

Susquehanna County Planning Commission
Agenda – September 30, 2025
7:00 PM

I. Call to Order

II. Pledge of Allegiance

III. Approval of Minutes – See page 2.

IV. Communications – See Attached Listing – page 6.

V. Public Comment

VI. Old Business

A. Subdivision and Land Development Review

1. Community Chapel of Faith – Land Development – Dimock Twp – Requesting final approval – see attached – page 7.

B. Report of Finalized Conditional Approvals

VII. New Business

A. Subdivision and Land Development Review

B. Section 102.2 – Review and Comment

1. Montrose Borough – Zoning Ordinance amending Solar & Wind Turbine Generators – see attached – page 8.
2. Ronald & Marion Herndon - Minor Land Development – Second Residential Structure – Liberty Twp.

C. Subdivisions and Land Developments - Staff Actions –

Attached Listing through September 25, 2025 – page 13.

VIII. Other items of discussion

IX. Adjournment

Susquehanna County Planning Commission
August 26, 2025 Meeting Minutes

- I. Call to Order:** Chairman Richard Franks called the meeting to order at 7:01 PM. Members present included: Secretary Robert Housel, Chris Caterson, Brandon Cleveland, Joseph Kempa and John Ramsay. The absences were BJ Zembrzycki and John Kukowski. Also attending were Planning Department Director Patti Peltz; Tina Beach and David Cottrell.
- II. Pledge of Allegiance** The pledge of allegiance was said.
- III. Approval of Minutes**
C Caterson made the motion, seconded by B Cleveland, and carried, to approve the minutes, of June 24, 2025, Meeting.
- IV. Communications June 14, 2025-August 20, 2025**
1. NOA – Expand – renewal of GP-5A permit – Scott Wellpad – New Milford Twp.
 2. NOA – Expand – renewal of GP-5A permit – Empet D Wellpad 1 – New Milford Twp
 3. NOA –Coterra – ESCGP-4 – Susquehanna Depot Borough
 4. NOA –Coterra – consumptive use – Susquehanna River – Susquehanna Depot Borough.
 5. NOA –Coterra – ESCGP-4, GP5 & GP8 permits temp road crossings – 5-mile waterline – Auburn, Dimock & Springville Twps.
 6. NOA –Coterra – ESCGP-4 permits – stormwater management on existing pad – Weida R&D – Harford Twp.
 7. NOA –Coterra – ESCGP-4 permits – Smith R P4 – Springville Twp.
 8. NOA –Coterra – ESCGP-3 permits – major amendment to ESCGP-3 permit– Hordice C Pad 1 – Lathrop Twp.
 9. NOA –Coterra – consumptive use – Wyalusing Creek – Rush Twp.
 10. NOI – Coterra – consumptive use – Palko J P1 – Lathrop Twp.
 11. NOI – Coterra – consumptive use – Rozell P1 – Jessup & Bridgewater Twps.
 12. NOI – Coterra – consumptive use – Hull R P2 – Springville Twp.
 13. NOI – Coterra – consumptive use – Griffiths J P1 – Rush Twp.
 14. NOA – Coterra – air permit for lean burn engine GP5 – Carne J Pad – Lathrop Twp.
 15. NOA – Coterra – air permit for lean burn engine GP5 – Diaz Family LP Pad 2– Bridgewater Twp.
 16. NOA – Coterra – air permit for rich burn engine GP5 – Bisho B Pad – Springville Twp.
 17. NOI – Coterra – consumptive use – Benner J P1 – Forest Lake Twp.
 18. NOI – Coterra – consumptive use – Lauer D P1 – Lathrop Twp.
 19. NOA – Coterra – air permit for lean burn engine GP5 – Kropa T Pad – Springville Twp.
 20. NOI – Coterra – consumptive use – Blaisure Je P2 – Dimock Twp.
 21. NOA – PADEP - Wanatt I Quarry – NPDES Stormwater Permit – Bluestone Mining – Oakland Twp.
 22. NOA – PADEP - Wanatt III Quarry – NPDES Stormwater Permit – Bluestone Mining– Oakland Twp.
 23. NOA – PADEP - Russell Quarry – NPDES Stormwater Permit – Bluestone Mining – Franklin Twp.
 24. NOA – Montrose Municipal Auth – Water Quality Permit for new pump station – Bridgewater Twp.
 25. NOA – PennDOT District 4-0 – SR 1018 Booth Road over Snake Creek bridge replacement – Franklin Twp.
 26. NOA – PADEP – Terminate Permit – Warner Water Transfer Facility – New Milford Twp.
 27. NOI – Appalachia Midstream – Chapter 105 GP-11 & GP-8 permits – removal of 1255 linear feet of steel gas pipe and site restoration – Auburn Twp.
 28. NOA – PADEP - Squid Quarry 1 – NPDES permit – Bluestone Mining Harford Twp
 29. NOA – PADEP - Squid Quarry 2 – NPDES permit – Bluestone Mining Harford Twp.

