

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

I. Call to Order

II. Pledge of Allegiance

III. Approval of Minutes (Appendix A)

IV. Public Comment (Agenda Items)

V. Communications

1. NOI – Chesapeake Appalachia – Applying for an after-the-fact Section 404/Chapter 505 Water Obstruction and Encroachment Joint Permit Application – LJR Sus Pad – Rush Twp.
2. NOI – Chesapeake Appalachia – Applying for an after-the-fact Chapter 105 Water Obstruction and Encroachment General Permit Application – Decker Farms Sus Pad – Rush Twp.
3. NOI – Coterra Energy, Inc - Consumptive Use – SalanskyT P1 – Gibson Twp
4. NOI – Chesapeake Appalachia, LLC – Water withdrawal – Wyalusing Creek – Rush Twp
5. NOI – Chesapeake Appalachia, LLC – ESCGP-03 – Cook Pad – Rush Township
6. NOI – Southwestern Energy – Water Withdrawal – Susquehanna River – Great Bend Twp

VI. Old 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 Reconsideration of the Denied Preliminary Plan (**Planning Director Update**)

B. Report of Finalized Conditional Approvals - None at this time

VII. New Business

A. Subdivision and Land Development Review – none at this time

B. Section 102.2 – Review and Comment

1. Clifford Twp Planning Commission - Bilota Family Irrevocable Personal Residence Trust – Minor Subdivision – 2 lots (10,10). Staff agrees with Clifford Twp. Planning Commissions Approval.
2. Silver Lake Township Planning Commission – McNamara, John and Phyllis, Minor subdivision 2 lots (10,10). Staff Agrees with Sliver Lake Planning Commission

C. Subdivisions and Land Developments - Staff Actions – June 29-July 26, 2022

Additions/Lot Line Adjustments

1. Hollister, Berton and Rose – Addition to Lands Subdivision – Auburn Twp – 2 lots (16.52 and 13.30 acres)
2. Haynes, Kevin – Addition to Lands Subdivision – Ararat Twp – 2 lots (.09 and .33 acres)
3. Hubbard, Linda and Lawrence – Addition to Lands Subdivision – Herrick Twp 1 lot (.29 acres)
4. Turner, Robert and Karen Kielty – Addition to Lands Subdivision – Herrick Twp – 1 lot (1.4 acres)
5. JBS Farm, LLC – Addition to Lands Subdivision – Brooklyn Township – 2 lots (74.99 and 7.09 acres)

MINOR SUBDIVISIONS/ NEW LOTS

1. Rought, Kevin & Tammy – Minor Subdivision – Harford Twp 1 lots (50 acres)
2. Allen Family at Twin Creeks Irrevocable Family Trust – Minor Subdivision – 2 lots (10.83 and 74+ acres)
3. David Guiton Estate - Mack-Long Subdivision – Middletown Township 2 lots (14.44 acres each)
4. Kemp Estate – Minor Subdivision – Forest Lake Twp – 3 lots (6.04, 4.04, 12.48 acres)
5. Gunn, Douglas ET AL – Minor Subdivision – New Milford Twp – 2 Lots (2, 71 acres)

MAJOR SUBDIVISIONS

None at this time

LAND DEVELOPMENT

None at this time

VIII. Other items of discussion

IX. Public Comment (Non-Agenda Items)

X. Adjournment

Appendix A: Previous Meeting Minutes

Susquehanna County Planning Commission Meeting Minutes June 28, 2022 7:00 PM

I. Call to Order: Chairman, Rick Franks called the meeting to order at 7:00 PM. Members present included: Vice Chairman, Nancy Harvatine, Secretary, Robert Housel, Joe Kempa, Chris Caterson, John Ramsay, Matthew Curley, and Kathie Shelly. Brandon Cleveland was absent. Also attending were Planning Department Director, Duane Naugle and Deputy Director, Carol Ainey. Chief Clerk, Rebekah Hubbard and Chris Furman, Solicitor representing Susquehanna County. Members of the public who attended: Robert Templeton, Mike Hubbard, Andrew Petersohn, PE, Matthew Graubert, PE, and Richard Williams, Esq.

