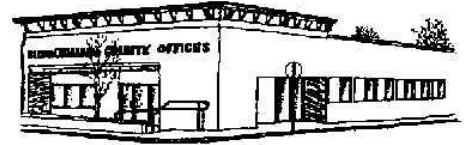


**SUSQUEHANNA COUNTY
DEPARTMENT OF
PLANNING AND DEVELOPMENT**



Duane A. Naugle Jr., Director

Carol Ainey, Deputy Director

Susquehanna County Planning Commission

Brandon Cleveland

John Ramsay

Chris Caterson

Richard Franks

Robert Housel

John Kukowski

Joseph Kempa

BJ Zembrzycki

Location

Susquehanna County Office Building 81 Public Ave, Montrose, Pa 18801

Agenda

April 30th, 2024

7:00 PM

- I.** Call to Order
- II.** Pledge of Allegiance
- III.** Approval of Minutes – #0124
- IV.** Public Comment – (If members of the audience wish to address the commission on topics on the agenda, let the Chairman know what item that they wish to address. There is a 3-minute time limit)
- V.** Communications (See Attached January 1-31 and February 1-29, and March 1-31, 2024)
- VI.** Old Business
 1. Subdivision and Land Development Review
 1. Verizon Tower Final approval has not been requested, per Verizon construction is not complete. The generator is on Backorder until December and Fiber will not be run until July of 2024
 2. Brookhaven Land Development is still awaiting funding.
 2. Report of Finalized Conditional Approvals
 1. *Williams – Land Development – Jessup Twp – Bolles Compressor Station Final Inspection and approval 20 March 2024 (Application Submitted 1/12/2022)*

VII. New Business

1. Subdivision and Land Development Review
 1. *Susquehanna Recreation Center – Land Development – New Milford Twp Preliminary presentation by architect and Nate Tompkins*
2. Section 102.2 – Review and Comment
 1. *Graham & Newman – Lot Line Adjustment – Clifford Twp*
 2. *Coney, James & Katherine – Addition to Lands – Silver Lake Twp*
3. Subdivisions and Land Developments - Staff Actions – January 23rd, 2024 – April 23rd, 2024
 1. *Homestead Village at the Glen – Minor Subdivision – Apolocan Twp (6 lots, 138.62 acres, 10.00 acres, 10.12 acres, 85.58 acres, 15.47 acres, 0.28 acres)*
 2. *Bischoff – Minor Subdivision – Dimock – 2 Lots (3.03 Acres each)*
 3. *Perry, William – Minor Subdivision – Susquehanna Depot Borough – 2 Lots (.026, .057 Acres)*
 4. *Marvin Estate – Minor Subdivision – Jackson Twp – 2 Lots (128.14, 121.13 Acres each)*
 5. *W.A.Y. Storage – Land Development – Great Bend Twp – Additional 2000 Sq Ft Structure*
 6. *Richards, James L – Addition to Lands Subdivision – Franklin Twp – 2 Lots (80, 75.91)*
 7. *Galazin, Kathleen – Addition to Lands Subdivision – Auburn Twp – 2 Lots (2.82 acres, 44.27 acres)*
 8. *Corson, Thaddeus – Addition to Lands Subdivision – Choconut Twp – 2 Lots (2.69 acres, 15.35 acres)*
 9. *Hunsinger Estate – Minor Subdivision – Rush Twp – 3 Lots (135 acres, 12 acres, 10 acres)*
 10. *Dimock Twp – Land Development – Dimock Twp – 6000 Sq Ft (Salt Storage)*
 11. *Deangelo, Nicholas, and Elizabeth – Minor Subdivision – New Milford Twp – 2 Lots (0.15 acres, 0.5 acres)*
 12. *Leonard, Edward & Beth – Minor Subdivision – Choconut Twp – 2 Lots (11.66 acres, 36.06 acres)*
 13. *Mirabito Holdings – Minor Subdivision – Bridgewater Twp – 2 Lots (21.16 acres, 0.16 acres)*
 14. *Driesbaugh Estate – Minor Subdivision – Rush Twp – 2 Lots (103.13 acres, 1.67 acres)*
 15. *Tatarka, Breann & Heather – Addition to Lands Subdivision – Lenox Twp – 2 Lots (.2 acres, 1.71 acres)*
 16. *Hellmuth, Greg & Karen – Addition to Lands Subdivision – Bridgewater Twp – 2 Lots (1.82 acres 51.17 acres)*
 17. *Mirabito Holdings – Addition to Lands Subdivision – Bridgewater Twp – 2 Lots (.16 Acres, 1.16 Acres)*