30. NOA – PADEP – S&K Quarry – Bluestone Mining Permit - Harford Twp
31. NOA – PADEP – Terminate Permit – Loke Water Transfer Facility – New Milford Twp.
32. NOI – S&K Newhart Quarry 1 – NPDES permit approved – Bluestone Mining Rush Twp.
33. NOA – PADEP – Expand Energy -Permit approvals – Remote pigging station – Auburn Twp.
34. NOA – PADEP – Susquehanna County Rec Center -Technical Deficiencies – Harford & New Milford Twps.
35. NOA – PADEP – A&M Hibbard Treatment Facility -Permit approvals – loading & unloading station & 5 additional above ground tanks – Dimock Twp.
36. NOA – PADEP – A&M Hibbard Treatment Facility -Rec'd Construction Certification – loading & unloading station – Dimock Twp.
37. NOA – PADEP – Brooklyn Quarry -Permit approvals – Brooklyn Twp.
38. NOA – PADEP – Hemlock Quarry -Permit approvals – New Milford Twp.
39. NOA – Expand – renewal of GP-5A permit – Scott Wellpad – New Milford Twp.
40. NOA – Expand – renewal of GP-5A permit – Parkhurst pad – Auburn Twp.
41. NOI – Expand – consumptive use – Hollenbeck ABR pad – Franklin Twp.
42. NOI – Expand – consumptive use – WR-68 DePue pad – Franklin Twp.
43. NOI – Expand – consumptive use – Batzley pad – Rush Twp.
44. NOA – Expand – Transfer of consumptive use permit from SWN – Susquehanna River – Oakland Twp.
45. NOI – Expand – consumptive use – Hicks pad – Great Bend Twp.
46. NOI – Expand – consumptive use – Martins Creek – Brooklyn Twp.
47. NOI – Expand – consumptive use – Wyalusing Creek – Rush Twp.
48. NOI – Expand – consumptive use – Colwell pad– Oakland Twp.
49. NOI – Expand – consumptive use – 2WPX pad – Great Bend Twp.
50. NOI – Expand – consumptive use – Hinkle pad – Oakland Twp.
51. NOI – Expand – consumptive use – Tunkhannock Creek – Lenox Twp.
52. NOA – Expand – renewal of GP-5A permit – Dropp Wellpad – Jackson Twp.
53. NOA – Expand – renewal of GP-5A permit – Masso SUS Wellpad – Auburn Twp.
54. NOA – Expand – renewal of GP-5A permit – Hooker SUS Wellpad – Auburn Twp.
55. NOA – Expand – renewal of GP-5A permit – Gerfin Price Pad – Lenox Twp.
56. NOA – Expand – consumptive use – RU-74 Tretter Pad – Great Bend Twp.
57. NOA – Expand – consumptive use – Longacre Pad – Jackson Twp.
58. NOA – Expand – consumptive use – RU-75 SGL A – Great Bend Twp.
59. NOA – Regency Marcellus Gathering – GPA/GP-5 -Korban Pad – Lathrop Twp.
60. NOI – PennDOT – Water encroachment permit – bridge replacement – SR 1022-522 over Duboise Creek – Liberty Twp.
61. NOI – Energy Transfer/Regency Marcellus Gathering – GP-5 – Kornam Compressor Station – Lathrop Twp.
62. NOI – Williams – GP-5/GP-8/GP-11 - Utility Line Stream Crossing – Dimock Twp.
63. NOI – Williams – GP-8 – Temp Road Crossing – Conboy T Pad 1 - MiddletownTwp.
64. NOI – First Energy – GP-8/GP-8 – Silverlake & Franklin Twps.
65. NOI – PAWC Dimock Water Treatment – Public Water Supply Permit – Dimock Twp.
66. NOA – PennDOT – GP-11 – Replace Bridge over DuBois Creek – Franklin Twp.

