

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

****No September 2021 Meeting ****

Susquehanna County Planning Commission
Minutes October 12, 2021
7:00 PM

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

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

III. Approval of Minutes

C Caterson made the motion, seconded by N Harvatine and carried to approve the minutes, of the August Meeting, pending the correction of Nancy Harvatine's name, in the motion for Minor Subdivisions/New Lots, approval.

IV. Communications

1. NOI – Chesapeake Appalachia, LLC – PADEP Chapter 105 General Permit – Utility line stream crossing GP-5 -Temporary Road crossing GP-8 – Auburn Twp.
2. NOI – BKV Operating, LLC – Consumptive use of water for drilling – Silver Lake Twp. – Trecoske North Pad
3. NOI - SWN Production Company, LLC – DEP Solid Waste Permit issued – New Milford Twp. – Zeffer Facility
4. NOI – Chesapeake Appalachia, LLC – Consumptive use of water for drilling – Auburn Twp. – Marbaker Pad
5. NOI – Susquehanna Civil – General NPDES Permit for Stormwater Discharges associated with Construction – PennDOT – SR 0011 Section RS2 – Lathrop, Lenox, Harford, Brooklyn Twps.
6. NOI – Chesapeake Appalachia, LLC – Chapter 105 General Permit – Utility line stream crossing GP-5 - Temporary Road crossing GP-8 – Auburn Twp. – Susan Well Pad and Gameon Water Impoundment.
7. NOI – Cabot Oil & Gas Corporation – Consumptive Use of water for drilling – Middletown Twp. – Guiton Pad P1
8. NOI – PA DEP Bureau of Abandoned Mine Reclamation – Reclaiming 1 mile of shoreline along Lackawanna River – Forest City Borough – Susquehanna and Wayne Counties.
9. NOI – Cabot Oil & Gas Corporation – Consumptive Use of water for drilling – Dimock Twp – HibbardAM P2
10. NOI – Cabot Oil & Gas Corporation – Consumptive Use of water for drilling – Dimock Twp – HibbardAM P1
11. NOI – Cabot Oil & Gas Corporation – Consumptive Use of water for drilling – Dimock Twp – HessR P1
12. NOI – Cabot Oil & Gas Corporation – Consumptive Use of water for drilling – Gibson Twp – StellitanoA P1
13. NOI – Cabot Oil & Gas Corporation – Consumptive Use of water for drilling – Harford Twp – ZuppK P1
14. NOI – Cabot Oil & Gas Corporation – Consumptive Use of water for drilling – Bridgewater Twp – GrooverS P1
15. NOI – Cabot Oil & Gas Corporation – Consumptive Use of water for drilling – Bridgewater Twp – WrightW P1

V. Public Comment: There was no public comment

VI. Old Business

A. Subdivision and Land Development Review

1. Straw & Stream – Bruce Bonnice - Minor Residential Subdivision – Jessup Twp – One lot, 2 acres. Requesting a variance, for a 400’ driveway on a flag lot. SALDO states 300’ for flag lots. B Housel made the motion to grant preliminary and final approval for the flag lot, and grant requested variance, pending receipt of the Municipality Report Form from Seconded by C Caterson, and so carried.

B. Report of Finalized Conditional Approvals

VII. New Business

A. Subdivision and Land Development Review

1. UGI/Anderson Compressor Station Expansion – Commercial Land Development - Auburn Township – Requesting Preliminary approval to add a fourth compressor, to be housed in a 42’ x 50’ building, to the location. N Harvatine made the motion to grant preliminary approval conditioned on the receipt of the Municipality Report Form from Auburn Township Supervisors. Seconded by J Ramsey, and so carried.

B. Section 102.2 – Review and Comment

C. Subdivisions and Land Developments - Staff Actions –

Additions/ Lot Line Adjustments –

1. Chiarito, Kenneth and Sharon to Potter, Brett and Judy – Gibson Twp 1 Lot (1.01 ac)
2. Baildon, John and Rachel and Karkut, Anne – Choconut Twp – 1 Lot (48.96 ac)
3. Mireider to Lockwood – Lot Line Adjustment – Lanesboro Borough – 14’ of land (.0003213 of an acre)

B Housel made the motion to approve staff actions under Additions/Lot Line adjustments. J Ramsey seconded, and so carried.

