

**Susquehanna County Planning Commission**  
**Meeting Minutes**  
**January 31<sup>st</sup>, 2023**

Chairman Rick Franks called the meeting of the Susquehanna County Planning Commission to order at 7:02 PM. Members present were Nancy Harvatine, Vice Chairman, Robert Housel, Secretary, John Ramsey, John Kukowski, Joe Kempa, and Chris Catterson. Also present were Duane Naugle, Director of Planning and Carol Ainey, Deputy Director of Planning. Citizens attending were Lawrence LaRue from Milnes Engineering and David Young of W.A.Y. Storage

The Pledge of Allegiance was said

Reorganization Chris Catterson was appointed President Pro Tempe. Chris Catterson was the nominating committee and recommended the current officers for the position they held. Rick Franks for President, Nancy Harvatine for Vice Chairman and Bob Housel for Secretary. Joe Kempa seconded the motion.

The President Pro Tempe called three times for nominations from the floor, there were none. John Ramsey moved that the nominations be closed, Joe Kempa seconded, the motion carried.

Chairman Pro Tempe Catterson instructed the secretary to cast the unanimous ballot for the slate of officers as presented.

Chairman Pro Tempe Catterson closed the reorganization meeting.

**Minutes:**

N. Harvatine made the motion to approve the minutes of the December, 2022 meeting. N. Harvatine made the motion to approve the minutes, j. Ramsey seconded, the motion carried.

**Communications:**

1. *NOI – Pro-Environmental, LLC – Application Notice (Renewal) – Water Withdrawal – Martins Creek – Lathrop Township*
2. *Coterra Energy Inc – NPDES – JHCC -- Jessup Twp*
3. *Coterra Energy, Inc –ESCGP-3 – Millard, K. P1 – Jessup Twp*
4. *SWN – Deficiency Letter -- Odell Water Transfer – Middletown Twp*
5. *SWN – Consumptive Use – Drann Pad – New Milford Township*

**Other Communications**

1. *PENNDOT -Embankment Repair – Harmony Twp – SR1009 Segment 0100 Offset 1013*
2. *Warner Saw Shop – NPDES Permit – Jessup Township*
3. *Zajikowski, Jeff – Small Dock Permit GP-2 – Clifford Twp*

4. *Paguay Stone – NPDES Stormwater Permit – Liberty Twp*
5. *Susquehanna Rec Center –RACP Extension*
6. *Blue Ridge SD – Pollution Sources—DEP Renewal*
7. *PENNDOT – Culvert Replacement – SR2038 Seg 0052/Tunkhannock Creek – Herrick Twp*

**II. Public Comment: None**

**III. Old Business**

**A. Subdivision and Land Development Review:**

CBH Investments – Commercial Land Development – Outdoor Insiders – New Milford and Harford Townships – requesting final approval. D Naugle read the memo. Bob Housel made the motion to grant final approval, with explicit instructions to request approval for Phase 2 when appropriate, seconded by Joe Kempa motion carried.

**IV. New Business**

**A. Major Subdivision and Land Development Review:**

1. *W.A.Y Storage -Land Development -Great Bend Township*

*Chris Caterson made the motion to not concur with staff recommendations and grant approval contingent on receipt of a sewer waiver, municipal report, removal of planning commission stop order and drive way permit. second by Bob Housel. Motion Carried*

**B. Section 102.2 – Review and Comment**

1. *Davies, Nancy – Addition to Lands - Silver Lake Twp- 2 lots (39.47, 95.31)*
2. *Wallace Ridge – Minor Subdivision – Clifford Twp – 3 lots (5.3, 3.25,25.175)*

N. Harvatine made the motion to concur with Review and Comments. J Kempa seconded, motion carried

**C. Subdivisions and Land Developments - Staff Actions –November 23, 2022 – December 19, 2022**

1. *Hawley – Forest Lake Twp – 2 lots (3.12 and 6.84 acres)*

Motion by Bob Housel and second by Chris Catterson to accept Staff actions  
Motion Carried

**V. Other items of discussion**

1. *Solar amendment for the County SALDO (Section 712 Solar Energy Facilities)*
2. *Annual Report for 2022*
3. *Mailing of Maps*

Motion to approve Yearly Report was made by Rick Franks and Second by Bob Housel. Motion carried.

