

Susquehanna County Planning Commission Minutes

January 25, 2022 7:00 PM

I. Call to Order: Chairman Richard Franks called the meeting to order at 7:00 PM. Members present included: Richard Franks, Chairman, Nancy Harvatine, Vice-Chairman, Bob Housel, Secretary, Chris Caterson, Matt Curley. Kathie Shelly, Joe Kempa, and John Ramsay. Absent was Loren Salsman. Also attending were Planning Department Director Patti Peltz, Deputy Director Carol Ainey, Barry Mahar, Williams Field Services, LLC and Michael Sopinski of Civil and Environmental Consultants.

II. Pledge of Allegiance The pledge of allegiance was said.

III. Reorganization - Chairman Franks asked the Nominating Committee for their report. C. Caterson reported that the Nominating Committee recommends R. Franks as Chairman, N. Harvatine as Vice-Chairman, and R. Housel as Secretary. Chairman Franks called three times for additional nominations from the floor. There were none. C. Caterson made the motion, seconded by J. Ramsay and carried to close the nominations. Chairman Franks instructed the Secretary to cast the unanimous ballot for the slate of officers as presented. K Shelly made a motion to close the reorganization meeting, N Harvatine seconded and so carried. Chairman Franks closed the Reorganization meeting. The officers assumed their positions.

IV. Approval of Minutes

N Harvatine made the motion, seconded by M Curley, to approve the minutes, of the December 21, 2021 Meeting, and so carried.

V. Communications

1. NOI – **Coterra Energy, Inc.** – Consumptive Water Use – BerryD P1 – Dimock Twp.
2. NOI – **Coterra Energy, Inc.** – Consumptive Water Use – FoltzJ P2 – Brooklyn Twp.
3. NOI – **Coterra Energy, Inc.** – Consumptive Water Use – RussoB P1 – Springville Twp.
4. NOI – **SWN Production Company, LLC** – Consumptive Water Use – Tonya West Drilling Pad – New Milford Twp.
5. NOI – **PAPUC** – Bridge Structure load posting thirty (30) tons – Old Lackawanna Trail (T-821) at the track of Norfolk Southern Railway Company - Great Bend Twp.
6. NOI – **Mid-Atlantic Interstate Transmission (MAIT)/First Energy Company** – Applying for a General NPDES permit for Stormwater Discharge due to construction – Chapter 102 Permits - Rebuild project for the construction and replacement of approximately 22.6 miles of new and existing overhead transmission line, and associated wood poles with steel monopoles- East Towanda to North Meshoppen – Auburn Twp.
7. NOI – Chesapeake Appalachia, LLC – Consumptive Water Use – Milochik Drilling Pad – Auburn Twp.
8. NOI – Chesapeake Appalachia, LLC - Consumptive Water Use – Bluegrass Drilling Pad – Auburn Twp.

VI. Public Comment: No public comment.

VII. Old Business

A. Subdivision and Land Development Review

None

VIII. Report of Finalized Conditional Approvals

None.

IX. New Business

A. Subdivision and Land Development Review

Williams Field Services, LLC – Industrial Land Development – Bolles Compressor Station - Jessup Township – Preliminary Plan – Requesting preliminary approval. B Housel asked if the mine reclamation on the property would be done according to the original mining permit. Barry Mahar, Williams Field Services, stated yes it would. B Housel also questioned if on-site materials would be used to reclaim the quarry and asked about minimizing truck traffic. N Harvatine asked about a sound study. Barry Mahar stated there was a sound study scheduled.

M Curley made the motion to Grant preliminary approval of the Williams Field Services / Bolles compressor station plan conditioned on receipt of the Municipality Report Form within the Commission’s allowable review period (Section 403.2F) ESCGP-1 approval from DEP (Section 403.2G), NPDES Construction permit (Section 403.2J), and pending the sound study results. B Housel seconded, and so carried.

B. Section 102.2 - Act 170 – Review and Comment

None.

C. Subdivisions and Land Developments - Staff Actions –

Additions/ Lot Line Adjustments –

1. Howard, Jonathan & Margaret – Addition to Lands/Lot Line Adjustment – New Milford Twp – 1 lot (.22 acres)
2. Jubinski, Nicholas, Addition to Lands – Union Dale Borough – 1 lot – 5.11 acres
3. Petrochko, Sheila – Addition to Lands – Lenox Twp – 1 lot – 5.00 acres

Minor Subdivisions/ New Lots –

1. Dibble, David R – Minor Subdivision - Oakland Twp – 2 lots (10.372 acres & 10 acres)
2. CMA Land Co, LLC – Minor Subdivision – Bridgewater Twp 2 lots (121+, 43.31)
3. Carlsen, Lois – Minor Subdivision – New Milford Twp – 2 lots (113+, 22.211)

Major Subdivisions

None.

Land Development

1. Anderson, George & Susan – Minor Land Development – Auburn Twp – 90+ acres
2. Endless Mountain Resort – Major Land Development – Herrick Twp – 58.8 acres

N Hurley made the motion, J Ramsay seconded, and carried, to concur with staff actions.

VIII. Other items of discussion:

- A. P Peltz discussed the February meeting. The Planning Commission Members discussed a Resolution that was adopted stating the rules for speakers, during public comment. They asked that it be reviewed and implemented.

IX. Adjournment

C Caterson made the motion, seconded by R Housel and carried, to adjourn the meeting at 7:25 pm.

Minutes Prepared by:

Patti L. Peltz, 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 January 25, 2022.

Respectfully Submitted,

Robert A. Housel, Secretary

Susquehanna County Planning Commission Minutes February 22, 2022 7:00 PM

- I. Call to Order:** Chairman Richard Franks called the meeting to order at 7:00 PM. Members present included: Richard Franks, Chairman, Nancy Harvatine, Vice-Chairman, Bob Housel, Secretary, Chris Catterson, Matt Curley. Kathie Shelly, Joe Kempa, and John Ramsay. Also attending were Planning Department Director Patti Peltz, Deputy Director Carol Ainey, and Chief Clerk Rebekah Hubbard. Members of the public who attended: Mike Hubbard, Mylan Hibbard, Matt Neerar, Vera Scroggins, Ray Kemble, Bret Jennings, Alex Empet, Chuck Hauser, Jerel J. Bogdan, Mike & Karen Faillace, Chuck & Janis Wunschuh, Daniel Ertle, Victoria Switzer, Julianne Dunn, Ron Teel, Kim Grosso, Ken Morcom, Ken Ely, Debbie Ely, Tom Frost, Zach Conrad, Paul Karpich, and Jackie Baker.

- II. Pledge of Allegiance** The pledge of allegiance was said.

- III. Approval of Minutes**
N Harvatine made the motion, seconded by M Curley, to approve the minutes, of the January 25, 2022 Meeting, and so carried.