VIII. Other items of discussion

1. Letters of Support generated for the following:

1. Clifford Twp Stream Bank/ADA compliant fishing access
2. Brooklyn Twp Park ADA Improvements
3. Herrick Twp Park ADA Improvements
4. EMHR C2P2 Grant Application

2. Other Issues

1. Sinkiewicz Complaint
2. Great Bend 911 Tower
3. Thompson Solar Project
4. Eureka Project Dimock Twp
5. Subdivision Fees Collected EOM Mar 2024 \$1770 vs EOM Mar 2023 \$2965 down 40%.
6. 16 Subdivisions in the pipeline

IX. Public Comments for non-agenda Items that they wish to address the commission.
(There is a 3-minute time limit)

X. Adjournment

**SUSQUEHANNA COUNTY
PLANNING COMMISSION**

**To: Susquehanna County Planning Commission
From: Duane A. Naugle Jr.
Date: March 20, 2024
Subject: Williams Field Services, LLC - Industrial Land Development – Bolles Compressor Station - Jessup Township – Approved Preliminary Plan – Requesting final approval**

Williams Field Services Company, LLC, 310 State Route 29 North, Tunkhannock, PA has constructed a natural gas compressor station industrial development on 201.965 acres of land that they purchased from Kevin Millard along T-600 (south side), Warner Road in Jessup Township. Williams' plan proposed construction of compressor buildings, dehydration facilities, tanks and flare. The site also has an electrical building, control building, an air compressor enclosure, and a generator enclosure, along with various equipment and buildings necessary in the processing of natural gas at the site.

In reviewing the plans, the following items are called to your attention:

- 1. By definition (Section 204) this is a natural gas compressor station type of industrial development.**
- 2. Application, affidavit of ownership and filing fee have been received.**
- 3. Site development plans were prepared by Zachary J. Coy, P.E. of Civil and Environmental Consultants, Inc. Pittsburgh, PA. Survey information was provided by Todd M. Babcock, P.L.S. of Civil and Environmental Consultants, Inc.**
- 4. Williams Field Services has built a 225' x 80' X 36' compressor building, a 25' X 36' X 18' auxiliary building, a 40' X 10' X 12' LVMCC building, a 34' X 12' X 10' BRM building, and various equipment necessary for the processing of the natural gas at the site.**
- 5. An approved application for an ESCGP-3 permit to address erosion and sediment control and stormwater was received with an approval date of March 10th, 2022. (Section 403.2G).**
- 6. Access to the site is by way of a driveway off T-600, Warner Road. A township driveway permit has been submitted as issued by Jessup Township Supervisors.**
- 7. Approximately 51.1 acres was disturbed during the construction of this project. All material spoils and topsoil were utilized in the reclamation of the existing Millard Quarry located at the southern limits of the site (NPDES General Permit No. 58112516GP104, Bluestone Mining – General Permit No. GP105-58112516.**
- 8. There are wetlands present. Williams proposed buildings have met The Susquehanna County Subdivision and Land Development Ordinance wetlands setback.**