Motion was made by B. Housel to accept Section 712 Solar Energies Facilities with corrections discussed in the meeting. Motion was seconded by C. Catterson. Motion Carried.

The commission decided they would like to continue to receive maps.

**IX. Adjournment:**

D. Catterson made the motion to adjourn, seconded by R. Franks and carried at 8:17 pm.

Minutes Prepared by:  
Duane Naugle, Director

Certified to be a true and correct copy of the minutes of the regular meeting of the Susquehanna County Planning Commission held December 20, 2022.

Respectfully Submitted



Robert Housel, Secretary  
Susquehanna County Planning Commission

**Susquehanna County Planning Commission  
February Meeting Minutes  
March 1<sup>st</sup>, 2023**

**\*February 28<sup>th</sup> Meeting moved to March 1<sup>st</sup> due to weather\***

Chairman Rick Franks called the meeting of the Susquehanna County Planning Commission to order at 7:03 PM. Members present were, John Kukowski, Joe Kempa, and Chris Caterson, and Brandon Cleveland. Also present were Duane Naugle, Director of Planning and Carol Ainey, Deputy Director of Planning and Visitor, Bill Bayne

The Pledge of Allegiance was said

**Minutes:**

C. Caterson made the motion to approve the minutes of the January 2023 meeting. J. Kempa seconded, the motion carried.

**Communications**

**Oil and Gas**

1. NOI – Regency, LLC – Application Notice (Renewal) – BAQ-GPA/GP-5 Cont'd Operation – Susquehanna East – Lathrop Township
2. Cotterra Energy, Inc. – ESCGP-3 – GrosvenorD – Dimock Twp
3. Cotterra Energy, Inc – ESCGP-3 – Jeffers1 – Harford Twp
4. NOI – Cotterra Energy, Inc – Consumptive Use – MolinarM P1 – Brooklyn Twp
5. NOI – Cotterra Energy, Inc – Consumptive Use – MackeyR P1 – Lathrop Twp
6. Cotterra energy, Inc – ESCGP-3 – BlaisureJ – Jessup Twp
7. Chesapeake Appalachia, LLC – Consumptive Use – Borek – Auburn Twp
8. Keystone Clearwater Solutions – GP5 and GP8 – Brooks Impoundment – Springville Twp
9. Bluestone Pipeline – BAQ/GPA/GP5 – cdp1a – New Milford Twp
10. Chesapeake Energy – ESCGP3 – Clapper – Auburn Twp
11. SWN – Consumptive Use – Mitchell – New Milford Twp

**Other**

1. 4Ds Ventures – Surface Mining Exception GP105 – Lanesboro Borough
2. Choplosky – Small Non-coal Permit – Choplosky Choconut Quarry – Choconut Township

3. Barbour – Small Non-coal Permit Correction – Barbour Quarry – Liberty Township
4. Conrad – BAQ-GPA/GP3 – Conrad New Milford Quarry – New Milford Township
5. Heinz – NPDES GP104 –Danni Marie Quarry – Lenox Township
6. Paguay –Small Non-coal Permit – Paguay #2 – Apolacon Township
7. Hennessey – BAQ/GPA/GP14 Air Quality Permit – Hennessey Funeral Home – Susquehanna Borough

**I. Public Comment:** None

**II. Old Business**

1. W.A.Y. Storage has not been cleared by the COG yet.

**A. Subdivision and Land Development Review:**

1. Gurecki, Stanley and Linda – Major Subdivision – Harford Twp – 3 lots (11-acres, 11.015, 13,95)
- C. Caterson made the motion to accept Staff Recommendation to grant conditional approval pending receipt of DEP approval of the sewer component. B. Cleveland seconded; motion carried. J. Kempa abstained.