- IV. Communications January 21, 2022 – February 18, 2022**
 1. NOI - PennDOT – Submitting to PADEP for Chapter 105 General Permit – Replacement of the SR 0267 Section 555 Bridge over Middle Branch Wyalusing Creek in Forest Lake Twp.
 2. NOI – Coterra Energy, Inc. – Consumptive Use – WarnerA P1 – Dimock Twp.
 3. NOI – Coterra Energy, Inc. – Consumptive Use – RussoB Pad – Springville Twp.
 4. NOI – Coterra Energy, Inc. – Consumptive Use – HinkleyR P1 – Springville Twp.
 5. NOI – Coterra Energy, Inc. – Consumptive Use – ManzerA P1 – Gibson Twp.
 6. NOI – Coterra Energy, Inc. – Consumptive Use – GrosvenorD P1 – Dimock Twp.
 7. NOI – Coterra Energy, Inc. – Consumptive Use – BolcatoG P1 – Gibson Twp.
 8. NOI – Coterra Energy, Inc. – Consumptive Use – HallidayA P1 – Bridgewater Twp.
 9. NOI – SWN Production Company, LLC – Consumptive Use – Gremmel Pad – Jackson Twp.
 10. NOI – SWN Production Company, LLC – Consumptive Use – BrazitisD P1 – Lenox Twp.
 11. NOI – SWN Production Company, LLC – Consumptive Use – MacGeorge Pad – Silver Lake Twp.
 12. NOI – SWN Production Company, LLC – Consumptive Use – Watts Pad – New Milford Twp.
 13. NOI – SWN Production Company, LLC – Consumptive Use – Bienko Pad – New Milford Twp.

14. NOI – SWN Production Company, LLC – Consumptive Use – Charles Pad – Jackson Twp.
15. NOI – SWN Production Company, LLC – Consumptive Use – Conigliaro Pad – New Milford Twp.
16. NOI – SWN Production Company, LLC – Consumptive Use – Warner Pad – New Milford Twp.
17. NOI – SWN Production Company, LLC – Consumptive Use – Coyle Pad – Liberty Twp.
18. NOI – SWN Production Company, LLC – Consumptive Use – Barnhart Pad – Liberty Twp.
19. NOI – SWN Production Company, LLC – Consumptive Use – Humbert III Pad – New Milford Twp.
20. NOI – SWN Production Company, LLC – Consumptive Use – Scarlet Oaks Pad – New Milford Twp.
21. NOI – SWN Production Company, LLC – Consumptive Use – Moore Pad – Silver Lake Twp.
22. NOI – SWN Production Company, LLC – Consumptive Use – Wheeler Pad – Silver Lake Twp.
23. NOI – SWN Production Company, LLC – Consumptive Use – O’Reilly Pad – Forest Lake Twp.
24. NOI – SAI Consulting Engineers – Intent to submit a Water Obstruction and Encroachment Permit Application – Laurel Lake Creek in Silver Lake Township – to replace the SR 4008 Section, Silver Creek Road.
25. NOA – Chesapeake Appalachia, LLC – Surface Water Withdrawal – Wyalusing Creek – Rush Twp.
26. Extension Request – PAPUC – Norfolk Southern Railway Company – requesting an extension to do all work necessary to repair various highways above the grade of the tracks – Great Bend Twp, New Milford Twp, Brooklyn Twp, Hop Bottom Borough, Lathrop Twp. – Granted 6-month extension to finish – June 30, 2022.
27. NOI – Coterra Energy, Inc. – Air Permit Application – General Permit (GP-5A) to install a Caterpillar lean burn engine – Abbott, M Pad 1 – Bridgewater Twp.
28. NOI – Coterra Energy, Inc. – Air Permit Application – General Permit (GP-5A) to install a Caterpillar lean burn engine – Hauser, J Pad 1 – Springville Twp.
29. NOI – Coterra Energy, Inc. – Air Permit Application – General Permit (GP-5A) to install a Caterpillar lean burn engine – Payne, D Pad 1 – Harford Twp.

V. Public Comment: Various local residents expressed their concerns about Eureka Resources. Susquehanna County Planning Commission members encouraged residents to be more active on the Municipality and County Government levels.

VI. Old Business

A. Subdivision and Land Development Review

None

VII. Report of Finalized Conditional Approvals

None.

VIII. New Business

A. Subdivision and Land Development Review

Eureka Resources, LLC – Industrial Land Development – Susquehanna Oil & Gas Wastewater Treatment Facility – Dimock Township – Preliminary Plan – Requesting preliminary approval.

M Curley made the motion to grant preliminary approval of the Eureka Resources, LLC- Susquehanna Oil & Gas Wastewater Treatment Facility plan, conditioned on receipt of the DEP approval of the sewer planning (Section 403.2F), approval of the PennDOT Highway Occupancy Permit (Section 706.8C), and receipt of the Municipality Report Form from the Dimock Township Supervisors within the Commission’s allowable review period (Section 306.5), K Shelly seconded, and so carried.

B. Section 102.2 - Act 170 – Review and Comment

1. VanHorn, Kenneth - Minor Subdivision – Clifford Twp – No objections - Existing driveway, existing sewage system – positive comment. N Harvatine made the motion, seconded by R Housel and carried, to concur with staff actions on review and comment number one.

C. Subdivisions and Land Developments - Staff Actions –

None.

Additions/ Lot Line Adjustments –

1. Tompkins, Wayne – Lot Line Adjustment – Gibson Twp – 9.26 acres
2. Dizek, Lucille – Lot Line Adjustment – Lenox Twp - .98 acres
3. Groover, Karen – Lot Line Adjustment – Addition to Lands – Dimock Twp – 132.17 acres
4. Route 29 South Wash – Addition to Lands – Bridgewater Twp - .67 acres

Minor Subdivisions/ New Lots –

1. Jacob William Sova – Minor Subdivision – Auburn Twp, 2 lots – 2.0 acres & 166 acres
2. Tompkins, J. Tyler – Minor Subdivision – Gibson Twp, 2 lots – 19 & 7.43 acres
3. Millard, Kevin – Minor Subdivision – Jessup Twp, 3 lots – 81.649, 25.765 & 120.319 acres
4. Mountain View School District – Minor Subdivision – Harford Twp, 2 lots – 10.3 & 10.3 acres

5. Shimer, Bonnie – Minor Subdivision – Forest Lake Twp – 3 Lots – 10, 55, and 110+ acres
6. Nota, Dennis – Minor Subdivision – Franklin Twp – 2 Lots – 110+ and 2.00 acres

Major Subdivisions

None.

Land Development

None.

R Housel made the motion to concur with staff actions, J Ramsay seconded, and so carried.

VIII. Other items of discussion:

- A. 2021 Annual Report. C Caterson made to motion to accept the 2021 Annual Report, and present it to the Susquehanna County Commissioners. K Shelly seconded, and so carried.

IX. Adjournment

K Shelly made the motion, seconded by C Caterson and carried, to adjourn the meeting at 7:59 pm.

Minutes Prepared by:

Patti L. Peltz, 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 February 22, 2022.