V. Public Comment: Tina Beach and David Cottrell spoke about a project in Ararat Township.

VI. Old Business

A. Subdivision and Land Development Review - None.

B. Report of Finalized Conditional Approvals – None.

VII. New Business

A. Subdivision and Land Development Review

1. Pennsylvania American Water Company – Susquehanna Water Treatment Plant – Land Development - Harmony Township

SUSQUEHANNA COUNTY

PLANNING COMMISSION

To: Susquehanna County Planning Commission

From: Patti L. Peltz

Date: July 29, 2025

Subject: PAWC Susquehanna Water Treatment Plant

Pennsylvania American Water has submitted a land development application to construct a water treatment facility on a parcel located in Harmony Township. It will be located along Lake Comfort and Churchill Lake Roads, T-844. The following items are called to your attention:

1. This project is considered a land development for a community water supply.
2. Application and fees have been received.
3. By definition (Section 204) this is an industrial land development, and considered a public utility project, and will supply drinking water to Harmony Township residents.
4. It is located on a parcel of land owned by Pennsylvania American Water.
5. Total project surface is 358,767 sf or 8.24 acres, with a total impervious surface of 86,598 sf.
6. The existing lot is wooded and adjacent to Churchill Lake and Comfort Pond
7. The site will consist of a 6,250-sf raw water storage tank, a 7,200-sf treatment building, a 7,600 sf clearwell building, two .4-acre wastewater lagoons, and a 250 sf recycle pump station.
8. Water will be pulled from Canawacta Creek, which will tie into the current intake line. It will be transported 1.2 miles to the new treatment plant.
9. Some of the treated wastewater generated will be recycled, but a portion will be released to Comfort Pond.
10. No sewage facilities are proposed, as the facility will not be staffed.
11. Site development plans were prepared by Vincent Wayne of Buchart Horn.
12. Access to the site is intended to be by way of a 25-foot access easement off of Lake Comfort Road (Township Road 844).
13. The project will require an NPDES permit modification, PADEP Chapter 106 permit, PADEP public water supply permit, and a Harmony Township Driveway permit.
14. Harmony Township was notified on July 31, 2025.

Staff Recommendation: Grant preliminary approval of the PAWC Susquehanna Water Treatment Facility land development, conditioned on receipt of a copy of the NPDES permit, PADEP Chapter 106 permit, PADEP Public Water Supply permit, and receipt of a favorable Municipality Report Form from the Harmony Township Supervisors within the Commission's allowable review period. R Housel made the motion to grant preliminary approval to Pennsylvania American Water based on staff recommendations, J Kempa seconded and so carried.

B. Section 102.2 - Act 170 – Review and Comment

1. Pandich, Robert Jr – Addition to lands – 2 lots 3.33 acres & 2.79 acres - Silver Lake Twp.
2. Bissol, Frank & Elaine – Minor Subdivision – Clifford Township – 2 lots 10.77, 29.01 acres.
3. Spence-Henry, Gail – Land Development – Liberty Township
4. Zuk, Michael & Susan – Minor Subdivision – Flag Lot – Clifford Township – 9.793, 3.207 acres.

