

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 Catterson, 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 Catterson, 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