Respectfully Submitted,

Robert A. Housel, Secretary

No March 2022 Meeting Lack of Agenda

Susquehanna County Planning Commission Minutes April 26, 2022 7:00 PM

- J. Call to Order:** Vice-Chairman Nancy Harvatine called the meeting to order at 7:00 PM. Members present included: Acting Secretary Joe Kempa, Chris Caterson, Brandon Cleveland and John Ramsay. Absent were Rick Franks, Chairman, Bob Housel, Secretary, Matthew Curley, and Kathie Shelly. Also attending were Planning Department Director Patti Peltz. Members of the public who attended: Thomas Mather.
- IX. Pledge of Allegiance** The pledge of allegiance was said.
- X. Approval of Minutes**
C Caterson made the motion, seconded by J Ramsay, to approve the minutes, of the February 22, 2022 Meeting, and so carried.
- XI. Communications February 18, 2022 – April 22, 2022**
1. NOI – Chesapeake Appalachia, LLC – General Permit Application Temporary waterline – Auburn Twp.
 2. NOI – Coterra Energy, Inc. – Consumptive Use – TompkinsJ P1 – Gibson Twp.
 3. NOI – Coterra Energy, Inc. – Consumptive Use – RayiasE P2 – Brooklyn Twp.
 4. NOI – Coterra Energy, Inc. – Consumptive Use – LauerD P1 – Springville Twp.
 5. NOI - Coterra Energy, Inc. – Consumptive Use – RoseC P1 – Dimock Twp.
 6. NOI - Coterra Energy, Inc. – Consumptive Use – Rayias P1 – Dimock Twp.
 7. NOI - Coterra Energy, Inc. – Consumptive Use – DeckerT P1 – Harford Twp.
 8. NOA – SWN Production Company, LLC – Water Withdrawal – Pending application approval – Oakland Twp. (SRBC Pending No. 2022-014)
 9. Notice of Public Meeting – PennDOT – Public Meeting Clifford Twp – presentation to discuss State Route 247, Section 570, State Route over Dundaff Creek project – 3/8 6:00PM.
 10. NOI – Chesapeake Appalachia, LLC – Consumptive Use – Delhagen – Rush Twp.
 11. NOI – Coterra Energy, Inc. – Consumptive Use – Rosser - Springville Twp.
 12. NOI – Pennsylvania Electric Company – Construction of a new 230kV ring bus within the existing North Meshoppen Substation – Auburn Twp.
 13. NOI – Coterra Energy, Inc. – Consumptive Use – WarrinerS P1 – Bridgewater Twp.
 14. NOI – Coterra Energy, Inc. – Consumptive Use – BunnelleE P2 – Dimock Twp.
 15. NOI – Coterra Energy, Inc. – Consumptive Use – HawleyW P1 – Dimock Twp.
 16. NOI – Coterra Energy, Inc. – Consumptive Use – PettyJ P1 – Dimock Twp.

17. NOI – Civil & Environmental Consultants, Inc. – General Permit for Utility Line Stream Crossing – 16” temporary waterline – Amburke Pad - Auburn Twp.
18. NOI – Repsol Oil & Gas USA, LLC – Permit renewal for Consumptive Use – Choconut Twp.
19. NOI – Tract Engineering, PLLC – Forces Stone & Landscape Supply LLC – Application for small noncoal mining permit, bluestone – Springville Twp.
20. NOI – SWN Production Company – Consumptive Use – Bienko Pad – New Milford & Jackson Twps.
21. NOI – Civil & Environmental Consultants, Inc. – General Permit for Utility Line Stream Crossing – 16” temporary waterline – Rylee Pad - Auburn Twp.
22. NOI – Chesapeake Appalachia, LLC – Consumptive Use – Craige Pad – Rush Twp.
23. NOI – Chesapeake Appalachia, LLC – Consumptive Use – Juser Pad – Rush Twp.
24. NOI – Keystone/Coterra Energy, Inc. – Applying to DEP for water quality permits – Palma Gun Club Well Site – Gibson Twp.
25. NOA – Norfolk Southern Railway Company – Requested approval from PA PUC for alteration of a below grade crossing on Creek Road (T-408) based on a Brooklyn Twp. Complaint – Work has been done to the satisfaction of Brooklyn Twp, and complaint withdrawn.
26. NOI – Countryside Conservancy – LaPlume – intent to apply for a DCNR C2P2 grant to acquire a 434-acre parcel on Hartley Hill Road in Lenox Twp.

XII. Public Comment: Thomas Mather shared that he was doing a school project, and it required him to attend any type of government meeting.

XIII. Old Business

B. Subdivision and Land Development Review

None

XIV. Report of Finalized Conditional Approvals

None.

XV. New Business

D. Subdivision and Land Development Review

None.

E. Section 102.2 - Act 170 – Review and Comment

1. Lattner, Douglas – Minor Subdivision – Silver Lake Twp – No objections – Existing house, barn, well, septic and driveway – positive comment.
2. Nardone, Frank & Susan & Walaski, Paul – Addition to Lots – Forest City Borough - No objections – positive comment.
3. Barhite, Michael & Martin – Minor Subdivision – Clifford Twp – No objections – 2 lots from parent tract – Existing house, garage, well, septic and driveway on remaining lands.

J Ramsay made the motion, seconded by C Catterson and carried, to concur with staff action one review and comment numbers one, two and three.

F. Subdivisions and Land Developments - Staff Actions

February 18, 2022 – April 22, 2022

Additions/ Lot Line Adjustments –

1. Emerson, Robert & Bonnie – Addition to Lands – Great Bend Twp – 1 lot .323 acres.
2. Jenner, Roland – Addition to Lands – Rush Twp – 1 lot 2.34 acres.
3. Cecatto, Arthur & Taralynn – Addition to Lands – 2 lots .1939 acres & .0009 acres.
4. Bishop Family Trust – Addition to Lands – Brooklyn Twp – 1 lot 1.98 acres.
5. Ultracon, Inc. – Addition to Lands – Bridgewater Twp – 1 lot 6.32 acres.

Minor Subdivisions/ New Lots –

1. Anthony, John & Marylin – Minor Subdivision – Auburn Twp – 2 lots 14.41 acres & 18.34 acres.
2. Bondurant, Kenneth – Minor Subdivision – New Milford Twp – 2 lots 28.84 acres & 12.89 acres.
3. Fuller, Donald & Karen – Minor Subdivision – Auburn Twp – 2 lots 55+ acres & 2 acres.
4. Allard, Diane – Minor Subdivision – Great Bend Twp – 2 lots 50 acres & 74.31 acres.
5. Ely, Sheila – Minor Subdivision – Springville Twp – 2 lots – Springville Twp – 12.49 acres & 5.5 acres.

Major Subdivisions

None.

Land Development

None.

C Caterson made the motion to concur with staff actions, B Cleveland seconded, and so carried.

VIII. Other items of discussion:

- B. N Harvatine, C Caterson and J Ramsay talked to the student in attendance, about some of the things the Susquehanna County Planning Commission does on a regular basis.
- C. There was no March 2022 meeting, due to lack of business.

X. Adjournment

C Caterson made the motion, seconded by J Kempa and carried, to adjourn the meeting at 7:14 pm.

Minutes Prepared by:

Patti L. Peltz, 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 April 26, 2022.

Respectfully Submitted,

Joseph Kempa, Acting Secretary
Susquehanna County Planning Commission

No May 2022 Meeting Lack of Agenda

**Susquehanna County Planning Commission
Meeting Minutes
June 28, 2022 7:00 PM**

- K. Call to Order:** Chairman, Rick Franks called the meeting to order at 7:00 PM. Members present included: Vice Chairman, Nancy Harvatine, Secretary, Robert Housel, Joe Kempa, Chris Caterson, John Ramsay, Matthew Curley, and Kathie

Shelly. Brandon Cleveland was absent. Also attending were Planning Department Director, Duane Naugle and Deputy Director, Carol Ainey. Chief Clerk, Rebekah Hubbard and Chris Furman, Solicitor representing Susquehanna County. Members of the public who attended: Robert Templeton, Mike Hubbard, Andrew Petersohn, PE, Matthew Graubert, PE, and Richard Williams, Esq.