**III. New Business**

**A. Major Subdivision and Land Development Review:**

**B. Section 102.2 – Review and Comment**

1. Blachek, – Minor Subdivision – Montrose Borough – 2 Lots (.35, .46 Acres)
2. Gelatt – Minor Subdivision – Silver Lake Twp – 2 lots (23.71 and 1.56 Acres)

B.Cleveland made the motion to concur with Review and Comments. C. Caterson seconded; motion carried

**C. Subdivisions and Land Developments - Staff Actions –November 23, 2022 – December 19, 2022**

1. Hollister, Berton & Rose – Minor Subdivision – Auburn Twp – 2 Lots (10.08, 99.18)

2. Gall/Benjamin – Addition to Lands – Forest Lake Twp – 2 Lots (1.2, 12.67)
  3. Smith/Howey – Minor Subdivision – Bridgewater Township – 2 Lots (12, 1 Acre)
  4. Burch, Lee – Land Development – Bridgewater Township – Additional Building
  5. Whengreen, Kathleen –Addition to Lands –Lenox Twp – 2 LOTS (62.27 and 4 Acres)
  6. Revock, Ryan – Minor Subdivision – Jackson Twp – 2 lots (50.22 and 40.55 Acres)
- Motion by J. Kempa and second by C. Caterson to accept Staff actions. Motion Carried

#### **IV. Other items of discussion**

1. EOM Jan 2023 fees collected were \$650 VS EMO Jan 2022 \$250
2. Current Projects awaiting completion:

#### **IX. Adjournment:**

D. Caterson made the motion to adjourn, seconded by J. Kempa and carried at 7:43 pm.

Minutes Prepared by:  
Duane Naugle, Director

Certified to be a true and correct copy of the minutes of the February regular meeting of the Susquehanna County Planning Commission held March 1<sup>st</sup>, 2023.

Respectfully Submitted

Richard Franks  
Chairman  
Susquehanna County Planning Commission

**Susquehanna County Planning Commission  
Meeting Minutes  
March 28,2023**

Chairman Rick Franks called the meeting of the Susquehanna County Planning Commission to order at 7:03 PM. Members present were Bob Housel, John Ramsey, John Kukowski, Joe Kempa, Chris Caterson, Nancy Harvatine, and Brandon Cleveland. Also present were Duane Naugle, Director of Planning and Carol Ainey, Deputy Director of Planning along with Joe Hunt and Chris Serpico from JHA, Martin Fotta and Lisa Durkin of United Neighborhood Centers, Christine Clayton of the Community Foundation of the Endless Mountains, and John Karakash.

**I. Call to Order**

**II. Pledge of Allegiance The Pledge of Allegiance was recited**

**I. Approval of Minutes** John Ramsay made the motion to accept the minutes with changes to attendees and correct reflection of meeting date, seconded by Chris Caterson and carried to approve the minutes, of the February Meeting.

**II.**

**III. Public Comment**

All citizen attendees were here for Brookhaven Sketch Plan and as such comment were held for that particular issue.

**IV. Communications**

**1. Oil and Gas**

1. *Chesapeake Energy – Consumptive Use – Lathrop Farm – Auburn Twp*
2. *Chesapeake Energy – Consumptive Use – Parkhurst – Auburn Twp*
3. *Chesapeake Energy – Consumptive Use – Borek – Auburn Twp*
4. *Coterra – Consumptive Use – PritchardD – Harford Twp*
5. *Coterra – Consumptive Use – TsourousaA – Jessup Twp*
6. *Coterra – Consumptive Use – MooreS – Jessup Twp*
7. *Coterra – Consumptive Use – CarpenettiR – Lathrop Twp*
8. *Coterra – Consumptive Use – CastrogiovanniA – Bridgewater Twp*
9. *Bluestone Pipeline – Air Quality – BAQGPAGP5 – New Milford Twp*
10. *Coterra –H2O Pipeline –Choconut Creek – Choconut Twp*
11. *Repsol Oil & Gas – ESCGP – Pipeline – Middletown Twp*
12. *SWN – WMGR123 – Colwell West – Denial – New Milford Twp*
13. *SWN – WMGR123 – Warner Pad – New Milford Twp*
14. *Williams – Pipeline work – Springville Twp*