C. Subdivisions and Land Developments - Staff Actions –

Staff Approvals

June 14, 2025 – August 20, 2025

ADDITIONS/ LOT LINE ADJUSTMENT

1. Behanick, Judith et al – Addition to Lands Subdivision – Oakland Twp 2 Lots (3.71, 92+ acres)
2. Wright, Jessica – Addition to Lands – Great Bend Borough 2 Lots (.16, .61 acres)

3. Klein, David & Lisa – Addition to Lands – Bridgewater Twp – 2 Lots (.03, .18 acres)
4. Richards, James – Addition to Lands Subdivision – Franklin Twp – 2 Lots (38.66, 6.00)

MINOR SUBDIVISIONS/ NEW LOTS

1. Pileggi, Samuel – Minor Subdivision – Oakland Twp – 2 Lots (10, 35.18 acres)
2. Rutherford, Thomas et al – Minor Subdivision – Harford Twp – (17, 1.60 acres)
3. Teel, Brendon – Minor Subdivision – Springville Twp – 2 Lots (294, 2 acres)
4. 167 Properties/Mario Fasullo – Brooklyn Twp- 2 Lots (20, 11.66 acres)
5. White, Diana – Minor Subdivision – Gibson Twp – 2 Lots (67.39, 2.00 acres)
6. Finnerty, Jessica – Minor Subdivision – Harford Twp – 3 Lots (5, 4.87, 4.87 acres)
7. Payne, Frank & Brenda – Minor Subdivision – Harford Twp – 2 Lots (2, 93 acres)
8. Charles, Scott – Minor Subdivision – Jessup Twp – 2 Lots (86.35, 2 acres)
9. Heim – William & France – Minor Subdivision – Dimock Twp - 2 Lots (85.23, 32 acres)
10. Cottrell, Richard G & Evelyn – Minor Subdivision – Ararat Twp – 2 Lots (12.96, 11.98 acres)
11. Sponza-Kocinski, Laurie – Minor Subdivision – Springville Twp – 2 Lots (8.53, 23.5+)
- 12.

MAJOR SUBDIVISIONS

1. None.

LAND DEVELOPMENT

1. None.

J Ramsay made a motion to concur with staff actions, B Cleveland seconded and so carried.

VIII. Other items of discussion: A Planning member discussed reviewing our current application to see if it could be streamlined and simplified some.

VIII. Adjournment

C Caterson made the motion seconded by R Housel and carried, to adjourn the meeting at 7:24 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 August 26, 2025.

Respectfully Submitted,

Robert Housel, Secretary, SCPC

IV. Communication August 20, 2025 – September 25, 2025

1. NOA- Coterra – GP-5A – Waldenberger P Pad 1 – Dimock Twp
2. NOI- Coterra – Consumptive Use – Adams, J Pad 1 – Harford Twp
3. NOI- Coterra – Consumptive Use – Bitmis M Pad 1 – Lathrop Twp
4. NOI- Coterra – Consumptive Use – Davis, G Pad 1 – Gibson Twp
5. NOI- Coterra – Consumptive Use – Lambert, R Pad 1 – Gibson Twp
6. NOI- Coterra – Consumptive Use – Plonski J Pad 1 – Brooklyn Twp
7. NOI- Coterra – Consumptive Use – Arnone, J Pad 1 – Brooklyn Twp
8. NOA- Expand – Permit renewal consumptive use– Wyalusing Creek – Rush Twp
9. NOA- Expand – GP-5A renewal– RU-71 Blue Beck Pad – New Milford Twp
10. NOI- Expand – Consumptive Use– Hayes Pad – Silver Lake Twp
11. NOI- Expand – Consumptive Use– Herman Pad – Franklin Twp
12. NOI- Expand – Consumptive Use– Sheldon Pad – Jackson Twp
13. NOI- Expand – Consumptive Use– Knapik Pad – Liberty Twp
14. NOI- PADEP - Northeast Appalachia – BAQ-GPA/GPA-5 permit approval – Remote Pigging Station – Auburn Twp
15. NOI- PADEP – Wheaton Auburn Quarry Operation - GP-105 permit approval – Bluestone Mining– Auburn Twp
16. NOI- PADEP – Birchardville Quarry – Surface Mining Permit - Authorization to mine – Forest Lake Twp
17. NOI – Coterra – NPDES Permit – Tank Farm Conversion – Russo B Well Site – Springville Twp
18. NOI – Coterra – ESCGP-4/GP-5/GP-8/Chapter 105 – Clark to Dobrosielski Waterline near Grosvenor Well Pad – Auburn & Dimock Twps
19. NOI – BKV Operating – Consumptive Use – Shaskas South Well Pad – Jessup Twp
20. NOI – BKV Operating – Consumptive Use – Baker North Well Pad – Jessup Twp
21. NOI – BKV Operating – Consumptive Use – Baker 2H Well Pad – Jessup Twp
22. NOA – PAWC – DEP Chapter 105 Water Encroachment Permit – Harmony Twp