XVI. Pledge of Allegiance The pledge of allegiance was said.

XVII. Approval of Minutes

C Caterson made the motion, seconded by J Ramsay, to approve the minutes, of the April 26, 2022 Meeting, and so carried.

C. Caterson made a motion, seconded by N. Harvatine, and carried, to amend the June 2022 Agenda to allow for the review of the Pennypacker Major Subdivision.

IV. Communication April 25, 2022 –June 28, 2022

1. NOI – Coterra Energy, Inc. – Applying for a General Permit (GP-5A) to install a Caterpillar G3516 lean burn engine and compressor – Squier, R. Pad – Brooklyn Twp.
2. NOI – Coterra Energy, Inc. – Applying for a General Permit (GP-5A) to install a Caterpillar G3516 lean burn engine and compressor – Williams, D. Pad – Brooklyn Twp.
3. NOI – Coterra Energy, Inc. – Consumptive Use – Oakley, J. P1 – Springville Twp.
4. NOI – Coterra Energy, Inc. – Consumptive Use – Post P1 – Brooklyn Twp.
5. NOI – Coterra Energy, Inc. – Consumptive Use – Stockholm K P3 – Rush Twp.
6. NOI – Coterra Energy, Inc. – Consumptive Use – Lauffer P1 – Springville Twp.
7. NOI – Coterra Energy, Inc. – Consumptive Use – Forwood, E P1 – Lenox Twp.
8. NOI – Coterra Energy, Inc. – Consumptive Use – StockholmK P1 – Dimock Twp.
9. NOI – Coterra Energy, Inc. – Consumptive Use – BusikJ P1 – Dimock Twp.
10. NOI – Coterra Energy, Inc. – Consumptive Use – FergusonA P1 – Harford Twp.
11. NOI – Tract Engineering, PLLC – Small Noncoal Surface Mine Permit Application – Turner 2 Quarry – Liberty Twp.
12. NOI – Countryside Conservancy – LaPlume – intent to apply for a DCNR C2P2 grant to acquire a 434-acre parcel on Hartley Hill Road in Lenox Twp.
13. NOI – Coterra Energy, Inc – Consumptive Use – Forwood Pad – Lenox Twp
14. NOI – Coterra Energy, Inc - Consumptive Use – Ferguson P1 – Harford Twp
15. NOI – Coterra Energy, Inc – Consumptive Use – BusikJ P1 - Dimock Twp
16. NOI – Coterra Energy, Inc – Consumptive Use – StockholmK P1 – Dimock Twp
17. NOI – Oteyokwa Lake – Shoreline bank rehabilitation to address accelerated Erosion issues – Franklin Twp
18. NOI – Coterra Energy, Inc – Consumptive Use – ReillyJ P1 – Gibson Twp
19. NOI - Coterra Energy, Inc – Consumptive Use Rag Apple LLC P1 – Jessup Twp
20. NOI – Coterra Energy, Inc – Consumptive Use - Dobrosielski P1 – Auburn Twp
21. NOI – Coterra Energy, inc – Consumptive Use – FlowerT P1 – Springville Twp
22. NOI – BKV – Consumptive Use – Ricci Pad – Bridgewater Twp
23. NOI – Chesapeake Energy – Consumptive Use – Gary Pad – Rush Twp

24. NOI – Entech Engineering on behalf of Coterra Energy, Inc – Coverage under the Erosion and Sediment Control General Permit (ESCGP-3) for Earth Disturbance Associated with Oil & Gas Exploration, Production, Processing, or Treatment Operations or Transmission Facilities
25. NOI – Chesapeake Energy – Consumptive Use – Bishop Drilling Pad – Auburn Twp
26. NOI – Repsol Oil & Gas USA, LLC – Consumptive Use – Alderson (05-009) V Pad – Middletown Twp
27. NOI – Coterra Energy, Inc – Consumptive Use – Diaz Family LP P2 – Bridgewater Twp

XVIII. Public Comment: None

XIX. Old Business

1. Cellco Partnership d/b/a Verizon Wireless – Bell Atlantic Mobile Systems, Inc. – Phillips, John Michael - Commercial Land Development – Great Bend Township– Requesting Reconsideration of the Denied Preliminary Plan. C. Ainey read the memo.

Attorney Furman discussed the Order handed down by the Court of Common Pleas issued June 1, 2022. Attorney Furman questioned Attorney Williams, who is representing Verizon, if they intended to have the original plan reconsidered or if they wished to have only the new plans considered. Attorney Williams indicated that the original plan, along with the appeal, was being withdrawn.

Attorney Williams presented a lengthy summary of the submitted plans and called upon Matthew Graubert to provide information and answer questions regarding the construction of the monopole tower.

Attorney Williams stated that Verizon is not requesting a waiver of the Setback Distance. (708.2 B). due to their claim that the “fall zone” for the monopole tower is zero.

Andrew Petersohn was then called upon by Attorney Williams to discuss and answer questions regarding the Radio Frequency Design Analysis and the feasibility of using existing towers in the area.

J.Ramsey made a motion, seconded by R. Housel and carried, to consider the submitted plan to be administratively complete.

The planning commission has 90 days to render a decision on this submission.

2. Andre & Son Warehouse – 43,500 ft - Commercial Land Development – Bridgewater Twp – Preliminary Plan – Requesting preliminary approval. C. Ainey read the memo. C. Caterson made the motion, seconded by K. Shelly, and carried, to grant final approval of the plan

C. Subdivision and Land Development Review

None

XX. Report of Finalized Conditional Approvals

None.

XXI. New Business

G. Subdivision and Land Development Review

1. Pennypacker Major Subdivision - 1 lot – Jessup Twp Requesting Preliminary and final approval. C. Ainey read the memo. C Caterson made the motion, seconded by and K. Shelly and carried, to grant preliminary and final approval of the Pennypacker Major Subdivision conditioned on receipt of DEP Approval of the Sewer Planning Module (Section 402.3) and receipt of the Municipality Report Form from the Jessup Twp Supervisors within the allowable review period. (Section 304.7)

H. Section 102.2 - Act 170 – Review and Comment

4. Foley, Donald T Estate – Minor Subdivision – Silver Lake Twp – 2 Lots (22.66 22.66) Positive Review with Recommendation. R Housel made the motion, seconded by N. Harvatine to concur with the staff action.

I. Subdivisions and Land Developments - Staff Actions

February 18, 2022 – April 22, 2022

Additions/ Lot Line Adjustments –

1. Jubinski, Nicholas – Union Dale Borough – 1 Lot 20 acres
2. Cole, Keith & Christine – New Milford Twp – 1 Lot .25 acres
3. Sysko, Frank & Diane – Ararat Twp – 1 Lot 18 feet
4. Colwell, Howard & Merna - Great Bend Twp – 1 Lot 22.18 acres
5. Reffle, Michael & Donna – Herrick Twp – 1 Lot 25.10 acres
6. Potter, Mary – Bridgewater Twp – 1 Lot .07 acres
7. Clarke/Tator – Gibson Twp – 2 lots .09 acres each
8. Bendert/Babb – Choconut Twp – Addition to Lands Subdivision – 1 lot .59 acres
9. Ely, Kenneth Estate – Dimock Twp – Addition to Lands Subdivision – 1 lot, 50 acres
10. Nash, William & Vonda Estate – Forest Lake Twp – Addition to Lands Subdivision – 1 lot 2.17 acres

M. Curley made the motion, seconded by J. Kempa, and carried, to concur with staff actions numbers 1 thru 10.

Minor Subdivisions/ New Lots –

1. Clark, Kenneth & Stephanie – Forest Lake Twp – 2 Lots 5.4 acres & 5.26 acres
2. Hayden, Stewart – Jackson Townships – 2 Lots 35.14 acres & 23.14 acres

C.Caterson made the motion, seconded by J. Kempa, and carried, to concur with staff actions numbers 1 and 2

Land Development

1. Schwalm, Suzanne – Residential Land Development - Gibson Township

R. Housel made the motion, seconded by C. Caterson and carried, to concur with staff actions.

VIII. Other items of discussion:

- D. Attorney Furman outlined the procedure for going forward with the Verizon Plan submission.

