

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

I. Call to Order

II. Pledge of Allegiance

III. Approval of Minutes

IV. Communications – See Attached Listing

V. Public Comment

VI. Old Business

A. Subdivision and Land Development Review

1. None.

B. Report of Finalized Conditional Approvals

1. None.

VII. New Business

A. Subdivision and Land Development Review

1. None.

B. Section 102.2 – 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.

C. Subdivisions and Land Developments - Staff Actions –

Attached Listing through April 21, 2022

VIII. Other items of discussion

1. None.

IX. Adjournment

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 Winschuh, 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

C. 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. Dizak, 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.

No March 2022 meeting held, due to lack of agenda

Respectfully Submitted,

Robert A. Housel, Secretary

IV. Communication 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.

Staff Approvals
February 18, 2022 –April 22, 2022

ADDITIONS/ LOT LINE ADJUSTMENT

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

1. None.

LAND DEVELOPMENT

1. None.