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

III. Approval of Minutes

C Caterson made the motion, seconded by J Ramsay, to approve the minutes, of the April 26, 2022 Meeting, and so carried.

C. Caterson made a motion, seconded by N. Harvatine, and carried, to amend the June 2022 Agenda to allow for the review of the Pennypacker Major Subdivision.

IV. Communication April 25, 2022 –June 28, 2022

1. NOI – Coterra Energy, Inc. – Applying for a General Permit (GP-5A) to install a Caterpillar G3516 lean burn engine and compressor – Squier, R. Pad – Brooklyn Twp.
2. NOI – Coterra Energy, Inc. – Applying for a General Permit (GP-5A) to install a Caterpillar G3516 lean burn engine and compressor – Williams, D. Pad – Brooklyn Twp.
3. NOI – Coterra Energy, Inc. – Consumptive Use – Oakley, J. P1 – Springville Twp.
4. NOI – Coterra Energy, Inc. – Consumptive Use – Post P1 – Brooklyn Twp.
5. NOI – Coterra Energy, Inc. – Consumptive Use – Stockholm K P3 – Rush Twp.
6. NOI – Coterra Energy, Inc. – Consumptive Use – Lauffer P1 – Springville Twp.
7. NOI – Coterra Energy, Inc. – Consumptive Use – Forwood, E P1 – Lenox Twp.
8. NOI – Coterra Energy, Inc. – Consumptive Use – StockholmK P1 – Dimock Twp.
9. NOI – Coterra Energy, Inc. – Consumptive Use – BusikJ P1 – Dimock Twp.
10. NOI – Coterra Energy, Inc. – Consumptive Use – FergusonA P1 – Harford Twp.
11. NOI – Tract Engineering, PLLC – Small Noncoal Surface Mine Permit Application – Turner 2 Quarry – Liberty Twp.
12. 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.
13. NOI – Coterra Energy, Inc – Consumptive Use – Forwood Pad – Lenox Twp
14. NOI – Coterra Energy, Inc - Consumptive Use – Ferguson P1 – Harford Twp
15. NOI – Coterra Energy, Inc – Consumptive Use – BusikJ P1 - Dimock Twp
16. NOI – Coterra Energy, Inc – Consumptive Use – StockholmK P1 – Dimock Twp

17. NOI – Oteyokwa Lake – Shoreline bank rehabilitation to address accelerated Erosion issues – Franklin Twp
18. NOI – Coterra Energy, Inc – Consumptive Use – ReillyJ P1 – Gibson Twp
19. NOI - Coterra Energy, Inc – Consumptive Use Rag Apple LLC P1 – Jessup Twp
20. NOI – Coterra Energy, Inc – Consumptive Use - Dobrosielski P1 – Auburn Twp
21. NOI – Coterra Energy, inc – Consumptive Use – FlowerT P1 – Springville Twp
22. NOI – BKV – Consumptive Use – Ricci Pad – Bridgewater Twp
23. NOI – Chesapeake Energy – Consumptive Use – Gary Pad – Rush Twp
24. NOI – Entech Engineering on behalf pf Coterra Energy, Inc – Coverage under the Erosion and Sediment Control General Permit (ESCGP-3) for Earth Disturbance Associated with Oil & Gas Exploration, Production, Processing, or Treatment Operations or Transmission Facilities
25. NOI – Chesapeake Energy – Consumptive Use – Bishop Drilling Pad – Auburn Twp
26. NOI – Repsol Oil & gas USA, LLC – Consumptive Use – Alderson (05-009) V Pad – Middletown Twp
27. NOI – Coterra Energy, Inc – Consumptive Use – Diaz Family LP P2 – Bridgewater Twp

IV. Public Comment: None

V. Old Business

1. Cellco Partnership d/b/a Verizon Wireless – Bell Atlantic Mobile Systems, Inc. – Phillips, John Michael - Commercial Land Development – Great Bend Township– Requesting Reconsideration of the Denied Preliminary Plan. C. Ainey read the memo.

Attorney Furman discussed the Order handed down by the Court of Common Pleas issued June 1, 2022. Attorney Furman questioned Attorney Williams, who is representing Verizon, if they intended to have the original plan reconsidered or if they wished to have only the new plans considered. Attorney Williams indicated that the original plan, along with the appeal, was being withdrawn.