XI. Adjournment

C Caterson made the motion, seconded by J Kempa and carried, to adjourn the meeting at 8:45pm.

Minutes Prepared by:

Carol Ainey, Deputy 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 June 28, 2022.

Respectfully Submitted,

/original Signed/

Robert Housel, Secretary
Susquehanna County Planning Commission

Susquehanna County Planning Commission
Meeting Minutes
July 26, 2022 7:00 PM

L. Call to Order: Bob Housel called the meeting to order at 7:00 PM. Members present included: Joe Kempa, Chris Caterson, John Ramsay, Matthew Curley, Kathie Shelly and Brandon Cleveland. Also attending were Planning Department Director, Duane Naugle and Deputy Director, Carol Ainey. Members of the public who attended: Richard Williams, Esq. and Craig Benson

XXII. Pledge of Allegiance The pledge of allegiance was said.

XXIII. Approval of Minutes

C Caterson made the motion, seconded by Joe Kempa, to approve the minutes, of the June 28th, 2022 Meeting, and so carried.

IV. Communication June 29th, 2022 –July 26th, 2022

1. NOI – Chesapeake Appalachia – Applying for an after-the-fact Section 404/Chapter 505 Water Obstruction and Encroachment Joint Permit Application – LJR Sus Pad – Rush Twp.
2. NOI – Chesapeake Appalachia – Applying for an after-the-fact Chapter 105 Water Obstruction and Encroachment General Permit Application – Decker Farms Sus Pad – Rush Twp.
3. NOI – Coterra Energy, Inc - Consumptive Use – SalanskyT P1 – Gibson Twp
4. NOI – Chesapeake Appalachia, LLC – Water withdrawal – Wyalusing Creek – Rush Twp
5. NOI – Chesapeake Appalachia, LLC – ESCGP-03 – Cook Pad – Rush Township
6. NOI – Southwestern Energy – Water Withdrawal – Susquehanna River – Great Bend Twp
7. NOI – Coterra Energy Inc – Water Withdrawal – Susquehanna River – Lathrop Township

XXIV. Public Comment: None

XXV. Old Business

2. Cellco Partnership d/b/a Verizon Wireless – Bell Atlantic Mobile Systems, Inc. – Phillips, John Michael - Commercial Land Development – Great Bend Township– Requesting Consideration

Planning Director Duane Naugle provided members with a copy of the letter dated July 19th from Keith J. Tindall, P.E., S.E. speaking to the design, structural composition and anticipated or likely point of failure for this tower.

Also included where Susquehanna County SALDO pages VII-12 and VII-13 that specifically discuss communications towers (section 708).

Director Naugle proceeded to discuss items 708.1 through 708.4 to explain that the requirements of the SALDO were operationally met.

Matt Curly expressed concern that the SALDO was not met based on use of the word likely in the letter from Mr. Tindall when discussing failure.

A motion was made by Chris Catterson to bring the item to a vote by the board. This was seconded by John Ramsay. The motion carried unanimously.

Motion was made by Kathie Shelly, seconded by Brandon Cleveland, to grant conditional approval for the Cellco Partnership d/b/a Verizon Wireless – Bell Atlantic Mobile Systems Inc, Phillip, John Michael – Great Bend Township, commercial development, contingent upon execution of a Verizon developer’s agreement, including indemnification, from Verizon that is acceptable to the planning commission. The motion carried with a “no” vote from Matt Curley.

D. Subdivision and Land Development Review

None

XXVI. Report of Finalized Conditional Approvals

None.

XXVII. New Business

J. Subdivision and Land Development Review

K. Section 102.2 - Act 170 – Review and Comment

1. Clifford Twp Planning Commission - Bilota Family Irrevocable Personal Residence Trust – Minor Subdivision – 2 lots (10,10). Staff agrees with Clifford Twp. Planning Commissions Approval.
2. Silver Lake Township Planning Commission – McNamara, John and Phyllis, Minor subdivision 2 lots (10,10). Staff Agrees with Silver Lake Planning Commission

L. Subdivisions and Land Developments - Staff Actions

June 28, 2022 – July 25th, 2022

1. Additions/ Lot Line Adjustments –

2. Hollister, Berton and Rose – Addition to Lands Subdivision – Auburn Twp – 2 lots (16.52 and 13.30 acres)
3. Haynes, Kevin – Addition to Lands Subdivision – Ararat Twp – 2 lots (.09 and .33 acres)
4. Hubbard, Linda and Lawrence – Addition to Lands Subdivision – Herrick Twp 1 lot (.29 acres)
5. Turner, Robert and Karen Kielty – Addition to Lands Subdivision – Herrick Twp – 1 lot (1.4 acres)
6. JBS Farm, LLC – Addition to Lands Subdivision – Brooklyn Township – 2 lots (74.99 and 7.09 acres)

2. Minor Subdivisions/ New Lots –

1. Rought, Kevin & Tammy – Minor Subdivision – Harford Twp 1 lots (50 acres)
2. Allen Family at Twin Creeks Irrevocable Family Trust – Minor Subdivision – 2 lots (10.83 and 74+ acres)
3. David Guiton Estate - Mack-Long Subdivision – Middletown Township 2 lots (14.44 acres each)
4. Kemp Estate – Minor Subdivision – Forest Lake Twp – 3 lots (6.04, 4.04, 12.48 acres)
5. Gunn, Douglas ET AL – Minor Subdivision – New Milford Twp – 2 Lots (2, 71 acres)

Matt Curley made the motion, seconded by Chris Catterson, and carried, to concur with staff actions for Review and Comment and Agenda sections C1 and C2.

Land Development

1. **Major Subdivisions** None at this time
2. **Land Development** None at this time

VIII. Other items of discussion:

- E. Director Naugle brought up discussing Penndot driveway policy at the next meeting.
- F. Craig Benson spoke during citizens comments concerning sound studies at compressor stations, Notices of Intent, Rain for Rent, sewer system, cell towers and driveway permits.

XII. Adjournment

C Caterson made the motion, seconded by John Ramsay and carried, to adjourn the meeting at 8:24 pm.

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 July 26, 2022.

