

Minutes July 28, 2021

7:00 PM

- I. Call to Order:** Vice Chairman Nancy Harvatine called the meeting to order at 7:00 PM. Members present included: Matthew Curley, Nancy Harvatine, Vice Chairman, Bob Housel, Secretary, John Ramsay, Loren Salsman, Chris Caterson and Kathie Shelly. Absent were Rick Franks, Chairman, and Nancy Hurley. Also attending were Planning Department Director Patti Peltz, Deputy Director Carol Ainey, Robert Templeton, Logan Mack, and Chris Oleniacz.

Pledge of Allegiance The pledge of allegiance was said.

II. Approval of Minutes

L Salsman made the motion, seconded by M Curley and carried to approve the minutes, of the June Meeting.

III. Communications

1. NOI – Chesapeake Appalachia, LLC – General permit to install one 16-inch Temporary fresh waterline – Koromlam Pad 1 – Auburn Twp.
2. NOI – Jared Johnson/Tract Engineering, PLLC – General permit Small Non-Coal Mine Permit Application- Auburn Twp.
3. NOI- Cabot Oil & Gas Corporation – Air Permit to install a Caterpillar lean burn engine and compressor – Hanes, W. Pad - Harford Twp.

IV. Public Comment: There was no public comment

V. Old Business

A. Subdivision and Land Development Review

1. Brooklyn Twp Supervisors – Commercial Land Development – P Peltz read the memo requesting final approval. R Housel made the motion to grant final approval, seconded by C Caterson, and so carried.
2. Clearwater Technology, LLC – Shaskas Water Treatment Facility –Industrial Development – Jessup Twp – Requesting Revised Preliminary Approval of the revised plan. L Salsman made the motion to remove the plan from the table, seconded by R Housel, and so carried. – C Ainey read the memo. Motion was made M Curley to grant preliminary approval of the revised plan, seconded by L Salsman, and so carried.
3. CBH Investments – Commercial Land Development – New Milford and Harford Townships – Revised Building plans- adding 3,100sf to proposed building – Requesting Preliminary Approval of the revised plan. C Ainey read the memo. Motion was made by L Salsman to grant preliminary approval of the revised plan, seconded K Shelly, and so carried.

B. Report of Finalized Conditional Approvals

1. Susquehanna County Housing Development Corporation –Hallstead Affordable Housing – Multi-Family Development –Hallstead Borough – Municipal report form allowable time lapsed- granted preliminary approval.

VI. New Business

A. Subdivision and Land Development Review

1. Goose Ranch/Grankin – 520 SR 370, LLC - Commercial Land Development – Ararat Twp. – Preliminary Plan – Requesting conditional preliminary approval. P Peltz read the memo. K Shelly made the motion to Grant preliminary approval of the entire project of Goose Ranch, 520 SR 370, conditioned on receipt of approval from Ararat Township regarding water and sewage (Section 403.2F). Receipt of a copy of a driveway permit from PennDot (Section 403.2 H). NPDES Construction permit (Section 403.2J), receipt of the Municipality Report Form from the Ararat Township Supervisors within the Commission’s allowable review period (Section 306.5) Additionally, the property developer may request final approval of each of the three planned stages, as they are completed. Seconded by C Caterson, and so carried.
2. Andre & Son Warehouse – 43,500 ft² - Commercial Land Development – Bridgewater Twp – Preliminary Plan – Requesting conditional preliminary approval. L Salsman presented the plan. P Peltz read the memo. J Ramsey made the motion to grant the waiver of parking requirements (Section 706.6) and grant preliminary approval of the Andre and Son Warehouse, Commercial Land Development plan, Conditioned on receipt of a copy of a driveway permit, from Bridgewater Township (Section 403.2 G). NPDES Construction permit (Section 403.2 J), receipt of the Municipality Report Form from the Bridgewater Township Supervisors within the Commission’s allowable review period. Seconded by C Caterson, and so carried. L Salsman abstained.