**2. Other**

1. *Penndot District 4-0 – Culvert Replacement – Auburn Twp SR3001-550*
2. *Mudge Quarry – Non-Coal Mine Permit – Lenox Twp*

3. *Penndot District 4-0 – Bridge Rehab – SR171-573 – Clifford Twp*
4. *Penndot District 4-0 BDWM-GP11 – Liberty Twp Pipe Replacement*
5. *Penndot District 4-0 – Bridge Rehab – SR2024 over Cope Pond Creek - Dimock Twp*
6. *Ghost Mtn Quarry – GP-105 – Harmony Twp*
7. *Clapper Hill Quarry – Permit Denial – Auburn Twp*
8. *S & S Stone – Noncoal Operations – Liberty Twp*
9. *Noldy – Hibbard RD Quarry – NPDES/NONCOAL – Auburn Twp*
10. *Marcy – Maloney Hill Quarry – Mine Increase - Lenox Twp*
11. *Clifford Quarry – Surface Mining Permit – Clifford & Lenox Twp*
- 12.

**V. Old Business**

**1. Subdivision and Land Development Review**

**None**

**2. Report of Finalized Conditional Approvals**

**None**

**VI. New Business**

**1. Subdivision and Land Development Review**

1. *Sketch Plan Approval – Brookhaven – JHA/United Neighborhood Centers*

Lisa Durkin of United Neighborhood Centers explained the mission of her organization, Joe Hunt of JHA answered questions concerning sewer and water concerns from Joe Kempa. Christine Clayton of the Community Foundation of the Endless Mountains spoke of her organization's commitment to the project.

Bob Housel made the motion to accept the sketch plan and grant the waiver of section 803 (2) Table VII-3 allowing the construction of 50 units. This motion was seconded by J. Kempa and so carried

**2. Section 102.2 – Review and Comment**

**None**

**3. Subdivisions and Land Developments - Staff Actions –February 23, 2023 – March 27, 2023**

1. *Jeffers Farms, Inc – Minor Subdivision – Harford Township – 2 Lots (1.96 acres, 818.04 acres)*
2. *Lane, Keith & Karen – Minor Subdivision – New Milford Twp – 2 lots (63 Acres, 2 Acres)*



3. CMA Holdings, LLC – Minor Subdivision – Bridgewater Twp – 2 lots (14.13 Acres, 107 Acres)
4. Klees, Stanley & Dorothy –Minor Subdivision – Lathrop Twp – 4 Lots (3 lots @10.0 Acres, 63.34Acres)
5. Newhart, Marcia, Et. Al. – Minor Subdivision – Auburn Township - 5 Lots (28.82, 5.65, 5.47,5.50,5.50)
6. PA American Water – Baier – Lot Line Adjustment Subdivision – 1 Lot (0.169 acres)

Chris Caterson made the motion to accept Staff Actions, seconded by Joe Kempa and so carried.

**VII. Other items of discussion**

1. EOM Feb 2023 fees collected were \$1375 VS EMO Feb 2022 \$1808 Total YTD \$2, 965 VS 2022 \$2058
2. Current Projects awaiting completion: 36

**IX. Adjournment**

Chris Caterson made the motion to adjourn, seconded by Joe Kempa and so carried at 7:39.

Minutes Prepared by:  
Duane Naugle, Director

Certified to be a true and correct copy of the minutes of the regular meeting of the Susquehanna County Planning Commission held March 28<sup>th</sup>, 2023.