Respectfully Submitted,

Robert Housel, Secretary
Susquehanna County Planning Commission

No Aug 2022 Meeting Lack of Agenda

Susquehanna County Planning Commission Meeting Minutes September 27th, 2022 7:00 PM

- I. Call to Order:** Richard Franks called the meeting to order at 7:05 P.M.
Members present included: Joe Kempa, Robert Housel, Nancy Harvatine and via phone Matthew Curley. Also, in attendance was Planning Department Director, Duane Naugle. Members of the public who attended: Christopher Arnold of Pennoni Associates and Phillip Pass of LTS Holdings.
- II. Pledge of Allegiance** The pledge of allegiance was said.
- III. Approval of Minutes**
Nancy Harvatine made the motion, seconded by Bob Housel, to approve the minutes, of the July 26th, 2022 Meeting, and so carried.
- IV. Communication August 29th, 2022 –September 26th, 2022**
 - A. Oil and Gas**

1. NOI – BKV Operating, LLC – Consumptive Use – Bonnice 2 – Jessup Twp.
2. NOI – Chesapeake Appalachia, LLC – Consumptive Use – Carty- Lasher Pad – Auburn Twp
3. NOI – Chesapeake Appalachia, LLC – Consumptive Use – Taylor Pad B – Lenox Twp
4. NOI – Coterra Energy, Inc – Stream Crossing – Dimock Township

B. Other Communications

1. NOI – Tract Engineering – Open Surface Mine – Clifford Twp.

V. Public Comment: None

VI. Old Business

1. Motion was made by Robert Housel, seconded by Richard Franks, to grant preliminary approval for the Cellco Partnership d/b/a Verizon Wireless – Bell Atlantic Mobile Systems Inc, Phillip, John Michael – Great Bend Township, commercial development, The motion carried with a “no” vote from Matt Curley.

A. Subdivision and Land Development Review

a. None

B. Report of Finalized Conditional Approvals

a. None

VII. New Business

A. Subdivision and Land Development Review

- a. **GDS** – Lenox Twp – Major subdivision – 2 lots (8.14 Acres, 4.08 Acres) No action taken Incomplete application based on validity of map.
- b. **DFLP** – Bridgewater Township – Major Land Development – (Pole Barn Construction)

Motion to approve made by Robert Housel and second by Joseph Kempa Vote Carried

- c. **LTS Holdings** – Ararat Township – Major Land Development – Initial Review Commission provided guidance and input to developer and engineer

The planning committee provided guidance to the potential applicant on expectations of road work they were requesting a variance on. The developer is requesting a waiver to SALDO Section 603.10 Street Right of Way, Shoulder, Widths, and Cross Sections. Specifically, they are seeking to adjust the travel width serving lots to be owned by the developers themselves from an 18' travelway width to a 12' travelway width. This road is a dead-end road with a turning circle installed. Phillip Pass responded that it could be the beginning of next year that this plan is submitted.

B. Section 102.2 - Act 170 – Review and Comment

1. None

C. Subdivisions and Land Developments - Staff Actions

August 29th, 2022 – September 26th, 2022

1. Additions/ Lot Line Adjustments –

- a) Price, Edward – Addition to Lands Subdivision – Herrick Twp – 2 lots (16 and 2.324 acres)
- b) Corse, Paul & Catherine – Addition to Lands Subdivision – Lanesboro Borough – 1 Lot -(1.36 acres)
- c) Durko, Sherri – Addition to Lands Subdivision – Union Dale Borough -1 Lot - (6.31 acres)

2. Minor Subdivisions/ New Lots –

- a) Carpenter, Dale – Lenox Township – 2 Parcels (59.04 and 62.67 Acres)
- b) Whitney, Tracy & Doris – New Milford Twp – 2 lots (12.18, 65+) 1 lot Addition to Lands (.67 acres)
- c) Fair Hill Real Estate – Rush Twp – 2Lots (19.98, 1.03)

N. Harvatine made the motion, seconded by R. Housel, and carried, to concur with staff actions for Review and Comment and Agenda sections C1 and C2.

Land Development

1. **Major Subdivisions** None at this time
2. **Land Development** None at this time

VIII. Other items of discussion:

- A. Current Financial Status was discussed by Director Duane Naugle

Director Naugle informed the commission of the 30% deficit to last year same reporting time frame. The major difference is that there has not been as many commercial subdivisions or land developments.

B. Change of fees was presented:

After a 4 county comparison (Bradford, Susquehanna, Wayne, and Wyoming) It was determined that the current fees have not kept up with surrounding areas. The Planning Director has recommended the following changes to bring it online with neighboring counties.

C. Proposed Fee Changes:

- a. Addition to Lands/Lot line Adjustments: \$80
- b. Minor Subdivision: \$60 +\$25 for each newly created lot
- c. Review and Comment: \$25
- d. SALDO Modifications: \$50

D. Current Fees:

- a. Addition to Lands: \$25
- b. Minor Subdivision: \$60 +\$20 for each additional lot
- c. Review and Comment: \$0
- d. SALDO Modifications: \$0

Motion made by N. Haravatine to approve the Susquehanna County Planning Office fee schedule with changes effective October 1st, 2022. 2nd by Robert Housel and carried.

IX. Adjournment

R. Housel made the motion, seconded by J. Kempa and carried, to adjourn the meeting at 8:15 pm.

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 27th, 2022.

Respectfully Submitted,

Robert Housel, Secretary
Susquehanna County Planning Commission

**Susquehanna County Planning Commission
Meeting Minutes**

October 25, 2022 7:00 PM

- II. Call to Order:** Robert Housel called the meeting to order @ 7:03 PM. Members Present were Joe Kempa, Robert Housel, Matt Curley, John Ramsey, and Brandon Cleveland. Also in attendance were Planning Department Director, Duane Naugle and Planning Department Deputy Director, Carol Ainey
- III. Pledge of Allegiance:** The Pledge of Allegiance was said
- IV. Approval of Minutes:** Matt Curley made the motion to approve the minutes of the September 27, 2022 meeting. It was seconded by Brandon Cleveland and so carried.
- V. Communications**
- A. Oil and Gas**
- i. BKV Operating – Water Withdraw – Middletown Township – North Branch Wyalusing Creek
 - ii. Chesapeake Appalachia, LLC – ESCGP-3 – Rush Twp – Decker Farms Pad
 - iii. Chesapeake Appalachia, LLC – ESCGP-3 – Rush Twp – LRJ Site
 - iv. Southwestern Energy – Consumptive Use – Franklin Twp – Bolles South Pad
 - v. Southwestern Energy – Consumptive Use – Harford Twp – Harris Pad
 - vi. Southwestern Energy – Consumptive Use – New Milford Twp – Conklin East Pad
 - vii. Southwestern Energy – Consumptive Use – New Milford Twp – Loke Pad
 - viii. Southwestern Energy – Consumptive Use – New Milford Twp – Platus Pad
 - ix. Southwestern Energy – Consumptive Use – New Milford Twp – Racine Pad
 - x. Southwestern Energy – Consumptive Use – New Milford Twp – Sweeney Pad
 - xi. Southwestern Energy – Consumptive Use – New Milford Twp – Tingley Pad
 - xii. Southwestern Energy – Consumptive Use – Thompson Twp – Sheldon East Pad
- B. Other Communications**
- i. Kowalewski (Tompkins Eng.) – Culvert Replacement – Great Bend Township – 4669 Highland Rd New Milford
 - ii. Endless Mountains Minerals, LLC – Industrial Stormwater Discharge – Oakland Twp.

- iii. WSP – Historic Property Review for Norfolk Southern – Great Bend Township pending Construction of 70 ft Monopole tower.

Communications were discussed briefly by the Commission

VI. Public Comment : There was no public comment

VII. Old Business

C. Subdivision and Land Development Review

None

D. Report of Finalized Conditional Approvals: Updates were given on the status of the following old agenda items. Matt Curley spoke briefly about the Verizon Cell Tower and the Indemnification Agreement.