B. Section 102.2 – Review and Comment

1. Carley, Raymond & Evelyn - Minor Subdivision – Silver Lake Twp – No objections, pending DEP approval – positive comment.
2. Murphy/Butler Trust – Minor Subdivision – Silver Lake Twp – No objections, pending DEP approval – positive comment.
3. Prosky Family Limited Partnership – Lot Line Adjustment/Addition to Lands – Montrose Borough – positive comment.

M Curley made the motion, seconded by R Housel and carried, to concur with staff action on review and comment number one.

C. Subdivisions and Land Developments - Staff Actions –

Additions/ Lot Line Adjustments –

1. Tatarka, Breann & Heather – Additon to Lands – Lenox Twp - 1 Lot (2 acres)
2. Hinkley Real Estate, Inc. & Hallstead Plaza Properties – Minor Subdivision/Addition to Lands/Lot Line Adjustment.

M Curley made the motion, seconded by L Salsman and carried, to concur with staff action on Additions/Lot Line Adjustments numbers one and two.

Minor Subdivisions/ New Lots –

1. Jerauld, Terry/Viola Farms - Minor Subdivision -Lenox Twp – 2 Lots (30.59 acres & 192.7 acres)
2. Lesniak, John & Donna – Minor Subdivision – Bridgewater Twp- 2 Lots (3.79 acres & 1.50 acres)
3. Mattes, Rudolph – Minor Subdivision – Choconut Twp- 2 Lots (10 acres & 101+ acres)
4. Price (Fluck, Romeika, Matecki) – Minor Subdivision – Brooklyn Twp – 3 Lots (36.29, 36.44, 36.29 acres)
5. Sterling, Janet ETAL – Minor Subdivision – Bridgewater Twp – 2 Lots (44.00, 49.59 acres)
6. CMA Land Co, LLC – Minor Subdivision – Harmony/Lanesboro – 4 Lots (178.60, 178.60, 178.58, 178.60 acres)
7. Hinkley Real Estate, Inc. & Hallstead Plaza Properties – Minor Subdivision/Addition to Lands/Lot Line Adjustment.

C Caterson made the motion, J Ramsey seconded, and carried, to concur with staff action on Minor Subdivisions/New Lots one through seven.

Major Subdivisions

None at this time.

Land Development

None at this time.

VII. Other items of discussion:

Kathie Shelly discussed the Dunn Pond ownership.

VIII. Adjournment

C Caterson made the motion seconded by M Curley and carried, to adjourn the meeting at 8:20 pm.

Minutes Prepared by:
Patti L. Peltz Director, 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 27, 2021.

Respectfully Submitted,

Robert A. Housel, Secretary

Susquehanna County Planning Commission
Minutes August 31, 2021
7:00 PM

VII. Call to Order: Chairman Richard Franks called the meeting to order at 7:00 PM. Members present included: Matthew Curley, Nancy Harvatine, Vice Chairman, Bob Housel, Secretary, John Ramsay, Loren Salsman, Chris Caterson. Absent were Katherine Shelly, and Nancy Hurley. Also attending were Planning Department Director Patti Peltz, Deputy Director Carol Ainey, and Chris Oleniacz.

Pledge of Allegiance The pledge of allegiance was said.

VIII. Approval of Minutes

L Salsman made the motion, seconded by C Caterson and carried to approve the minutes, of the July Meeting.