***SUSQUEHANNA COUNTY
PLANNING COMMISSION***

**To: Susquehanna County Planning Commission
From: Patti L. Peltz
Date: September 17, 2025
Subject: Chapel of Faith – Land Development – Dimock Twp**

The Susquehanna County Planning Commission, at their regular meeting held on April 29, 2025, granted preliminary approval of the Community Chapel of Faith Land Development plan conditioned on receipt of a favorable Municipality Report Form from Dimock Township Supervisors within the Commission's allowable review period.

On May 6, 2025, the above item had been received, and the Community Chapel of Faith was authorized to develop the site in accordance with the approved preliminary plan.

Now the development is complete, and Community Chapel of Faith is requesting final approval of the plan.

The staff visited the site on September 17th and found it to be developed in accordance with the approved preliminary plan.

Staff Recommendation: Grant final approval of the Community Chapel of Faith church in Dimock Township.

SUSQUEHANNA COUNTY
PLANNING COMMISSION

To: Susquehanna County Planning Commission
From: Patti L. Peltz
Date: September 18, 2025
Subject: Montrose Borough – Ordinance Amendments

The Montrose Borough Council Members submitted for your review a proposed ordinance amendment. Sections 112-509 & 112-510, which would amend the existing Montrose Borough Zoning Ordinance in Sections 1, 2, 3, 4, & 5 regarding wind turbines and solar panels. Please see attached for changes.

Staff Recommendation: Recommend the Montrose Borough Council adopt the proposed Ordinance of amendments, following advertisement and public hearing, in accordance with the procedures required by the Pennsylvania Municipalities Planning Code, and review with their Township Solicitor. Also, they would need to address who is responsible for reporting battery storage to the appropriate fire company or emergency management.

LEGAL NOTICE

Take notice that the Council of Montrose Borough, Susquehanna County, Pennsylvania, will hold a public hearing and meeting on the 3rd day of November, 2025, at 6:30 p.m. at the Borough Building, 89 Cherry Street, Montrose, Pennsylvania, to inform, obtain public comment, consider, and if appropriate, enact an Ordinance Amending the Zoning Ordinance, as follows: changing wind turbine generators, accessory, in the R-1 Residential district from a conditional use to a special exception use; changing wind energy facilities, commercial, in the I-1 Industrial district from a conditional use to a special exception use; striking provisions of section 112-509; limiting wind turbine generators to one per lot; amending the minimum lot size for freestanding accessory solar collectors from one acre to three acres; removing minimum lot size for roof mounted accessory solar collectors; requiring roof mounted solar energy systems to be setback a minimum of three feet from the side and bottom edges of the roof; and requiring solar collectors and all associated equipment and facilities to be removed within sixty (60) days, weather permitting, from when the solar collectors are no longer in service;

The Ordinance repeals ordinances inconsistent with the terms of the Amendment and provides that it will be effective five (5) days after enactment.

Copies of proposed Zoning Ordinance Amendment are available for inspection at the Borough Building, at the offices of the Susquehanna County Independent and the Susquehanna County Law Library during normal business hours.

Alyssa Sprout Brace
Montrose Borough Secretary.