- a. Outdoor Insiders Update Site Walk on 10/26 @ 9:30
- b. Anderson Compressor Station Update Awaiting Coordination for Site Walk
- c. Verizon Cell Tower Update Digital Copy of agreement received, waiting on hard copy

VIII. New Business

A. Subdivision and Land Development Review

1. Susquehanna County – Commercial Land Development (911 Tower) – Auburn Twp

An update was given on the Commercial Land Development for the Susquehanna County 911 Tower. Action will be taken at next months meeting pending a memo and Staff Recommendation from the Susquehanna County Planning Department.

B. Section 102.2 – Review and Comment

1. Montrose Borough – Zoning Change – Ordinance 2022-01

Matt Curley made the motion, seconded by John Ramsey and carried to give a favorable comment and approve Staff Recommendation that Montrose Borough Council adopt the proposed Ordinance of Amendments following advertisement and public hearing in accordance with the procedures required by the Pennsylvania Municipalities Planning Code.

Subdivisions and Land Developments - Staff Actions – September 27 – October 24th, 2022: John Ramsey made the motion, seconded by Joe Kempa, and carried to approve the following Staff Action for

Minor Subdivision/ New Lots. The Land Development was inadvertently put on this list, no action was needed for this at this time.

ADDITIONS/LOT LINE ADJUSTMENTS

None

MINOR SUBDIVISIONS/ NEW LOTS

- d) Thakral – Great Bend Twp – 2 Parcels (1.00 and 5.96 Acres)

MAJOR SUBDIVISIONS

None

LAND DEVELOPMENT

- i. DFLP – Bridgewater Twp – Pole Barn construction (9/27)

VIII. Other items of discussion: None at this time

IX. Adjournment: John Ramsey made the motion to adjourn the meeting at . Brandon Cleveland seconded. Motion carried.

Minutes Prepared By:

Carol Ainey, Deputy 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 October 25, 2022.

Respectfully Submitted

Original Signature on File

Robert Housel, Secretary
Susquehanna County Planning Commission

SUSQUEHANNA COUNTY
PLANNING COMMISSION

To: Susquehanna County Planning Commission
From: Duane A. Naugle, Jr.
Date: October 13th, 2022
Subject: Montrose Borough Zoning Ordinance Amendments
Montrose Borough – Review and Comment

The Borough of Montrose Council has submitted for your review a proposed ordinance, Ordinance 2022-01 which would amend the existing Montrose Borough Zoning Ordinance of December 17, 2012.

The Borough Council proposes to amend the ordinance to allow for the operation of Mobile Food Facilities in the following zones:

- 1) X-1 Office, Institutional and Professional District
- 2) C-1 Commercial District
- 3) I-1 Industrial District

According to the letter dated October 13th from the Borough, and the ordinance itself, this change is being made to:

- 1) Stimulate Economic Growth within the community
- 2) Protect health, safety and general welfare of present and future habitants
- 3) Sustain High Quality neighborhoods and to protect individual property values; and
- 4) Foster, provide and maintain a sound tax structure.

This ordinance provides for a more robust community while protecting the residential areas. The zoning ordinance identifies Brew Pubs, Nightclubs, Restaurants, and Taverns as principal permitted uses in the C-1 Commercial District and I-1 Industrial District.

This zoning amendment will support recent trends in the restaurant industry supporting Mobile Food Facilities in districts X-1 Office, Industrial, and Professional District, C-1 Commercial District, and I-1 Industrial District.

Staff Recommendations: Recommend Montrose Borough Council adopt the proposed Ordinance of Amendments following advertisement and public hearing in accordance with the procedures required by the Pennsylvania Municipalities Planning Code.

**Susquehanna County Planning Commission
Meeting Minutes
November 22, 2022**

Chairman Rick Franks called the meeting of the Susquehanna County Planning Commission to order at 7:01. Members present were Nancy Harvatine, Vice Chairman, Robert Housel, Secretary, John Ramsey, Brandon Cleveland, Matt Curley, and Joe Kempa. Also present were Duane Naugle, Director of Planning and Carol Ainey, Deputy Director of Planning.

The Pledge of Allegiance was said

Minutes:

M. Curley made the motion to approve the minutes of the October 25, 2022 meeting. J. Kempa seconded and motion carried.

Communications:

B. Oil and Gas

- i. Chesapeake Energy – ESCGP-3 Permitting – Auburn Township – Gregerson Pad
- ii. Chesapeake Energy – Consumptive Use – Auburn Twp – Hooker Pad
- iii. Chesapeake Energy – Consumptive Use – Auburn Twp – Hooker
- iv. Chesapeake Energy – Consumptive Use – Auburn Twp – O’Dowd Pad
- v. Clearwater Technology, LLC – GP5 – Forest Lake Twp – Benner
- vi. Coterra Energy – ESCGP-3 – Permitting – Bridgewater Twp – Lewis D Well pad
- vii. Coterra Energy – Consumptive Use – Bridgewater Twp – Lewis D Well pad
- viii.
- ix. Coterra Energy – Consumptive Use – Lathrop Twp – KielarD P1
- x. Coterra Energy – Consumptive Use – Brooklyn Twp – TeddickM P3
- xi. Coterra Energy – Consumptive Use – Lenox Twp – ZickW P1
- xii. Coterra Energy – Water Withdrawal – Forest Lake Twp – Wyalusing Creek
- xiii. Coterra Energy – ESCGP3 – Springville Township – Lopatofsky J Pad

- xiv. DT Midstream – NOI GP-5 Renewal Application – New Milford Township – CDP-1
- xv. Repsol Oil & Gas – Consumptive Use – Apolacon Twp – Schmitt D Pad
- xvi. Repsol Oil & Gas – Consumptive Use – Apolacon Twp – Repine T Pad
- xvii. Repsol Oil & Gas – Consumptive Use – Apolacon Twp – Taylor Buckhorn Land pad
- xviii. SWN LLC – WMGR123 Permit (Water Recycle) – New Milford Twp – Colwell west pad
- xix. SWN LLC – WMGR123 Permit (Water Recycle) – New Milford Twp – Odell
- xx. SWN LLC – GP5 GP8 – Middletown Twp – Fiondi to Knosky
- xxi. Williams Field Service Co. LLC – Temp Gen – Springville Twp – Teel Compressor Station

C. Other Communications

- i. PA Quarried Bluestone – Small Non-coal Mine Permit – Conrad New Milford Quarry 1 – New Milford Township PA
- ii. Robert Bonnice – Small Non-coal Mine Permit NPDES – Bonnice #2 Quarry – Thompson Twp
- iii. WM Quarries, LLC – Small Non-coal Mine Permit Added Operator – WM Quarries Lanesboro Quarry – Harmony Township and Lanesboro Borough
- iv. PA Quarried Bluestone – Small Non-coal Mine Permit – Conrad New Milford Quarry 1 – New Milford Township
- v. Mack Guiton Quarry – Non-Coal Mine Permit – Middletown Township

IX. Public Comment: None

X. Old Business

E. 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. Following discussion J. Ramsey made the motion, seconded by M. Curley and carried to deny final approval due to the lack of professional certification on the maps presented. CHB has until the December Planning Commission meeting to resubmit stamped plans or the project may be subject to further legal action.

