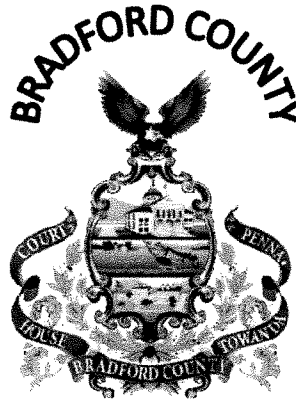


Matthew Williams, County Planning Director
Rich Lasko, Deputy Director / GIS Coordinator
Sam Osorio - Ortiz, GIS Analyst
Megan Johnson, Grants Administrator
Patricia Tuttle, County Planner
Jessica Sheets, Planning Administrator
John E. Thompson, Esq., Solicitor



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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

Minutes
BRADFORD COUNTY PLANNING COMMISSION

Public Safety Building
29 VanKuren Drive, Towanda, PA 18848

March 21, 2023
6:00 P.M.

Join Zoom Meeting

<https://us02web.zoom.us/j/81743527341?pwd=TDIFWXNHVIBMmYxYlJDejQ0ZDRRUT09>

Meeting ID: 817 4352 7341

Passcode: 927092

888 788 0099 US Toll-free

877 853 5247 US Toll-free

- 1) **Roll Call:** Matt Williams, Rich Lasko, Patricia Tuttle, Jessica Sheets, John Thompson, Roy Keiper, Glenn Aikens, Raul Azpiazu, Warren Knapp, Robert Storch, Scott Williams, Jim Souto, Public Sign in Sheet Attached.
- 2) **Minutes: February 21, 2023** – Jim Souto made a motion to approve the minutes. Robert Storch seconded the motion. Motion carried unanimously.
- 3) **Subdivision/Land Development Administration**

A.) **Monthly Report:** Warren Knapp made a motion to approve the monthly report. Glenn Aikens seconded the motion. Motion carried unanimously.

B.) **New Application Acceptance** (*Indicates Modification Request): Warren Knapp made a motion to approve the new applications. Robert Storch seconded the motion. Motion carried unanimously.

- 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

PLANNING COMMISSION MEMBERS

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

- 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

C. Visitors: Bonnie & Steve Barats (S&B Truscking, EJay Fyice, Justin Mason and Mike D. (Solar) and James Lowenstein from Rocket Courier.

D.) Subdivision Plan Reviews:

2023-029 Diane Seymour / Wilmot Township: - The subdivision of Diane Seymour is a two-lot subdivision of a 118-acre parcel. Lot #1 108 +/- acres is the remaining lands. It is occupied by a house with on-site septic and water supply systems. Proposed Lot #2 (10.00 acres) is vacant and is for agricultural use at this time.

Action Taken: Jim Souto made a motion to grant modification from 504.2 “On-Lot Septic” for Lot #2. Roy Keiper seconded the motion. Motion carried unanimously. Scott Williams Abstained.

2023-030 Brian & Vincenza Palmiter / Warren Township: - The subdivision of Palmiter is a three-lot subdivision of 102 acre parcel. The new division line is to divide the parent tract along the County Line. This will create a 52-acre lot in Susquehanna County and a 49-acre lot in Bradford County. Lot #1 (49.99 acres) is located entirely in Warren Township, Bradford County. This lot is vacant and is for agricultural use at this time. Lot #5 (52.23 acres) is located entirely in Apolacon Township, Susquehanna County, and is occupied by a cabin. This lot is for agricultural use at this time. Lots #2, 3 and 4 were previously conveyed.

Action Needed: Warren Knapp made a motion to grant modification 504.2 “on-lot Septic” for Lot #1. Roy Keiper seconded the motion. Motion carried unanimously. Scott Williams abstained.

E.) Land Development Reviews

F.) Municipal Planning Commission Review:

G.) Possible Violations

H.) Violations

Four Friends (Fulmer) – Wysox Township – At the December 20th 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 9th, 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 2nd 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 - S&B Trucking Owners attended the meeting requesting information on how to resolve this problem. Planning commission advised them to either put the property back to the way their original plans showed or to contact an engineer and continue with a major land development process. Owners were going to follow up with Matt Williams for more information.

I.) **Sketch Plan Review:**

- Frank Coolbaugh Smithfield Township Tiny Homes Development -
Planning commission agreed this would fall under a mobile home park.
- Bonnie K. May Ulster Township Ag. Use Plan - Roy
Keiper made a motion to grant waiver 504.2. Warren Knapp seconded the motion. Motion carried unanimously.

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 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