Minor Subdivisions/ New Lots –

1. Hallstead Plaza Properties – Minor Subdivision – Great Bend Twp – 2 Lots (3.18 ac, 0.77 ac)
2. Magnotti, Samuel and Sue – Minor Subdivision – Bridgewater Twp – 2 Lots (1.40 ac, 14.8 ac)
3. Dillon, Joanne – Minor Subdivision – Choconut Twp – 3 Lots (37.10 ac, 44.71 ac, 33.45 ac)

J Ramsey made a motion to approve staff actions included in Minor Subdivisions/New Lots, seconded by N Harvatine, and so carried.

Major Subdivisions

None at this time.

Land Development

1. Brooklyn Township Building – Land Development – Brooklyn Township – Final Approval.

B Housel made to motion to grant final approval to Brooklyn Township for the new Brooklyn Township Building. Seconded by C Caterson, and so carried.

VIII. Other items of discussion:

Bob Housel discussed some of the Susquehanna County Planning Commission policies.

IX. Adjournment

C Caterson made the motion seconded by B Housel and carried, to adjourn the meeting at 7:17 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 October 12, 2021.

Respectfully Submitted,

Robert A. Housel, Secretary

Susquehanna County Planning Commission
Minutes November 23, 2021
7:00 PM

- VIII. 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, John Ramsay, and Loren Salsman. Absent were Katherine Shelly, Chris Caterson, and Matt Curley. Also attending were Planning Department Director Patti Peltz, Deputy Director Carol Ainey, and Norman Butts.
- IX. Pledge of Allegiance** The pledge of allegiance was said.
- X. Approval of Minutes**
N Harvatine made the motion, seconded by J Ramsay and carried to approve the minutes, of the October 12th Meeting.
- XI. Communications**
1. NOI – Chesapeake Energy – Consumptive Use of water for drilling – McGavin Pad – Auburn Twp.
 2. NOI - Repsol Oil & Gas USA – Consumptive Use of water for drilling – Shaw (05-272) – Rush Twp.
 3. NOI – Penn DOT – Virtual Public Meetings and Online Displays – Rush Twp - State Route 0706 Section 552 – 11/27/21 6:00 PM to 7:00 PM - Jessup Twp – State Route 0706 Sections 553, 554, 556 -11/3/21 7:30PM to 8:30 PM
 4. NOI – Coterra Energy, Inc – Erosion and Sediment Control General Permit – Rayias, E. Well Pad – Dimock & Brooklyn Twps.
 5. NOI – SWN Production Company, LLC – Consumptive Use of water for drilling – Skelly Pad – New Milford Twp.
 6. NOI – SWN Production Company, LLC – Consumptive Use of water for drilling – HDK Pad – Franklin Twp.
 7. NOI – SWN Production Company, LLC - Consumptive Use of water for drilling – Innes Pad – New Milford Twp.
 8. NOI – Chesapeake Appalachia, LLC – Consumptive Use of water for drilling – Verex Pad – Auburn Twp.
 9. NOI – PAPUC – Approval to alter the public crossing (DOT 263 860 W) – existing bridge where SR0011 crosses the track of Norfolk Southern – Great Bend Borough.
 10. NOI – Chesapeake Appalachia, LLC – Chapter 105 Water Obstruction and Encroachment Joint Permit – Wyom 5 – Springville Twp - Susquehanna County/Washington Twp - Wyoming County – Gustin Frac Pond
 11. NOI – Coterra – Air Permit Application to install a Caterpillar lean burn engine and compressor – Auburn Twp – Burke, G. Pad 1
 12. NOI – PennDOT – DEP application for cleaning the concrete pipe and channel in Unnamed Tributary to Elk Lake Stream – SR 3023 – Rush Twp
- XII. Public Comment:** Norman Butts spoke about the history of Dunn Lake and voiced his concerns about sewage capabilities in the Dunn Lake Subdivision.

XIII. Old Business

C. Subdivision and Land Development Review

1. Cingular Wireless/AT&T – Commercial Land Development – Telecommunications Tower – Harford Twp – Requesting Final Approval.
2. American Tower – Commercial Land Development – Telecommunications Tower – New Milford Twp -Requesting Final Approval.

L Salsman made the motion to grant final approval for both Commercial Land Developments, R Housel seconded, and so carried.