Respectfully Submitted



Robert Housel, Secretary  
Susquehanna County Planning Commission

**APRIL MEETING  
CANCELLED NO  
AGENDA**

**No April 2023 Meeting due to lack of agenda**

**Susquehanna County Planning Commission  
Meeting Minutes #523  
May 30<sup>th</sup>,2023**

Chairman Rick Franks called the meeting of the Susquehanna County Planning Commission to order at 7:03 PM. Members present were Bob Housel, John Kukowski, Joe Kempa, Chris Caterson. Also present were Duane Naugle, Director of Planning

**I. Call to Order**

**II. Pledge of Allegiance the Pledge of Allegiance was recited**

**I. Approval of Minutes** Bob Housel made the motion to accept the minutes #323, seconded by Chris Caterson and motion carried to approve the minutes, of the May meeting.

**II. Public Comment**

No Citizen Comments

**III. Communications**

**1. Oil and Gas**

*1. Communications were listed in the Agenda*

**IV. Old Business**

**1. Subdivision and Land Development Review**

None

**2. Report of Finalized Conditional Approvals**

None

**V. New Business**

**1. Subdivision and Land Development Review**

**2. Section 102.2 – Review and Comment**

*1. Brady Hill, LLC, – Minor Subdivision – Silver Lake – 2 lots (3.18, 3.18 Acres)*

2. *Debish Family Trust, – Minor Subdivision – Clifford Township – 2 lots (9.26, 9.29 Acres)*
3. *Curico, Phillip, – Minor Subdivision – Clifford Township – 2 lots (10, 73 Acres)*

Bob Housel made the motion to accept review and comment actions, Chris Caterson gave the second. The motion Carried

### **3. Subdivisions and Land Developments - Staff Actions –March 21<sup>st</sup>, 2023 – May 23<sup>rd</sup>, 2023**

1. *Gesford, Brian – Minor Subdivision – Bridgewater Twp – 2 Lots (15.64, 1.53 acres)*
2. *Antinnes, Mark – Addition to Lands Subdivision – Dimock Twp (30.79 acres added to 16.01 acres)*
3. *Owens, Bob (Sparrow Associates) – Minor Subdivision – Jessup Twp – 2 Lots (64.43, 10.5 acres)*
4. *Warner, Wayne & Tina – Minor Subdivision – Rush Township – 2 lots ( 587.33, 10.25 Acres)*
5. *Bush, William & Amy – Minor Land Development – Forest Lake Twp - 2nd dwelling on parcel*
6. *Siracuse, Michael, Estate – Addition to Lands Subdivision – Auburn Twp – 2 acres added to 1.933 acres*
7. *Terrrace Hill Ventures, LLC – Addition to Lands Subdivision – Bridgewater Twp – 5.43 acres added to 54.47 acres*
8. *Morales Estate – Addition to Lands Subdivision – Harford Twp – (9 Acres added to 2.09 acres)*
9. *NEP Telephone – Minor Land Development – Hallstead Borough – (.54 Acres)*
10. *First Energy/Winfred Bell – Minor Subdivision – Auburn Township – (12.52 & 6 Acres)*

Chris Caterson made the motion to accept Staff Actions, seconded by John Kukowsky and so carried.

### **VI. Other items of discussion**

1. EOM Apr 2023 fees collected were \$1,355 VS EMO Apr 2022 \$625. EOM April Totals 2022 \$2983 vs 2023 \$4,320
2. Current Projects awaiting completion: 24
3. Public Hearing for 712 Amendment

### **IX. Adjournment**

Chris Caterson made the motion to adjourn, seconded by John Kukowsky and so carried at 7:39.

Minutes Prepared by:  
Duane Naugle, Director

Certified to be a true and correct copy of the minutes of the regular meeting of the Susquehanna County Planning Commission held May 30<sup>th</sup>, 2023.