F. Report of Finalized Conditional Approvals

1. UGI Utilities – Anderson Compressor Station – Industrial Land Development – Auburn Township -D. Naugle read the memo. B. Housel made the motion, seconded by N. Harvatine and carried to accept staff recommendation to grant final approval of the UGI Energy Anderson Compressor expansion as submitted and built. M. Curley abstained from the vote.
2. Susquehanna County 911 Communications Tower – Land Development – Auburn Township – D. Naugle read the memo. Motion was made by B. Cleveland, seconded by B. Housel and carried to accept staff recommendation to approve the land development project in support of Susquehanna County with the purpose of providing for enhanced communications.

XI. New Business

C. Major Subdivision and Land Development Review:

Barry and Marcia Yoselson Minor Land Development – Dimock Township- D. Naugle read the memo. M Curley made the motion seconded by J. Kempa and carried to accept staff recommendation to grand final approval of the Yoselson Minor Land Development with the condition that when it is no longer needed it is removed.

Vancott Major Subdivision – 1 Lot – New Milford Township. C. Ainey read the memo. Motion was made by R. Franks seconded by J. Ramsey and carried to accept staff recommendation to grant final approval of the Vancott Major Subdivision.

D. Section 102.2 – Review and Comment

- a. WRL Family Trust – Minor Subdivision – Bridgewater Township - No objections – positive comment.
- b. Laurel Lake Subdivision – Minor Subdivision – Forest Lake Township – No Objections – Positive Comment

N. Harvatine made the motion, seconded by J. Ramsey and carried to concur with staff action on Act 170 Review and Comment, numbers 1 and 2 with the correction of #2 being in Silver Lake Twp, not Forest Lake Twp.

E. Subdivisions and Land Developments - Staff Actions – October 25th, 2022 – November 22nd, 2022

ADDITIONS/LOT LINE ADJUSTMENTS

1. Greenip & Croasdale – Dimock Twp – 2 lots (8.57 and 2.42 acres)

MINOR SUBDIVISIONS/ NEW LOT

- i. Ransom, Levi and Luann – Lenox Twp –2 Lots (57.854 and 278 acres)
- ii. O’Brien, Janice – Bridgewater Twp – 2 Lots (6 and 80.94 acres)
- iii. Tribble, Glenn Estate – Rush Twp – 2 Lots (11 and 119.42 acres)
- iv. McCullum Minor Subdivision – Bridgewater Twp

MAJOR SUBDIVISIONS

None

LAND DEVELOPMENT

None

B.Housel made the motion seconded by B. Cleveland and carried to concur with staff actions on Additions, Lot line adjustments and Minor Subdivisions listed.

XII. Other items of discussion

A. Approval of 2023 Meeting dates

Motion as made by J. Ramsey, seconded by M. Curley and carried to accept staff recommendation to approve the listed meeting dates and times so that they can be forwarded to the Susquehanna County Commissioners for notification and approval.

B. Policy for First Read Organization By-law Update:

Motion was made by B. Housel, seconded by J. Ramsey and carried to accept staff recommendation to approve the listed wording changes to align the By-Laws more closely with the MPC.

IX. Adjournment:

N. Harvatine made the motion, seconded by B. Housel and carried to adjourn at 8:23pm.

Minutes Prepared by:

Carol Ainey, Deputy Director

Certified to be a true and correct copy of the minutes of the regular meeting of the Susquehanna County Planning Commission held on November 22, 2022.

Original Signed

**Susquehanna County Planning Commission
Meeting Minutes
December 20, 2022**

Chairman Rick Franks called the meeting of the Susquehanna County Planning Commission to order at 7:04 PM. Members present were Nancy Harvatine, Vice Chairman, Robert Housel, Secretary, John Ramsey, Brandon Cleveland, Matt Curley, and Joe Kempa and Chris Caterson. Also present were Duane Naugle, Director of Planning and Carol Ainey, Deputy Director of Planning.

The Pledge of Allegiance was said

Minutes:

N. Harvatine made the motion to approve the minutes of the November 22, 2022 meeting. C. Caterson seconded and motion carried.

Communications:

- a. Oil and Gas
 - i. Williams Field Services – ESCGP-3 Permitting – Springville Twp – SmithR Pad Pipeline connect
 - ii. BKV – Water Withdrawal Renewal – Jessup Twp – EB Wyalusing Creek
 - iii. Chesapeake – ESCGP-3 Auburn Twp – McGavin Pad
 - iv. Chesapeake – Consumptive Use – Lenox Twp – Spencer Pad
 - v. Williams – GP5 – Springville Twp – Lathrop Compressor

- b. Other Communications
 - i. Monteforte Enterprises – Water Quality Mgmt Permit – New Milford Township PA

- ii. Lopke – NPDES -Lenox Twp – Fallon Lenox Quarry
- iii. NTM – Culvert Replacement – SR247/Dundaff Creek – Clifford Twp
- iv. 4D’s Ventures – NPDES – Harmony Twp – Q2 Quarry
- v. John & James White – NPDES – Clifford Twp – White Quarry
- vi. Linden – GP104 – Brooklyn Twp - B&B Quarry
- vii. Loja – Permit Denial – Harford Twp – Harford Quarry

R. Housel had questions regarding the Loja Permit which were answered.

XIII. Public Comment: None

XIV. Old Business

G. 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. Following a lengthy discussion J. Ramsey made the motion, seconded by C. Caterson and carried to deny final approval due to the lack of professional certification on the maps presented per section 204, Pg II-10, paragraph C which regards professional certification.

XV. New Business

F. Major Subdivision and Land Development Review:

- a. David A. & Alice Marie Reeder, Aaron and Shannon Morang and Scott and Amber Reeder – Land Development (Additional Dwelling) – Bridgewater Twp

No action is needed.

G. Section 102.2 – Review and Comment

NONE

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

ADDITIONS/LOT LINE ADJUSTMENTS

- 1. Brainard, Kate – Lenox Twp – 3 additions .76 to Metzler/Stahl, 1 Acre to Cipilewski, and .11 to Sheridan
- 2. Seaman/Hopkins – Herrick Twp – 2 lots 1.85 and 106
- 3. O’Donnell, Dennis – Gibson Twp – 2 lots 15.05 Acres ea

MINOR LAND DEVELOPMENT

1. Reeder – Additional housing structure being added to a 24.91-acre tract

MINOR SUBDIVISIONS/ NEW LOT

- i. Tarbox – Lanesboro Borough – 2 lots 3.128 and 4.072

B.Housel made the motion seconded by J. Kempa and carried to concur with staff actions on Additions, Lot line adjustments and Minor Subdivisions listed.

XVI. Other items of discussion

XVII.

1. Letter has been sent to those municipalities that have their own planning commission outlining requirements for review and comment and that per the Municipalities Planning code it must come to us for review. The Register/Recorders office will not register anything without the Review and Comment Form from our office. (See attached)
2. Nominating Committee for Slate of Officers 2023.
3. January 31st, 2023 will be the Planning Commission reorganization meeting. Newspapers have been contacted to run reorganization notification

C. Caterson agreed to be the Nominating Committee and made a motion seconded by B. Cleveland and carried to nominate the current slate of officers for 2023.

IX. Adjournment:

H. Caterson made the motion, seconded by B. Housel and carried to adjourn at 8:10 pm.

Minutes Prepared by:
Carol Ainey, Deputy 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