IX. Communications

1. NOI - DRG Quarry/Wayco, Inc.- General Permit Small Non-Coal Mine Permit Application- Harmony Twp.
2. NOI – Chesapeake Appalachia, LLC – PADEP Chapter 105 Joint Permit – One 16” temporary waterline – Benscoter Natural Gas Well Pad/Marbaker Water Impoundment – Auburn Twp.
3. NOI – SWN Production Company – Consumptive Use of water for drilling – Carty-Wiseman Well Pad – Liberty Twp.
4. NOI – SWN Production Company – Consumptive Use of water for drilling – Bernstein Pad – Clifford and Lenox Twp’s.
5. NOI – SWN Production Company – Consumptive Use of water for drilling – Kass North Well Pad – Liberty Twp.
6. NOI- SWN Production Company – Consumptive Use of water for drilling – Robinson Well Pad – Liberty Twp.
7. NOI – Cabot Oil & Gas Corporation – Consumptive Use of water for drilling – ShieldsG P2 Well Pad – Dimock Twp.
8. NOI – Cabot Oil & Gas Corporation – Consumptive Use of water for drilling – LippincottF P1 – Brooklyn Twp.
9. NOI – Cabot Oil & Gas Corporation – Consumptive Use of water for drilling – FrystakC P1 – Bridgewater Twp.
10. NOI – Chesapeake Energy – ESCGP-3 – Modifications to natural gas pad, requiring DEP approval – Cannella, Martin Property – Auburn Twp.
11. NOI – Pennsylvania American Water – Lake Montrose Dam – Preparing to submit a small project joint permit application – Bridgewater Twp.
12. NOI – Cabot Oil & Gas Corporation – Consumptive Use of water for drilling – Westholme Energy LLC P1 – Springville Twp.

X. Public Comment: There was no public comment

XI. Old Business

C. Subdivision and Land Development Review

D. Report of Finalized Conditional Approvals

XII. New Business

D. Subdivision and Land Development Review

3. Sketch Plan Review - Straw & Stream – Bruce Bonnice - Minor Subdivision – Jessup Twp – Requesting a consideration for a variance, for a 400’ driveway on a flag lot, when full plan is submitted. P Peltz read the memo. Planning Commission Members stated they foresee no issues with allowing a variance to extend driveway and recommended submitting a full subdivision plan for review.
4. Preliminary Plan - Harris, Kimberly & Jesse Kane – Major Subdivision – Bridgewater Twp – Proposing a two-lot subdivision of their 12.27 acre parcel – Requesting Conditional Preliminary and Final Approval - P Peltz read the memo. R Housel made the motion to Grant preliminary approval conditioned on receipt of the Municipality Report Form from the Bridgewater Township Supervisors within the Commission’s allowable review period (Section 306.5) and DEP approval. Seconded by L Salsman, and so carried.

E. Section 102.2 – Review and Comment

1. Lopatofsky, William and Claudia – Minor Subdivision – Clifford Township – Clifford Township Planning Commission states that PennDOT will issue a driveway permit when the subdivision is complete – The Susquehanna County Planning Commission members state, to stay consistent with recent history, and most recent practices, a driveway permit from PennDOT is required prior to subdivision approval.

F. Subdivisions and Land Developments - Staff Actions –

Additions/ Lot Line Adjustments –

1. Howard, Jonathan and Margaret – Addition to Lands – New Milford Twp – 1 Lot (0.09)

Minor Subdivisions/ New Lots –

1. Bocan, Edward and Paul – Minor Subdivision – Herrick Twp 2 Lots (99.54 ac, 93.83 ac)
2. Clark, John T and Colleen A – Minor Subdivision – Springville Twp = 1 Lot (1.25 ac)
3. Mack, Dean and Jane – Minor Subdivision – Brooklyn Twp - 2 Lots (37 ac, 37 ac)

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

Major Subdivisions

None at this time.

Land Development

None at this time.

VII. Other items of discussion:

Loren Salsman discussed the reconstruction of South Montrose Church.

IX. Adjournment

C Caterson made the motion seconded by L Salsman and carried, to adjourn the meeting at 7:44 pm.

Minutes Prepared by:
Patti L. Peltz Director, Planning

Certified to be a true and correct copy of the minutes of the regular meeting of the Susquehanna County Planning Commission held on August 31, 2021.

Respectfully Submitted,

Robert A. Housel, Secretary