3. conserve and promote the public health, safety and general welfare of the present and future inhabitants of the Borough of Montrose;
4. sustain a high quality of neighborhoods and to protect individual property values; and
5. preserve the historic and aesthetic character of Montrose, while controlling and regulating its orderly growth, development and maintenance; and

WHEREAS, the Council of Montrose Borough has concluded that the Zoning Hearing Board is well suited to analyze and adjudicate applications for commercial Solar Power Generation and commercial Wind Energy Facilities; and

WHEREAS, the Council of Montrose Borough is authorized to amend the Zoning Ordinance from time to time pursuant to §112-1015 of the Zoning Ordinance and by §609 of the Pennsylvania Municipalities Planning Code (53 PS §10609); and

NOW, THEREFORE, be it enacted and ordained that the Zoning Ordinance for the Borough of Montrose is hereby amended as follows:

SECTION 1

The following Schedules of Uses are hereby amended, as follows:

1. Schedule of Uses R-1 Residential District is amended to strike "Wind turbine generators, accessory," from the Conditional Uses category.
2. Schedule of Uses R-1 Residential District is amended to add "Wind turbine generators, accessory," to the Special Exceptions category.
3. Schedule of Uses I-1 Industrial District is amended to strike "Wind energy facilities, commercial," and "Wind turbine generators, accessory," from the Conditional Uses category.
4. Schedule of Uses I-1 Industrial District is amended to add "Wind energy facilities, commercial," and "Wind turbine generators, accessory," to the Special Exceptions category.

SECTION 2

Section 112-509 is hereby amended, as follows:

1. The language in the last sentence of the introductory paragraph of §112-509 is hereby stricken in its entirety and replaced with the following: "Accessory wind turbine generators are permitted only when they are in compliance with the following and other applicable standards of this Ordinance."

2. The following sentence shall be added to §112-509(B)(1): "The number of wind turbine generators shall be limited to one (1) per lot."

SECTION 3

Section 112-510 is hereby amended, as follows:

1. The language in §112-510(E) – Parcel size; setback, is hereby stricken in its entirety and replaced with the following:

"A minimum lot size of three (3) acres shall be required for freestanding accessory solar collectors. No minimum lot size shall be required for roof mounted accessory solar collectors. The following setbacks shall apply:

- (1) Roof mounted. The solar energy system shall be setback a minimum of three (3) feet from the side and bottom edges of the roof to allow for safe access by, and less risk of electrical shock to, emergency responders.
 - (2) Freestanding. Freestanding solar collectors shall comply with the setbacks specified for accessory structures in the underlying zoning district."
2. The language in §112-510(I) – Removal, is hereby stricken in its entirety and replaced with the following: "The solar collectors and all associated equipment and facilities shall be removed within sixty (60) days, weather permitting, when the solar collectors are no longer in service. Failure to timely remove the solar collectors and all associated equipment and facilities shall constitute a zoning violation."

SECTION 4

Repealer. All Ordinances or parts of Ordinances which are inconsistent with the terms hereof are hereby repealed.

SECTION 5

Severability. If any section, paragraph, subsection, clause or provision of this Ordinance shall be declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any part other than that part specifically declared invalid.

SECTION 6

Effective Date. This Ordinance shall become effective five (5) days after enactment.

Enacted and ordained this ____ day of _____, 2025.

Attest:

Alyssa Sprout Brace, Secretary
Montrose Borough

By: _____
Randall Schuster, Council President
Montrose Borough

Read and approved by me this ____ day of _____, 2025.

By: _____
Thomas Lamont, Mayor
Montrose Borough

Staff Approvals
August 20, 2025 – September 25, 2025

ADDITIONS/ LOT LINE ADJUSTMENT

1. Wood, Robert & Debra Ann – Addition to Lands Subdivision – Gibson Twp – 2 Lots (19.82, 23.82 acres)
2. LTS Holdings – Addition to Lands Subdivision – Ararat Twp. – 4 Lots (.88, .13, .12, .24 acres)
3. Place, Brenda J (Smith) – Addition to Lands Subdivision – Auburn Twp – 2 Lots (6.69, 2.00)

MINOR SUBDIVISIONS/ NEW LOTS

1. Countryside Conservancy – Minor Subdivision – Dimock Twp. - 2 Lots (2.0, 105.10 acres)
2. Mills, Frederick P & Deborah A – Minor Subdivision – Bridgewater Twp – (29.75, 2.00 acres)
3. Osborne, Richard A & Elaine P – Minor Subdivision – 2 Lots (53.21, 11.00 acres)

MAJOR SUBDIVISIONS

1. None.

LAND DEVELOPMENT

1. None.