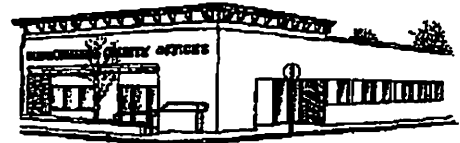
Respectfully Submitted



Robert Housel, Secretary  
Susquehanna County Planning Commission

**JUNE, JULY, AND  
AUGUST MEETING  
CANCELLED NO  
AGENDA**

**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	Nancy Harvatine	

**Location**

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

**Meeting Minutes**

**September 26th, 2023,**

**7:00 PM**

- I. Call to Order Vice -Chair Nancy Harvatine called the meeting to order at 7:02 PM. Members present included: Chris Caterson, Bob Housel, John Kukowski, Joe Kempa, and Brandon Cleveland. Absent were Rick Franks and John Ramsay. Also attending was Planning Department Deputy Director Carol Ainey, Director Duane Naugle, Phil Pass and Bob Bressler.
- II. Pledge of Allegiance the Pledge was recited
- III. Approval of Minutes – #0523 Bob Housel made a motion to approve the minutes, seconded by Chris Caterson. The motion carried.
- 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 Bob Housel reported the June Communications were missing, Director Naugle said he would email the minutes to the board.
- 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

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2. Brookhaven Land Development still awaiting funding.

2. Report of Finalized Conditional Approvals

*None*

## **VII. New Business**

1. Subdivision and Land Development Review

1. *LTS Holdings – Major Subdivision – Dunn Pond, Ararat Twp – 9 Lots (21.53, 11.88, 8.13, 8.96, 8.42, 8.67, 6.91, 38.86, and 65.67.)* Director Naugle explained that Dunn Lake was in the final phase and that the developer had met the requirements from directions by the Planning Commission given on September 27<sup>th</sup>, 2022. Phil Pass then explained in more detail what was taking place, addressing sewage, conservation easements and DEP approval already obtained. Staff recommendation was to grant Final Approval conditioned on receipt of a Municipality Report form the Ararat Township supervisors within the commissions allowable review period (Section 306.5), and DEP sewage approval (Section 402.3 H). Motion to Approve was made by Chris Catterson with a second by Bob Housel. Motion Carried

2. Section 102.2 – Review and Comment

1. *Susquehanna County – Land development (911 Tower) – Silver Lake Twp*
2. *Peranich – Minor Subdivision – Silver Lake Twp – 2 lots (23.71 and 1.56 Acres)*
3. *Donhauser – Minor Subdivision – Liberty Township – 2 lots (13.5 and .06 acres)*
4. *Auto Zone – Land Development – Montrose Borough – 2 lots (.83 and .93 acres)*
5. *O’riely – Minor Subdivision – Silver Lake Twp – 1 lot (8 acres)*
6. *Wambold – Minor Subdivision – Liberty Township – 2 lots (31.37 and 5.85 acres)*
7. *Keselowski/Hendrickson – Minor Subdivision – Liberty Township – 2 lots (30 and 32.13 acres)*

Chris Catterson questioned the Auto Zone project. Director Naugle explained what the plan required. Motion to Approve Review and Comment was made by Chris Catterson with a second by Joe Kempa. Motion Carried

