

Susquehanna County Planning Commission
Agenda – November 23, 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

B. Report of Finalized Conditional Approvals

VII. New Business

A. Subdivision and Land Development Review

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

B. Section 102.2 – 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.

C. Subdivisions and Land Developments - Staff Actions –

Attached Listing through October 26, 2021

VIII. Other items of discussion

IX. Adjournment

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

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

IV. Communication October 9 – November 19, 2021

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

SUSQUEHANNA COUNTY
PLANNING COMMISSION

To: Susquehanna County Planning Commission
From: Patti L. Peltz
Date: October 12, 2021
Subject: Cingular Wireless/AT&T – Commercial Land Development – Telecommunications Tower- Harford Township

At the January 30, 2020 meeting, this Commission granted preliminary approval of the Cingular Wireless Telecommunications Tower Commercial Development in Harford Township; conditioned on receipt of the Municipality Report Form from the Harford Township Supervisors within the Commission's allowable review period (Section 306.5). The plan consisted of a Telecommunications Tower along T-562, Blanding Lake Road.

The Municipality Report Form was received on February 20, 2021, and the plan was granted preliminary approval.

Now the tower is complete and Cingular Wireless/AT&T is requesting final approval of the plan.

The original plan was for a 195' lattice telecommunications tower on a 5-acre parcel of land owned by Richard and Patricia Hunter. The 46' x 32' leased area contains the tower, ground equipment cabinet, and generator on a concrete pad. It is set back 150' from the neighboring property line.

The staff visited the site on September 30, 2021 and found the building to be located as shown on the plan.

Staff Recommendation: Grant final approval of the Cingular Wireless/AT&T Telecommunications Tower Commercial Development in Harford Township.

**SUSQUEHANNA COUNTY
PLANNING COMMISSION**

To: Susquehanna County Planning Commission
From: Patti L. Peltz
Date: November 8, 2021
Subject: American Tower Corporation – Commercial Land Development – Telecommunications Tower- New Milford Township

At the March 26, 2019 meeting, this Commission granted preliminary approval of the Cingular Wireless Telecommunications Tower Commercial Development in New Milford Township; conditioned on receipt of the Municipality Report Form from the New Milford Township Supervisors within the Commission's allowable review period (Section 306.5). The plan consisted of a Telecommunications Tower along State Route 1018, in New Milford Township.

The Municipality Report Form was received on March 16, 2019, and the plan was granted preliminary approval.

Now the tower is complete and American Tower is requesting final approval of the plan.

The original plan was for a 200' lattice telecommunications tower on a 75-acre parcel of land owned by Douglas, Robert & Keith Gunn. The 70' x 70' leased area contains the tower, ground equipment cabinet, and generator on a concrete pad. It is set back 341' from the neighboring property line.

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

Staff Recommendation: Grant final approval of the American Tower Telecommunications Tower Commercial Development in New Milford Township.

Staff Approvals
October 8th, 2021 through November 19th, 2021

ADDITIONS/ LOT LINE ADJUSTMENT

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. John, 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)