

**Susquehanna County Planning Commission  
Tentative Agenda – January 27, 2026  
7:00 PM**

**I. Call to Order**

**II. Pledge of Allegiance**

**III. Reorganization – see page 2**

**IV. Approval of Minutes – see page 3**

**V. Communications – see page 6**

**VI. Public Comment**

**VII. Old Business**

**A. Subdivision and Land Development Review**

1. none

**B. Report of Finalized Conditional Approvals**

1. none

**VIII. New Business**

**A. Subdivision and Land Development Review**

1. Susquehanna County Housing – Commercial Land Development – New Milford Borough -see page 7
2. Susquehanna County 911 Communications Tower – Commercial Land Development – Lenox Twp. – see page 8

**B. Section 102.2 – Review and Comment**

1. Hansen Equipment, Inc – North Main Storage, LLC – Lot Line Adjustment – Clifford Twp

**C. Subdivisions and Land Developments - Staff Actions – see page 10**

**IX. Other items of discussion**

1. Ordinance No 2025-01 – Considerations for amendments – see page 9

**X. Adjournment**

## Reorganization Procedure

The Chairman appoints a Chairman Pro Tem and a Secretary Pro Tem.

Chairman Pro Tem \_\_\_\_\_ asked the Nominating Committee for their report.

The Nominating Committee recommends

\_\_\_\_\_ as Chairman,

\_\_\_\_\_ as Vice-Chairman

\_\_\_\_\_ as Secretary.

Chairman Pro Tem \_\_\_\_\_ called three times for additional nominations from the floor.

If there were none \_\_\_\_\_ moved that nominations be closed, seconded by \_\_\_\_\_ and carried.

Chairman Pro Tem \_\_\_\_\_ instructed the Secretary to cast the unanimous ballot for the slate of officers as presented for Susquehanna County Planning Commission 2025.

Chairman Pro Tem \_\_\_\_\_ closed the Reorganization meeting.

**Susquehanna County Planning Commission**

**Minutes December 16, 2025**

**7:00 PM**

**I. Call to Order:** Chairman Richard Franks called the meeting to order at 7:00 PM. Members present included: Robert Housel, Joseph Kempa, BJ Zembrzycki, John Ramsay and John Kukowski. The absences were Chris Caterson, Brandon Cleveland, also attending was Planning Department Director, Patti Peltz.

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

**III. Approval of Minutes**

**J Kempa made the motion, seconded by BJ Zembrzycki, and carried, to approve the minutes, of the November 25, 2026, Meeting.**

**IV. Communications : November 24 – December 5, 2025**

1. NOI – Coterra – Consumptive Water Use – JHHC P1 – Jessup Twp
2. NOI – Coterra – Consumptive Water Use – MyersR P1 – Lathrop Twp
3. NOI – Coterra – Consumptive Water Use – RomeikaJ P1 – Gibson Twp
4. NOI – Coterra – Consumptive Water Use – StalterD P1 – Lenox Twp
5. NOI – Coterra – Consumptive Water Use – Daniels P1 – Gibson Twp
6. NOA – Coterra – ESCGP permit – Maintenance -AldrichL P1 – Gibson Twp
7. NOA – Clyde Seamans – general quarry permits – Clifford Twp
8. NOA – Hastings Laurel Lake – Dam Safety & Encroachment permits - Silver Lake Twp
9. NOA – Cruz Property – Bank Stabilization permits - Choconut Twp

**V. Public Comment:** None.

**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 - None.**

**B. Section 102.2 - Act 170 – Review and Comment**

1. Demaree, Nicholas – Addition to Lands Subdivision – Silver Lake - 2 lots (.86, .32) – Staff action review and comment.
2. Montrose Borough Ordinance amendment

**To: Susquehanna County Planning Commission**

**From: Patti L. Peltz**

**Date: 12/4/2025**

**Subject: Montrose Borough SALDO**

Montrose Borough would like to repeal their Borough SALDO and adopt the county SALDO. They would like to appoint Susquehanna County Planning Commission as their Planning Commission.

Staff Recommendation: Permit Montrose Borough to adopt the Susquehanna County Subdivision and Land Development Ordinance and concur with the Susquehanna County Planning Commission serving as the Borough’s Planning Commission. - **J Ramsay made the motion to concur with staff recommendations, seconded by R Housel, and so carried.**

3. Montrose Borough Ordinance amendment

**To: Susquehanna County Planning Commission**  
**From: Patti L. Peltz**  
**Date: 12/15/2025**  
**Subject: Montrose Borough Zoning Amendment**

In accordance with Section 609e in the Municipal Planning Code (“*If a county planning agency shall have been created for the county in which the municipality proposing the amendment is located, then at least 30 days prior to the public hearing on the amendment by the local governing body, the municipality shall submit the proposed amendment to the county planning agency for recommendations*””) Montrose Borough would like to amend their zoning ordinance to allow and regulate Short Term Rentals. Please see page 8.