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3. Subdivisions and Land Developments - Staff Actions – April 26<sup>th</sup>, 2023-  
September 19<sup>th</sup>, 2023
  1. *Bell, Susan & Carter, Reid – Addition to Lands – Rush Twp – 2 Lots (48.56, 5.16)*
  2. *Robbins, Tanya – Addition to Lands – Lathrop Township – 2 Lots (68.94, 12.87 Acres)*
  3. *Fischer, Timothy – Addition to Lands – Harford Township – 2 lots (33.61, 2.81 Acres)*
  4. *Book, Linda – Minor Subdivision – Dimock Township – 2 lots (11.06, 15.3 Acres)*
  5. *Price, Edward and Sue, – Addition to Lands – Herrick Township – 2 lots (94.81, 20.7)*
  6. *DiPhillips, Kenneth & Koloski, Diane – Addition to Lands Subdivision – (12.14, 10.36 Acres)*
  7. *Foltz, James – Minor Subdivision – Brooklyn Township – 3 Lots (51.19, 53.55, 29.24 acres)*
  8. *Hinkly, Kirk – Minor Subdivision – Great Bend Township – 3 Lots (51, 2, 1.24 acres)*
  9. *Repoley, Linda – Minor Land Dev – Dimock Township – Additional Structure*
  10. *Wells, Jeri & David – Minor Land Dev – Auburn Township – Additional Structure*
  11. *Foltz, James – Minor Subdivision – Brooklyn Township – 2 Lots (36.87, 12, acres)*
  12. *Reily, Thomas, Et. Al, – Minor Subdivision – Oakland Township – 2 Lots (110.21, 149.19 acres)*
  13. *Shimer, Bonnie, – Minor Subdivision – Forest Lake Township – 2 Lots (53.3, 13.16 acres)*
  14. *Christopher Snyder & Susan Hoffman – Addition to Lands – Gibson Township – 1 Lots (20.57 acres)*
  15. *Owens, Robert – Minor Subdivision – Jessup Township – 3 Lots (13.52, 113.52, 13.52 acres)*
  16. *TGJSM – Minor Subdivision – Lathrop Township – 1 Lot (30 acres)*
  17. *LTS Holdings – Addition to Lands – Ararat Township – 2 Lots (282.69, 89.93 acres)*
  18. *Norfolk Heritage, LLC – Land Development – Bridgewater Township – Additional Structure*
  19. *Sejd, Carol – Lot Line Adjustment – Herrick Township – 2 Lots (.44, .22 acres)*
  20. *MacPherson, John & Margaret – Minor Subdivision – Bridgewater Twp – 2 Lots (1.39, 0.53 acres)*
  21. *Mowry, James – Minor Subdivision – Auburn Twp – 2 Lots (2.5, .41 acres)*

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22. Baldwin, Deborah – Minor Subdivision – New Milford Twp – **Denial**  
*Incomplete Application (Sewer) Submitted August 5<sup>th</sup>, 2022.*
  23. Zembrzycki, Brian & Melissa – Addition to Lands Subdivision –  
*Herrick Twp – 2 Lots (2.402, 0.791 acres)*
  24. Hawley, Bob – Addition to Lands Subdivision – Forest Lake Twp – 3  
*Lots (35.92, 47.27 and 45 acres)*
  25. Hawley, Carlton & Nadene – Addition to Lands Subdivision – Forest  
*Lake Twp – 2 Lots (3.36, and 2.17 acres)*
- Motion to Approve Staff Actions was made by Bob Housel with a second  
by Brandon Cleveland. Motion Carried

**VIII.** Other items of discussion

1. YTD 2023 \$7145 vs YTD 2022 \$4709. Director Naugle explained that  
the increase in income came from the increase in fees last year but  
explained that we were still way below neighboring counties when it  
came to fees being charged.

**IX.** Public Comments for non-agenda Items that they wish to address the commission.  
There is a 3-minute time limit) Phil Pass commented on fees being charged saying that  
he believed they were fair and that if anything developers such as himself would be  
willing to pay more.

**X.** Adjournment Motion to adjourn was made by Chris Caterson @7:45 p.m. with a  
second from Joe Kempa. So, Carried.

Minutes Prepared by:

Duane A. Naugle Jr. Director  
Susquehanna County Planning

Certified to be a true and correct copy of the minutes of the regular meeting of the  
Susquehanna County Planning Commission held on September 26<sup>th</sup>, 2023.

Respectfully Submitted,



Robert Housel, Secretary  
Susquehanna County Planning Commission

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