

Susquehanna County Planning Commission
Agenda – December 21, 2021
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. Susquehanna County Public Safety Facility – Land Development – New Milford Township – Requesting Final Approval (see attached memo)
2. Endless Mountain Resort – Commercial Land Development – Herrick Township – Requesting Final Approval (see attached memo)
3. Blue Ridge School District – Land Development – New Milford Township – Requesting Final Approval (see attached memo)

B. Report of Finalized Conditional Approvals

VII. 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 (see attached memo)

B. Section 102.2 – Review and Comment

C. Subdivisions and Land Developments - Staff Actions –

Attached Listing through December 17, 2021

VIII. Other items of discussion

- A. Nominating Committee for Slate of Officers 2022.
- B. January 25, 2022 will be the Planning Commission reorganization meeting.
- C. Meeting dates for 2022 – see attached list

IX. Adjournment

Susquehanna County Planning Commission

November 23, 2021 Minutes

Call to Order: Susquehanna County Planning Commission Minutes November 23, 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, 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.

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

- III. **Approval of Minutes**
N Harvatine made the motion, seconded by J Ramsay and carried to approve the minutes, of the October 12th Meeting.

- IV. **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

V. **Public Comment:** Norman Butts spoke about the history of Dunn Lake and voiced his concerns about sewage capabilities in the Dunn Lake Subdivision.

VI. **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.

VII. **Report of Finalized Conditional Approvals**

VIII. **New Business**

A. **Subdivision and Land Development Review**

None

B. **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.

C. **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.

IX. 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

IV. Communication November 19, 2021 – December 17, 2021

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 use of water for drilling – TuckerH Pad 1 – Bridgewater Twp.
4. NOI - Coterra Energy, Inc. – Consumptive use of water for drilling – ChudleighW Pad 1 – Springville Twp.
5. NOI - Coterra Energy, Inc. – Consumptive use of water for drilling – CarlsonW Pad 1 – Springville Twp.
6. NOI - Coterra Energy, Inc. – Consumptive use of water for drilling – PowersN Pad 1 – Forest Lake Twp.
7. NOI - Chesapeake Energy – Consumptive use of water for drilling – Canella Pad 1 – Auburn Twp.
8. NOI - Chesapeake Energy – Consumptive use of water for drilling – Kipar New – Auburn Twp.
9. NOI - Chesapeake Energy – Consumptive use 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.

**SUSQUEHANNA COUNTY
PLANNING COMMISSION**

To: Susquehanna County Planning Commission
From: Patti L. Peltz
Date: December 9, 2021
Subject: Susquehanna County Public Safety Facility – Commercial Land Development- New Milford Township

At the February 25, 2020 meeting, this Commission granted preliminary approval of the Susquehanna County Public Safety Facility, Land Development in New Milford Township; conditioned on receipt of a copy of the driveway permit (Section 402.3N), NPDES permit (Section 402.3J), DEP approval of the sewer planning module (Section 402.3H, and the Municipality Report Form from the New Milford Township Supervisors within the Commission's allowable review period (Section 306.5). The plan consisted of constructing two buildings, The Department of Public Safety Building which is 29,507sf and the Coroners Building which is 9,779sf. The two building are intended to house 911, Emergency Management, District Attorney, Public Defender, District Judge, Coroner, and county detectives. It is located along Public Way in New Milford Township.

The Municipality Report Form was received in March 2020, and the plan was granted preliminary approval. NPDES Permit was received on January 14, 2020, DEP approval was issued on November 23, 2020, and driveway permit was received February 2021.

The new Public Safety Facility is near completion and is requesting final approval of the plan.

The staff visited the site on December 9, 2021 and found the building to be located as shown on the plan.

Staff Recommendation: Grant final approval of the Susquehanna County Public Safety Facility Land Development in New Milford Township.

**SUSQUEHANNA COUNTY
PLANNING COMMISSION**

To: Susquehanna County Planning Commission
From: Patti L. Peltz
Date: December 9, 2021
Subject: The Endless Mountains Resort – Commercial Land Development – Herrick Township

At the April 27, 2021 meeting, this Commission granted preliminary approval of the Endless Mountains Resort, Commercial Land Development in Herrick Township; conditioned on receipt of a copy of the Municipality Report Form from the Herrick Township Supervisors within the Commission’s allowable review period (Section 306.5). The plan consisted of constructing a 1689sf building, and seven parking spaces, including one handicapped.

The Municipality Report Form was received on May 24, 2021, and the plan was granted preliminary approval. When the form was received it states an objection or recommendation note “Setback from pond is 68’ – Herrick Township Zoning Officer states 75’. E. Mancinelli, consulting engineer, was present and stated they would fill in or drain pond to meet setback.” Speaking with John Watts on December 9, 2021, they are “thumbs up” and have met the setback.