Staff Recommendation: Permit Montrose Borough to amend their zoning ordinance to include and regulate short-term rentals. - **R Housel made the motion to concur with staff recommendations, J Ramsay seconded and so carried.**

**C. Subdivisions and Land Developments - Staff Actions**  
**Staff Approvals**  
**November 19, 2025 – December 15, 2025**

**ADDITIONS/ LOT LINE ADJUSTMENT**

1. Lalor, Robert & Adriana, LP – Addition to Lands Subdivision – Little Meadows Borough – 2 Lots (16.53, 144.82 acres)

**MINOR SUBDIVISIONS/ NEW LOTS**

- 1. Furman, Wyatt – Minor Subdivision – Auburn Twp – 2 lots (2.18 acres, 75.46 acres)
- 1. Post, Brian – Minor Subdivision – Choconut Twp – 2 lots (1.5 acres, 94.3 acres)

**MAJOR SUBDIVISIONS**

- 1. None.

**LAND DEVELOPMENT**

- 1. none

**BJ Zembrzycki made a motion to concur with staff actions, J Kukowski seconded and so carried.**

**VIII. Other items of discussion**

- 1. Nominating Committee for Slate of Officers 2026.
- 2. January 27th, 2026, will be the Planning Commission reorganization meeting. Newspapers will be contacted to run reorganization notification

3. Approve attached meeting dates for 2026

January 27

February 24

March 24

April 28

May 26

June 23

July 28

August 25

September 22

October 27

November 17 (one week early due to Thanksgiving)

December 15 (one week early due to Christmas)

4. Recommendations for vacancy on Planning Commission. District 1, Apolocan Twp, Forest Lake, Friendsville, Little Meadows, Middletown Twp, Rush Twp.

**IX. Adjournment**

**R Housel made the motion seconded by J Kempa and so carried, to adjourn the meeting at 7:31 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 December 16, 2025.

Respectfully Submitted,

Robert Housel, Secretary, SCPC

#### **IV. Communication December 15, 2025 – January 26, 2026**

10. NOI –Coterra – Consumptive Use – Ely P2 – Dimock Twp
11. NOI – Coterra – Consumptive Use – MerrittM P1 – Gibson Twp
12. NOI - Coterra – Consumptive Use – Jeffers Farm P5 – Gibson Twp
13. NOI – Coterra – Consumptive Use – HowellG P1 – Auburn Twp
14. NOI – Coterra – Consumptive Use – AbbpttD P2 – Bridgewater Twp
15. NOI – BKV - Consumptive Use – Baker West (Brothers) – Forest Lake Twp
16. NOI – Expand – Consumptive Use – Mitchell Well Pad – Franklin Twp
17. NOI – Expand – Consumptive Use – LRJ Well Pd – Rush Twp
18. NOI – Expand – Consumptive Use – Sadecki Well Pad – Liberty Twp
19. NOI – Expand – Consumptive Use – PMG Annie Drilling Pad #1 – Springville Twp
20. NOI – Coterra – Consumptive Use – BeneditK P1 – Bridgewater Twp
21. NOA – Expand – Water Withdrawal – Wyalusing Creek – Rush Twp
22. NOI – Coterra – DerianchoF P1 – Bridgewater Twp
23. NOI – BKV – Consumptive Use – Trecoske North Well Pad – Silver Lake Twp
24. NOI – Red Oak Sand & Gravel – NPDES General Permit for Stormwater – Oakland Quarry Operation  
Oakland Twp
25. NOI – James Barber Trucking & Excavating – Surface Mining – Lenox Twp.
26. NOI – Joseph Zawisky, LLC – Surface Mining – Jackson & Oakland Twps
27. NOI – Joshua Holbrook – Surface Mining – New Milford Twp
28. NOA – NTM Engineering – Bridge Replacement – Franklin Twp
29. NOI – Atlas – Utility Line Stream Crossing – SCRC – New Milford Twp
30. NOI – 4 Star Quarry – Small non-coal surface mine – Oakland Township
31. NOI – Coterra – ESCGP-4 – Burke to Defarges Freshwater Pipeline – Auburn Twp
32. NOI – Williams – GP-5 – McNew Compressor Station – Brooklyn Twp
33. NOI – Williams – GP-5 – Church Compressor Station – Dimock Twp
34. NOI – Williams – Potter Compressor Station – Brooklyn Twp
35. NOI – DEP – NPDES GP for Stormwater – Weida Wildcat 1 Quarry – New Milford Twp
36. NOI – DEP - NPDES GP for Stormwater – Bauer Quarry – Harmony Twp
37. NOI – DEP – NPDES GP for Stormwater – Robert Salansky Construction Quarry – Gibson Twp
38. NOI – DEP – NPDES GP for Stormwater – Rowe 1 Quarry – Brooklyn Twp
39. NOI – A Wilber Stone, Inc – DEP General Operating Permit – Wilber 1 Quarry – Liberty Twp
40. NOI – DEP – NPDES GP for Stormwater – Jersy Hill Quarry – Auburn Twp