XIV. Report of Finalized Conditional Approvals

XV. New Business

D. Subdivision and Land Development Review

None

E. Section 102.2 - Act 170 – Review and Comment

1. Poggi, Jeff & Rita – Addition to Lands – Thompson Twp – No objections – positive comment.
2. Pettinato, James & Carol/Dollar General Lot – Minor Subdivision – Clifford Twp – Clifford Planning Commission approved – positive comment.
3. Dollar General – Commercial Land Development – Clifford Twp – Clifford Planning Commission preliminary approval pending DEP approval, PennDOT HOP, and NPDES permit – positive comment.
4. Aiken, Robert & Patricia – Minor Land Development – Montrose Borough – Montrose Planning Commission approved – positive comment.
5. Nagy, Kevin -Addition to Lands – Silver Lake Twp – Silver Lake Planning Commission approved – positive comment.

N Harvatine made the motion, seconded by J Ramsay, and carried, to concur with staff action on Act 170 Review and Comment.

F. Subdivisions and Land Developments - Staff Actions –

Additions/ Lot Line Adjustments –

1. Crandall, Warner and Janet – Addition to Lands – Gibson Twp – 1 Lot (.51 acres)
2. Ball/Carter – Addition-Lot Improvement – Rush Twp – 3 Lots (10, 2, and 10.51 acres)
3. Scott, Chad – Addition to Lands – New Milford Borough – 1 Lot (.39 acres)
4. Holbert/Clark – Addition to Lands – Forest Lake Twp – 1 Lot (.56 acres)

Minor Subdivisions/ New Lots –

1. Matson & Russell – Minor Subdivision – Apolocan Twp – 1 Lot (11 acres)
2. Johnson, Edward Jr – Minor Subdivision – Springville Twp – 1 Lot (2 acres)
3. Kavetski, Terence and Melanie – Minor Subdivision - Gibson Twp – 1 Lot (10 acres)
4. Loomis and Smith – Minor Subdivision – Bridgewater Twp – 1 Lot (1.47 acres)
5. Lockwood, Gerard and Elizabeth – Minor Subdivision – Lenox Twp (1 Lot (71.92 acres)
6. Cosentino, Carmen and Rosemary – Minor Subdivision – Jackson Twp 1 Lot (2 acres)
7. Daniels, Mike and Brenda – Minor Subdivision – Brooklyn Twp – 2 Lots (2.0 acres & 18.0 acres)
8. Straw and Stream – Minor Subdivision – Flag Lot – Jessup Twp – 1 Lot (2.0 acres)
9. Motsko, Mary and Thomas – Minor Subdivision – Ararat Twp – 1 lot (13.09 acres)

Major Subdivisions

1. Harris, Kimberly & Jesse Kane – Major Subdivision – Bridgewater Twp – 1 Lot (1.20 acres)

Land Development

1. Sparks, Lewis & Brandea – Minor Land Development – Great Bend Twp – 1 Lot (2.8 acres)

R Housel made the motion, L Salsman seconded, and carried, to concur with staff actions.

VIII. Other items of discussion:

C Ainey discussed the need for addressing structures with applicants when they initially come into the planning office.

P Peltz discussed attendance and the need for a Planning Commission member.

X. Adjournment

L Salsman made the motion seconded by R Housel and carried, to adjourn the meeting at 8:05 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 November 23, 2021.

Respectfully Submitted,

Robert A. Housel, Secretary

Susquehanna County Planning Commission Minutes

December 21, 2021 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, Bob Housel, Secretary, Chris Caterson, Matt Curley and Loren Salsman. Absent were Katherine Shelly, John Ramsay, and Nancy Harvatine. Also attending were Planning Department Director Patti Peltz, and Deputy Director Carol Ainey.

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

III. Approval of Minutes

C Caterson made the motion, seconded by L Salsman, to approve the minutes, of the November 23, 2021 Meeting, and so carried.

