L. & Jeanne M. Andrews	South Creek Township*
- 2023-050	Vaughn Jennings, Jr. Estate	Granville & LeRoy Townships
- 2023-051	Douglas S. & Lori A. Smith	Burlington Township
- 2023-052	Gerald M. & Libby Vargason	Terry Township
- 2023-053	Lynmar S. & Linda M. Chaffee	LeRaysville Borough
- 2023-054	Scott W. & Donna F. Sterling	Wyalusing Township*

C. **Visitors:** See Attached List

D.) **Subdivision Plan Reviews:**

2023-043 Donald E. Falsey / Monroe Township: - The subdivision of lands of Donald E. Falsey et al. is a two-lot subdivision of a 85-acre parcel described in Bradford County Instrument number 199805852. Lot #1 (83 +/- acres) is the remaining lands. It is vacant and is for agricultural use at this time. Lots #2 and #3 were previously conveyed. Proposed Lot #4 (2.00 acres) is vacant and has percolation testing performed for a residential system of one EDU (400 g/day). This lot will include a 50 foot-wide Access Easement in order to utilize an existing field road and a 50 foot-wide Sewer Easement for the percolation test 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 Taken: Andy Bishop made a motion to grant modification 504.2. Glenn Aikens seconded the motion. Motion carried. Scott Abstained.

2023-047 Gregory & Elizabeth Tuttle / West Burlington Township: - The subdivision of lands of Gregory and Elizabeth Tuttle is a two-lot subdivision of a 35.92-acre parcel described in Bradford County Instrument number 199901094. Lots #1-8 were previously conveyed. Lot #6 (33.92 +/- acres) is the remaining land. It is vacant and is for agricultural use at this time. Proposed Lot #9 (2.00 acres) is occupied by a house with on-site septic and water supply systems. 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 Taken: Andy Bishop made a motion to grant modification 504.2. Glenn Aikens seconded the motion. Motion carried. Scott Abstained.

2023-049 Gary L. & Jeanne M. Andrews / South Creek Township: - The subdivision of lands of Gary L. & Jeanne M. Andrews is a two-lot subdivision of a 95-acre parcel described in Bradford County Deed Book 110, Page 475. Lot #1 (85 +/- acres) is the remaining land. It is vacant and is for agricultural use at this time. Lot #2 was previously conveyed. Proposed Lot #3 (10.00 acres) is occupied by a house with on-site septic and

water supply systems. 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 Taken: Warren Knapp made a motion to grant modification 504.2. Robert Storch seconded the motion. Motion carried. Scott Abstained.

2023-054 Scott W. & Donna F. Sterling / Wyalusing Township: - The subdivision of lands of Scott L. & Donna F. Sterling is a two-lot subdivision of a 55-acre parcel described in Bradford County Instrument number 200416743. Lots # 1-2, 4-5 were previously conveyed. Lot #3 (45 +/- acres) is the remaining land. It is vacant and is to be continued for agricultural use (as previously approved by Subdivision File No. 1992-200). Proposed Lot #6 (10.00 acres) is vacant and has had percolation testing as shown for a residential lot of one EDU (400 g/day). 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 Taken: Andy Bishop made a motion to grant modification 404.1. Jim Souto seconded the motion. Motion carried. Scott Abstained.

E.) Land Development Reviews

2023-039 Jesse Signore / Smithfield Township: - The Minor Land Development of lands of Signore is for a residential development of a 71.93-acre parcel described in Bradford County Instrument number 202112414. Percolation testing has been conducted for a residential system of one EDU (400 g/day) as shown on the plan. 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 Taken: Andy Bishop made a motion to grant Preliminary/Final Approval. Glenn Aikens seconded the motion. Motion carried. Scott Abstained.

2023-042 Michael A. & Katarzyna Pelissier / Pike & Warren Township: - The Minor Land Development of lands of Pelissier is to create residential use for an 18-acre parcel described in Bradford County Instrument number 202204845. The parcel (18.43 acres) is vacant and has had percolation testing done for a residential system of one EDU (400 g/day). This lot is from a previously approved subdivision (BCPC File No. 2021-141) in which this parcel was designated as agricultural use. The surrounding parcels in this area are generally used for agricultural and residential purposes. There is no sewage collection system in this vicinity of this subdivision.

Action Taken: Andy Bishop made a motion to grant Preliminary/Final Approval. Glenn Aikens seconded the motion. Motion carried. Scott Abstained.

2010-081 Larry Fulmer / Wysox Township: This project will develop one (1) acre in Wysox Township. Development will include construction of a commercial building and parking area and installation of stormwater management facilities. Approximately 1 acre will be disturbed. The stormwater runoff from the site flows to the south to Lanning Creek.

Action Taken: Andy made a motion to Grant the Conditional Final Approval. Robert Storch seconded the motion. Motion carried.

Don made a motion to amend the previous motion to include the outstanding engineering fees to be included with the court fees. Robert Storch Seconded the motion. Motion carried.

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

- | | | |
|------------------------|---------------------------------------|------------------------------------|
| - 2023-003
comments | Theresa M. Hall | Athens Township – No adverse |
| - 2023-004
comments | Harry & Joyce M. Harvey | Litchfield Township- No adverse |
| - 2023-005 | (Proposed) AutoZone Retail Auto Parts | Troy Borough – No adverse comments |

G.) **Possible Violations**

H.) **Violations**

Ark of the Covenant Church – Monroe Township – Solicitor Thompson reported there has been some progress, hoping to have full compliance soon.

S & B Trucking – Canton Borough – Owners are making an attempt to keep the ball rolling in the correct direction, going to hold off on fines for now.

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 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. A DRAFT ordinance was presented at the March meeting. The Planning Commission moved to put the DRAFT out for public review and comment through the May 2023 meeting. A subcommittee meeting will be held prior to the April meeting to review the comments which will be presented during the April BPCP 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
- 2023-028	Drew & Clinton 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
- 2023-034	Richard R. Watt	Columbia Township
- 2023-035	Gary L. & Esther Butcher	Granville Township
- 2023-036	Wysox Commerce Park, LP	Wysox Township
- 2023-037	Gregory S. & Debra J. Godshall	Burlington Township
- 2023-038	Frank Rogo	Tuscarora Township