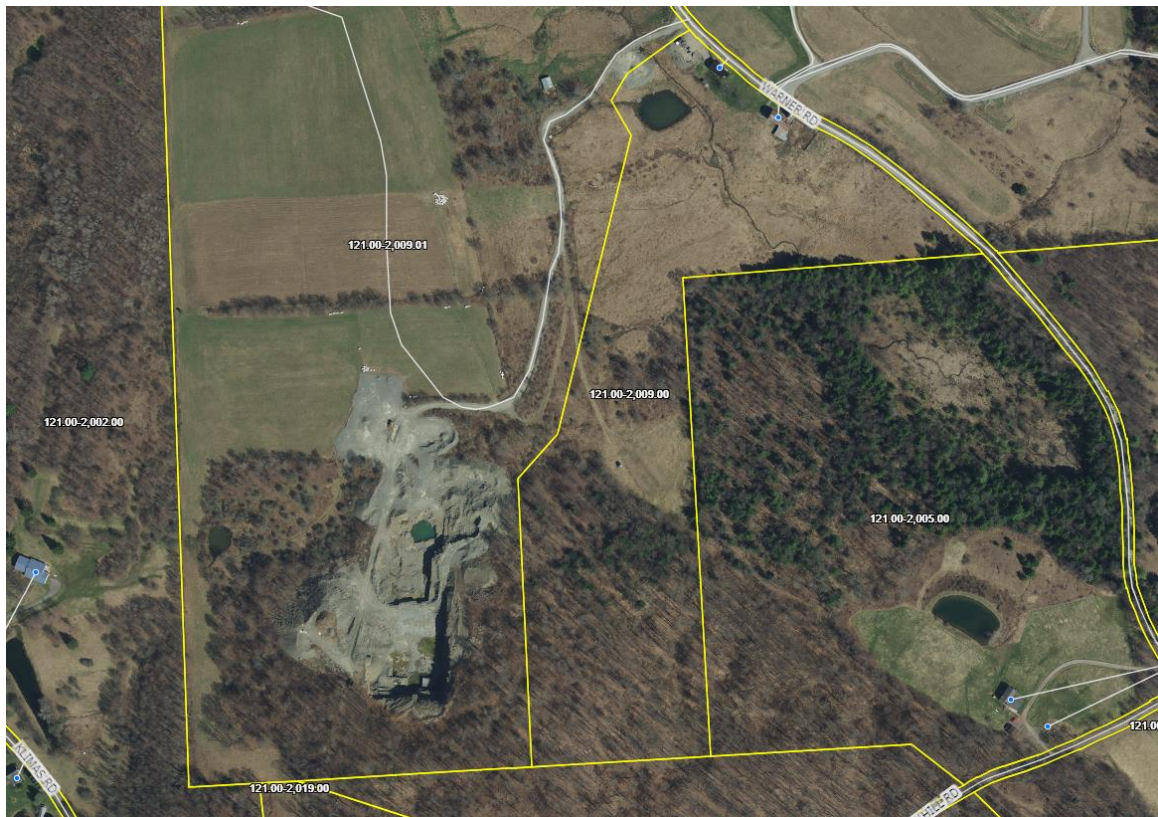
9. Screening is proposed as shown on maps, using evergreen trees on the south side of the compressor station pad. There are a few residential homes surrounding the proposed location. Additional screening may be required.

10. A security fence will surround the buildings and equipment.

11. The Jessup Township Supervisors were notified on January 13, 2022. Township approval was received February 15th, 2022.

12. Preliminary approval was granted by the Susquehanna County Planning Commission on January 22, 2022.

Staff approval of the Williams Field Services / Bolles compressor station plan as built was done on April 5th, 2024. The As built plan reflects a change to orientation of certain structures on the pad for better fit. A considerable amount of work has been done by Williams to reclaim the existing quarry site and additional recovery of wetlands has been conducted, to include preserving stream bed access for native fish and planting of native wetland plants to enhance the area.





To: Susquehanna County Planning Commission
From: Duane A. Naugle Jr.
Date: April 24th. 2024
Subject: Susquehanna County Recreation Center – Commercial Land Development – New Milford and Harford Townships – Preliminary Plan

Susquehanna County Recreation Center, 13763 SR 92 South Gibson, Pa 18842 is planning to construct a 90, 600 (+/-) Sq Ft Facility at 29 Outdoor Drive New Milford, Pa. 18834.

In reviewing the plans, the following items are called to your attention:

1. By definition (Section 204) this is a commercial building.
2. Application, affidavit of ownership and filing fee have been received.
3. Site development plans were prepared by Thompkins Engineering 1575 SR 2009 Hop Bottom, Pa 18824.
5. An approved NPDES permit (#PAC580005) to address erosion and sediment control and stormwater was received with an expiration date of December 2024. (Section 403.2G).
6. Access to the site is by way of Outdoor Way (private road).
7. Water will be provided through a private well (already completed).
8. Sewage Disposal will be connected through a new pump station and force main at Outdoor Insiders and ran to the Harford Township Sewer Plant.
9. County SALDO requirements for parking spots are 1 spot per 200 SFGFA. 90.600 SQ FT resulting in a requirement for 453 parking spots with 9 handicap accessible parking areas. Current planning calls for a total of 252 parking spots with 7 handicap accessible areas. This results in a 201-parking space deficit for this facility.
10. Entrance to and exit from the public parking will be from one entrance on to Outdoor Way.

Staff recommendation: Staff recommends conditional approval based on receipt of the following: Receipt of township approval form from both Harford and New Milford Townships. Receipt of DEP approval for sewer plan. Receipt of waiver request for parking space discrepancy while adding the additional 2 handicap accessible parking spots for the SALDO required parking requirement (453 Spaces). Staff urges Planning Commission recommendation that developer consider the entrance and exit plan and the proximity to the intersection of Outdoor Way and State Route 848. Concern is to reduce congestion and improve traffic flow with consideration to relocating or adding an additional entrance and exit area.

VIII 2 (1)