IV. Communications

1. NOI – Coterra Energy, Inc. – Air permit application to install a Caterpillar lean burn engine and compressor – Carpenetti, R. Pad 1 – Lathrop Twp.
2. NOI – Coterra Energy, Inc. – Air permit application to install a Caterpillar lean burn engine and compressor – Myers, R. Pad 1 – Lathrop Twp.
3. NOI - Coterra Energy, Inc. – Consumptive us of water for drilling – TuckerH Pad 1 – Bridgewater Twp.
4. NOI - Coterra Energy, Inc. – Consumptive us of water for drilling – ChudleighW Pad 1 – Springville Twp.
5. NOI - Coterra Energy, Inc. – Consumptive us of water for drilling – CarlsonW Pad 1 – Springville Twp.
6. NOI - Coterra Energy, Inc. – Consumptive us of water for drilling – PowersN Pad 1 – Forest Lake Twp.
7. NOI - Chesapeake Energy – Consumptive us of water for drilling – Canella Pad 1 – Auburn Twp.
8. NOI - Chesapeake Energy – Consumptive us of water for drilling – Kipar New – Auburn Twp.
9. NOI - Chesapeake Energy – Consumptive us of water for drilling – Rylee Pad – Auburn Twp.
10. NOI – Earthres Group, Inc. – Joseph Zawisky, LLC. – Submitting Major Permit Modification and associated NPDES Permit – Quarry expansion – Clapper Quarry – Jackson & Oakland Twps.

V. Public Comment: No public comment.

VI. Old Business

D. Subdivision and Land Development Review

E. Susquehanna County Public Safety Facility – Land Development – New Milford Township – Requesting Final Approval. R Franks made the motion to grant final approval, R Housel seconded, and so carried.

F. Endless Mountain Resort – Commercial Land Development – Herrick Township – Requesting Final Approval. M Curley made the motion to grant final approval, C Caterson seconded, and so carried.

G. Blue Ridge School District – Land Development – New Milford Township – Requesting Final Approval. R Housel made the motion to grant final approval, R Franks seconded, and so carried.

VII. Report of Finalized Conditional Approvals

None.

VIII. New Business

A. Subdivision and Land Development Review

1. Cellco Partnership d/b/a Verizon Wireless – Bell Atlantic Mobile Systems, Inc. – Phillips, John Michael - Commercial Land Development – Great Bend Township – Requesting Preliminary Approval. Requested variance was denied, and the plan was rejected as submitted. M Curley made the motion to deny, seconded by L Salsman, 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. C Cleveland, Charles – Addition to Lands – New Milford Twp – 1 lot (1.63 acres)
2. Graf, Margaret S – Addition to Lands – New Milford Twp – 3 lots (12.6, 39.74, 39.74 acres)
3. Ralston, Rhonda – Addition to Lands – New Milford Twp – 2 lots (5.04 acres, 5.00 acres)

Minor Subdivisions/ New Lots –

1. First Presbyterian Church of Hallstead – Minor Subdivision – Hallstead Borough – 2 lots (.801 acres, .163 acres)
2. Homan, James – Minor Subdivision – Apolacan Twp – 2 lots (22.84 acres, 22.84 acres)
3. Whengreen, Kathleen A & William W – Lenox Twp – 3 lots (102.96 acres, 22.615 acres, 2.38 acres)
4. Jennings, Kimberly & Small, Jonathon – Springville Twp – 2 lots (34.27 acres, 34.27 acres)
5. McBride, Donald – Apolacan Twp – 2 lots (24.98 acres, 12.68 acres)
6. Seamans, Elbert – Harford Twp – 2 lots (.21 acres, 108 acres)

Major Subdivisions

None.

Land Development

2. Kamarauskas, Shana – Minor Residential Land Development - Rush Twp – 1 Lot (14.05 acres)

M Curley made the motion, R Housel seconded, and carried, to concur with staff actions.

VIII. Other items of discussion:

- A. Nominating Committee for Slate of Officers 2022. C Caterson made the motion to keep the Nominating Committee members the same as the 2021 year. Including C Caterson and R Franks. Seconded by L Salsman, and so carried.
- B. January 25, 2022 will be the Planning Commission reorganization meeting.
- C. Meeting dates for 2022 are as follows:

January 25
February 22
March 29
April 26
May 31
June 28
July 26
August 30
September 27
October 25
***November 22**
***December 20**

***November 22nd and December 20th meetings are both a week early.**

L Salsman discussed the need for Planning Commission members attendance. He also discussed accessory buildings versus residential homes, on a single parcel of land.

XI. Adjournment

C Caterson made the motion, seconded by R Housel and carried, to adjourn the meeting at 7:28 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 December 21, 2021.

Respectfully Submitted,

Robert A. Housel, Secretary