The Endless Mountains Resort Commercial Land Development is near completion and is requesting final approval.

The staff visited the site on December 8, 2021 and found the building to be located as shown on the plan.

Staff Recommendation: Grant final approval of the Endless Mountains Resort Commercial Land Development in Herrick Township.

SUSQUEHANNA COUNTY
PLANNING COMMISSION

To: Susquehanna County Planning Commission
From: Patti L. Peltz
Date: December 9, 2021
Subject: Blue Ridge School District – Parking Lot Improvements - Land Development – New Milford Township

At the February 26, 2019 meeting, this Commission granted preliminary approval of the Blue Ridge School Districts Land Development in New Milford Township; conditioned on receipt of a copy of NPDES approval from DEP. The approval was received on July 12, 2019.

The plan consisted of developing the land with a 15,979sf parking lot.

The parking lot is complete and is requesting final approval of the plan.

The staff visited the site on December 8, 2021 and found the parking lot to be located as shown on the plan.

Staff Recommendation: Grant final approval of the Blue Ridge School Districts Land Development in New Milford Township.

SUSQUEHANNA COUNTY
PLANNING COMMISSION

To: Susquehanna County Planning Commission
From: Patti L. Peltz
Date: December 13, 2021
Subject: Cellco Partnership d/b/a Verizon Wireless – Bell Atlantic Mobile Systems, Inc. – Phillips, John Michael – Commercial Development – Telecommunications Tower – Great Bend Township

Cellco Partnership d/b/a Verizon Wireless on behalf of Bell Atlantic Mobile Systems, Inc. has proposed a telecommunications tower on lands of John Michael Phillips along State Route 11, Great Bend Township.

In reviewing the plan, the following items are called to your attention:

1. By definition (Section 204) this is a commercial development.
2. Application, affidavit of ownership and filing fee have been received.
3. Development plans were prepared by Michael P. Cleary, P.E. of Colliers Engineer & Design of Exton, Pennsylvania.
4. Verizon Wireless proposes to erect a 198ft. telecommunications tower on a 5-acre parcel of land owned by John Michael Phillips along State Route 11 in Great Bend Township. There is an existing home, residential garage, commercial garage and many mobile trailers on the parcel of land. Also, an existing billboard.
5. The development will consist of a 36' X 36' leased area containing the cell tower and a ground equipment cabinet and generator on a concrete pad. The entire site will be enclosed with an 8 ft. high chain link fence.
6. Access to the site is by way of a gravel driveway alongside an existing garage and mobile home/camper site.
7. The tower will be set back from the neighboring property line 35 feet. SALDO states required minimum setback is tower height plus 15 feet for the fall zone (213'). A setback waiver has been submitted, requesting a 35' setback. ***(708.2B) Set-back Distance The tower shall be set-back from adjacent property lines and existing buildings a distance equal to the maximum collapsible fall zone for the proposed tower as specified by a registered engineer responsible for designing the proposed tower, plus 15 feet.***
8. A copy of the lease has been submitted.
9. Site is located in the class AE flood zone. SALDO states: ***(601.1 H.) Water Frontage and Surface Drainage In the case where a local municipal is more restrictive such ordinance shall apply, otherwise the following shall apply. (601.1 H 2) Buildings shall be located so that the lowest floor (including basement) of any residential or non-residential structure is located at least one and one-half (1.5) feet above the one hundred (100) year flood elevation as established by the National Flood Insurance Program or the structure be designed and constructed so that the space enclosed by such structure shall remain either completely or essentially dry during any flood up to that height.***
10. The Great Bend Township Supervisors were notified on December 14, 2021 Their next regular meeting is scheduled for January 6th, 2022.

Staff Recommendation: Consider property setbacks waiver and flood zone implications of the proposed plan. Refer to *1103.1(B)4 & 1103.1(B)5*:

1103.1 Intent; Hardship: Alternative Methods; Public Interest

- A. Intent - The provisions of this Ordinance are intended as a minimum standard for the protection of the public health, safety, and welfare.***

- B. Hardship - If compliance with any mandatory provision of these regulations is shown by the applicant, to the satisfaction of the Planning Commission, to be unreasonable, or to cause undue hardship as it applies to a particular property, the Planning Commission may grant a waiver or modification from such mandatory provision to permit the reasonable use of the property. Hardship shall be determined by applying the following criteria:***
 - 4. The hardship cannot be self-created.***

 - 5. Hardship is not to be construed to mean that less profit will be made under the existing ordinance than might be realized with the granting of a variance.***

Staff Approvals
November 19th, 2021 – December 17, 2021

ADDITIONS/ LOT LINE ADJUSTMENT

1. 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

LAND DEVELOPMENT

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

2022 Planning Commission Meeting Dates

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| January 31 |
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| December 20 * Note one week early* |
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