

Susquehanna County Planning Commission
Agenda – October 12, 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. 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. See attached Memo.

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. See attached memo.

B. Section 102.2 – Review and Comment

C. Subdivisions and Land Developments - Staff Actions –

Attached Listing through September 24, 2021

VIII. Other items of discussion

IX. Adjournment

Susquehanna County Planning Commission
Minutes August 31, 2021
7:00 PM

I. Call to Order: Chairman Richard Franks 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. Absent were Katherine Shelly, and Nancy Hurley. Also attending were Planning Department Director Patti Peltz, Deputy Director Carol Ainey, and Chris Oleniacz.

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

III. Approval of Minutes

L Salsman made the motion, seconded by C Caterson and carried to approve the minutes, of the July Meeting.

IV. Communications

1. NOI - DRG Quarry/Wayco, Inc.- General Permit Small Non-Coal Mine Permit Application- Harmony Twp.
2. NOI – Chesapeake Appalachia, LLC – PADEP Chapter 105 Joint Permit – One 16” temporary waterline – Benscoter Natural Gas Well Pad/Marbaker Water Impoundment – Auburn Twp.
3. NOI – SWN Production Company – Consumptive Use of water for drilling – Carty-Wiseman Well Pad – Liberty Twp.
4. NOI – SWN Production Company – Consumptive Use of water for drilling – Bernstein Pad – Clifford and Lenox Twp’s.
5. NOI – SWN Production Company – Consumptive Use of water for drilling – Kass North Well Pad – Liberty Twp.
6. NOI- SWN Production Company – Consumptive Use of water for drilling – Robinson Well Pad – Liberty Twp.
7. NOI – Cabot Oil & Gas Corporation – Consumptive Use of water for drilling – ShieldsG P2 Well Pad – Dimock Twp.
8. NOI – Cabot Oil & Gas Corporation – Consumptive Use of water for drilling – LippincottF P1 – Brooklyn Twp.
9. NOI – Cabot Oil & Gas Corporation – Consumptive Use of water for drilling – FrystakC P1 – Bridgewater Twp.
10. NOI – Chesapeake Energy – ESCGP-3 – Modifications to natural gas pad, requiring DEP approval – Cannella, Martin Property – Auburn Twp.
11. NOI – Pennsylvania American Water – Lake Montrose Dam – Preparing to submit a small project joint permit application – Bridgewater Twp.
12. NOI – Cabot Oil & Gas Corporation – Consumptive Use of water for drilling – Westholme Energy LLC P1 – Springville Twp.

V. Public Comment: There was no 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. Sketch Plan Review - Straw & Stream – Bruce Bonnice - Minor Subdivision – Jessup Twp – Requesting a consideration for a variance, for a 400’ driveway on a flag lot, when full plan is submitted. P Peltz read the memo. Planning Commission Members stated they foresee no issues with allowing a variance to extend driveway and recommended submitting a full subdivision plan for review.
2. Preliminary Plan - Harris, Kimberly & Jesse Kane – Major Subdivision – Bridgewater Twp – Proposing a two-lot subdivision of their 12.27 acre parcel – Requesting Conditional Preliminary and Final Approval - P Peltz read the memo. R Housel made the motion to Grant preliminary approval conditioned on receipt of the Municipality Report Form from the Bridgewater Township Supervisors within the Commission’s allowable review period (Section 306.5) and DEP approval. Seconded by L Salsman, and so carried.

B. Section 102.2 – Review and Comment

1. Lopatofsky, William and Claudia – Minor Subdivision – Clifford Township – Clifford Township Planning Commission states that PennDOT will issue a driveway permit when the subdivision is complete – The Susquehanna County Planning Commission members state, to stay consistent with recent history, and most recent practices, a driveway permit from PennDOT is required prior to subdivision approval.

C. Subdivisions and Land Developments - Staff Actions –

Additions/ Lot Line Adjustments –

1. Howard, Jonathan and Margaret – Addition to Lands – New Milford Twp – 1 Lot (0.09)

Minor Subdivisions/ New Lots –

1. Bocan, Edward and Paul – Minor Subdivision – Herrick Twp 2 Lots (99.54 ac, 93.83 ac)
2. Clark, John T and Colleen A – Minor Subdivision – Springville Twp = 1 Lot (1.25 ac)
3. Mack, Dean and Jane – Minor Subdivision – Brooklyn Twp - 2 Lots (37 ac, 37 ac)

N Hurley made the motion, J Ramsey seconded, and carried, to concur with staff actions.

Major Subdivisions

None at this time.

Land Development

None at this time.

VIII. Other items of discussion:

Loren Salsman discussed the reconstruction of South Montrose Church.