**SUSQUEHANNA COUNTY  
PLANNING COMMISSION**

**To: Susquehanna County Planning Commission**

**From: Patti L. Peltz**

**Date: 1/12/2026**

**Subject: Susquehanna County Housing**

Susquehanna County Housing has submitted plans to develop a 1.21-acre parcel in New Milford Borough. The site is currently vacant. It is their intention to develop with five units of housing for 55+. Each unit will be 1350 sf, 2-bedroom, one bathroom and a one car garage.

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

1. By definition (Section 204) this is a multi-family type of land development.
2. Application, affidavit of ownership, and filing fee have been received.
3. Site development plans were prepared by Trade Eastern of Wilkes-Barre, PA and contain page, existing conditions and demolition plan, site layout plan, grading and utility plan, lighting and landscape plan, post construction stormwater management plan, construction details, and an erosion and sediment control plan.
4. Sewer and water services are to be provided by the New Milford Municipal Authority. Letters from the Authority stating that there is capacity for both water and sewer service are included in the file.
5. The size, lot coverage, building height, number of stories, building setbacks, lot density and off-street parking are all governed by the New Milford Borough Zoning Ordinance. The plan was reviewed by the New Milford Borough Zoning Hearing Board on January 14. The Plan will go in front of New Milford Borough Council February 19.
6. Off-street parking will be accessed via Union Street, and the parking area will be paved.
7. The Erosion and Sediment Control plan will be submitted to the Conservation District. There will be no NPDES permit needed because the earth disturbance is under one acre.

**Staff Recommendation:** Grant preliminary approval of the New Milford Affordable Housing multi-family development conditioned on receipt and acceptance of the E&S Plan by the Conservation District, approval and receipt of the Municipality Report Form from the New Milford Borough Council within the Commission's allowable review period.

**SUSQUEHANNA COUNTY  
PLANNING COMMISSION**

**To: Susquehanna County Planning Commission**

**From: Patti L. Peltz**

**Date: 1/12/2026**

**Subject: Susquehanna County Communication Tower**

The Susquehanna County Planning Commission, at their regular meeting held on June 24, 2025, reviewed the plan for a 911 Communications Tower located on Taylor Road in Lenox township. It was conditionally approved pending items listed in the June 25, 2025, preliminary approval letter.

The preliminary conditions have been met, and the tower has been completed. Susquehanna County is now requesting Final Approval for their tower.

Staff visited the site on December 17, 2025, and found the site to be built according to the plans.

**Staff Recommendation:** Grant Final Approval of the Susquehanna County 911 Communications Tower.

**SUSQUEHANNA COUNTY  
PLANNING COMMISSION**

**To: Susquehanna County Planning Commission**  
**From: Patti L. Peltz**  
**Date: 1/12/2026**  
**Subject: Susquehanna County Communication Tower**

After the public hearing for Ordinance 2025-01, the Commissioners would like you to consider the following suggestions:

\*Data Center power grid usage and any cost increases/surcharges/grid upgrade charges for supplying the data center power, fall back to the Data Center, and not the residents on the same power supply/grid/company.

\*713.6 & 713.7 Concerns over the beauty of our landscapes, reviewing setbacks, and make up of the buffer.

\*EPA Approvals and water usage.

\*60-foot building height, buffer and height of trees versus building height.

\*Sound Monitoring/Vibration.

\*Review of water usage after a facility is in operation.

**Staff Approvals**  
**December 15, 2025 – January 26, 2026**

**ADDITIONS/ LOT LINE ADJUSTMENT**

1. Hallstead Rod & Gun Club – Addition to Lands – Great Bend Twp. (14.296, 14.295 acres)
2. Lalor, Robert & Adriana – Addition to Lands – Little Meadow Borough (144.85, 16.50 acres)

**MINOR SUBDIVISIONS/ NEW LOTS**

1. Smith, Jeanette – Minor Subdivision – Bridgewater Twp – 2 Lots (261, 2 acres)
2. Brooks, Ronald – Minor Subdivision – Rush Twp – 2 Lots (32.81, 48.22 acres)
3. Demcheck Irrevocable Family Trust – Auburn Twp – Minor Subdivision – 2 Lots (37.62, 35.00)

**MAJOR SUBDIVISIONS**

1. none

**LAND DEVELOPMENT**

1. none