Attorney Williams presented a lengthy summary of the submitted plans and called upon Matthew Graubert to provide information and answer questions regarding the construction of the monopole tower.

Attorney Williams stated that Verizon is not requesting a waiver of the Setback Distance. (708.2 B). due to their claim that the “fall zone” for the monopole tower is zero.

Andrew Petersohn was then called upon by Attorney Williams to discuss and answer questions regarding the Radio Frequency Design Analysis and the feasibility of using existing towers in the area.

J.Ramsey made a motion, seconded by R. Housel and carried, to consider the submitted plan to be administratively complete.

The planning commission has 90 days to render a decision on this submission.

2. Andre & Son Warehouse – 43,500 ft - Commercial Land Development – Bridgewater Twp – Preliminary Plan – Requesting preliminary approval. C. Ainey read the memo. C. Caterson made the motion, seconded by K. Shelly, and carried, to grant final approval of the plan

C. Subdivision and Land Development Review

None

VI. Report of Finalized Conditional Approvals

None.

VII. New Business

A. Subdivision and Land Development Review

1. Pennypacker Major Subdivision - 1 lot – Jessup Twp Requesting Preliminary and final approval. C. Ainey read the memo. C. Caterson made the motion, seconded by and K. Shelly and carried, to grant preliminary and final approval of the Pennypacker Major Subdivision conditioned on receipt of DEP Approval of the Sewer Planning Module (Section 402.3) and receipt of the Municipality Report Form from the Jessup Twp Supervisors within the allowable review period. (Section 304.7)

B. Section 102.2 - Act 170 – Review and Comment

1. Foley, Donald T Estate – Minor Subdivision – Silver Lake Twp – 2 Lots (22.66 22.66) Positive Review with Recommendation. R. Housel made the motion, seconded by N. Harvatine to concur with the staff action.

C. Subdivisions and Land Developments - Staff Actions

February 18, 2022 – April 22, 2022

Additions/ Lot Line Adjustments –

1. Jubinski, Nicholas – Union Dale Borough – 1 Lot 20 acres
2. Cole, Keith & Christine – New Milford Twp – 1 Lot .25 acres
3. Sysko, Frank & Diane – Ararat Twp – 1 Lot 18 feet
4. Colwell, Howard & Merna - Great Bend Twp – 1 Lot 22.18 acres
5. Reffle, Michael & Donna – Herrick Twp – 1 Lot 25.10 acres
6. Potter, Mary – Bridgewater Twp – 1 Lot .07 acres
7. Clarke/Tator – Gibson Twp – 2 lots .09 acres each
8. Bendert/Babb – Choconut Twp – Addition to Lands Subdivision – 1 lot .59 acres
9. Ely, Kenneth Estate – Dimock Twp – Addition to Lands Subdivision – 1 lot, 50 acres
10. Nash, William & Vonda Estate – Forest Lake Twp – Addition to Lands Subdivision – 1 lot 2.17 acres

M. Curley made the motion, seconded by J. Kempa, and carried, to concur with staff actions numbers 1 thru 10.

Minor Subdivisions/ New Lots –

1. Clark, Kenneth & Stephanie – Forest Lake Twp – 2 Lots 5.4 acres & 5.26 acres
2. Hayden, Stewart – Jackson Townships – 2 Lots 35.14 acres & 23.14 acres

C. Caterson made the motion, seconded by J. Kempa, and carried, to concur with staff actions numbers 1 and 2

Land Development

1. Schwalm, Suzanne – Residential Land Development - Gibson Township

R. Housel made the motion, seconded by C. Caterson and carried, to concur with staff actions.

VIII. Other items of discussion:

A. Attorney Furman outlined the procedure for going forward with the Verizon Plan submission.

IX. Adjournment

C Caterson made the motion, seconded by J Kempa and carried, to adjourn the meeting at 8:45pm.

Minutes Prepared by:

Carol Ainey, Deputy 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 June 28, 2022.

Respectfully Submitted,

/original Signed/

Robert Housel, Secretary
Susquehanna County Planning Commission