IX. Adjournment

C Caterson made the motion seconded by L Salsman and carried, to adjourn the meeting at 7:44 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 August 31, 2021.

Respectfully Submitted,

Robert A. Housel, Secretary

Staff Approvals
September 1st, 2021 through October 6th, 2021

ADDITIONS/ LOT LINE ADJUSTMENT

1. Chiarito, Kenneth and Sharon to Potter, Brett and Judy – Gibson Twp 1 Lot (1.01 ac)
2. Baidon, 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

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)

LAND DEVELOPMENT

1. Brooklyn Township Building – Land Development – Brooklyn Township

SUSQUEHANNA COUNTY
PLANNING COMMISSION

To: Susquehanna County Planning Commission
From: Patti L. Peltz
Date: September 24, 2021
Subject: Straw and Stream– 1 Lot Minor Subdivision - Jessup Township

Straw and Stream, Bruce Bonnice, has proposed a 2-lot minor subdivision of their 29.06 acre lands located along Youngs Road (T-594), in Jessup Township. This lot (lot 3 since May 1972) is 2 acres, residential, and has an existing house, garage, well and septic.

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

1. By definition (Section 204) this is a minor subdivision.
2. By definition (Section 602.4) this is a Flag Lot.
3. Plans were prepared by JHA Companies.
4. Regarding Flag Lots the SALDO states (*Section 602.4 B*) “*The access corridor portion of the lot is the area of the lot that extends between the street and main portion of the lot, and shall not exceed three hundred (300) feet in length, as measured from the street right of way.*”
5. They are requesting a waiver/variance for an additional 100’ of driveway length to total 400’ driveway length. Waiver request has been received as per the SALDO “*Article XI Section 1103.3 All requests for waivers/modifications shall be in writing, shall accompany and be a part of the development application*”

Staff Recommendation: Grant preliminary and final approval of the Straw and Stream Minor subdivision plan, and grant requested variance. Conditioned on receipt of the Municipality Report Form from the Jessup Township Supervisors within the Commission’s allowable review period. (Section 303.5), DEP approval (Section 404.4(A), if needed, and driveway permit from PennDOT (Section 403.2(H) if required.

*SUSQUEHANNA COUNTY
PLANNING COMMISSION*

To: Susquehanna County Planning Commission
From: Patti L. Peltz
Date: September 22, 2021
Subject: UGI Energy Services – Anderson Compressor Station expansion – Industrial Development - Auburn Township

UGI Energy Services, One Meridian Boulevard, Wyomissing, PA has proposed an expansion project along SR0267 in Auburn Township. UGI Energy Services intends to develop the site with one (1) compressor to be housed in a 42' x 50' building.

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

1. By definition (Section 204) this is a natural gas compressor station type of industrial development, expansion. There will be no other expansion of the existing Anderson Compressor Station Pad and/or access road, other than the additional compressor and building. Application and fees have been received, and Auburn Township was notified on September 22, 2021.
2. The Susquehanna County Planning Commission, at their regular meeting held on August 28, 2018 granted preliminary approval, conditioned on required items, for UGI/Anderson Compressor Station. Requirements were met and a letter dated October 30, 2018 granted final approval of the original land development.
3. The site is adjacent to a Cabot Oil and Gas well pad and a Williams Field Services dehydration station that was approved by this Commission on December 30, 2014.
4. The Anderson Compressor Station has an existing active Erosion and Sediment Control General Permit (ESCGP-2) (ESX29-115-18-0050). No additional impervious area or work outside the Limit of Disturbance is being proposed for the additional compressor station building. Therefore, the Post Construction Stormwater Management for the Anderson Compressor Station Expansion meets the design requirements of the ESCGP-2 permit. A copy of the ESCGP-2 permit is on file.
5. The facility shall have adequate yard lighting to illuminate all process areas. This lighting will be achieved by pole mounted double arm flood lights, on 25-foot-tall poles. A photocell will be installed to automatically turn lights on at dusk and off at dawn. No direct light shall be visible from the property line.
6. A noise impact assessment, dated December 9, 2020, was submitted with the application. Based on the data present in the table, with a reasonable margin of error considered, it is estimated that the noise impact from the expansion of the Anderson Compressor Station to four (4) compressor units, will be below the Susquehanna County sound limit of 50.0 dba. This will be confirmed with an updated noise impact assessment as required in Section 710.3B.
7. Council of Governments approval of a non-building waiver, for sewage facilities, is on file.

Staff Recommendation: Grant preliminary approval conditioned on the receipt of the Municipality Report Form from the Auburn Township Supervisors within the Commission's allowable review period (Section 306.5), and provided no additional information is requested by The Planning Commission (Section 403.3).

Communication September 1 – October 6, 2021

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