

Susquehanna County Planning Commission
Tentative Agenda – March 24, 2026
7:00 PM

I. Call to Order

II. Pledge of Allegiance

III. Approval of Minutes – see page 2

IV. Communications – see page 7

V. Public Comment

VI. Old Business

A. Subdivision and Land Development Review

1. Summit Ridge Farms – Land Development – Requesting Final Approval – see page 9

B. Report of Finalized Conditional Approvals

1. None.

VII. New Business

A. Subdivision and Land Development Review

1. Just Dandy, LLC – Land Development – Montrose Borough – see page 10

B. Section 102.2 – Review and Comment

1. None.

C. Subdivisions and Land Developments - Staff Actions – see page 12

VIII. Other items of discussion

1. Any Planning Commission member concerns.

IX. Adjournment

Susquehanna County Planning Commission
Minutes February 24, 2026
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, Bryce Beeman and John Kukowski. The absences were Chris Caterson, Brandon Cleveland, and John Ramsay. Also attending was Planning Department Director, Patti Peltz, and one member of the public, Nancy Harvatine.
- II. Pledge of Allegiance** The pledge of allegiance was said.
- III. Approval of Minutes**
BJ Zembrzycki made the motion, seconded by J Kukowski, and carried, to approve the minutes, of the January 27, 2026, Meeting.
- IV. Communications: January 26 – February 23, 2026**
1. NOI – JHA – NPDES Permit Renewal – Tri-Boro Wastewater Treatment Plant – Susquehanna Depot
 2. NOI – JHA – Storm Sewer Realignment and Replacement – Forest City Borough
 3. NOI – Verdantas – ESCGP-4 – Poulson Abandonment-1 – Rush & Auburn Twps
 4. NOI – Expand – ESCGP - 4 – North Marcellus Gameon W1 -Marbaker WP Temporary Waterline – Auburn Twp
 5. NOI – Expand Operating, LLC – ESCGP -4 – North Marcellus Bringham W1 – Gregorson WP Temp Waterlines – Auburn Twp
 6. NOI – Expand – ESCGP- 4 – North Marcellus Gameon WI – Przybyszewski WP Temporary Waterline – Auburn Twp
 7. NOI – Expand – Consumptive Use – GB Well Pad – Rush Twp
 8. NOI – Expand – GP-5A – Rosiemar Sus Pad – Auburn Twp
 9. NOI – Expand – ESCGP-4 – North Marcellus Parys WI – Gameon WI Temporary Waterline – Tuscarora Twp, Auburn Twp
 10. NOI – Expand – ESCGP 4 – North Marcellus ParysWI – Clapper WP Temporary Waterline – Tuscarora Twp – Auburn Twp
 11. NOI – Coterra Energy Inc– ESCGP- 4 – Carson J. P1 – Post Construction Storm Water Management Springville Twp
 12. NOI – Coterra Energy Inc – Consumptive Use – ZickJ P1– Lenox Twp
 13. NOI – Coterra Energy Inc – Consumptive Use – HawleyJ P1 – Forest Lake Twp
 14. NOI – Coterra Energy Inc – Consumptive Use – HeitzenroderA P2 – Springville Twp
 15. NOI – Coterra Energy Inc – Consumptive Use - Ely P3 – Dimock Twp
 16. NOI – Coterra Energy Inc – Consumptive Use - Teel P3 – Springville Twp
 17. NOI – Coterra Energy Inc – Consumptive Use – Krisulevicz P1 – Auburn Twp
 18. NOI – Coterra Energy – GP-5A – Foltz, J. Pad 1 – Brooklyn Twp
 19. NOI – DEP – General Permit for Stormwater – KH Stone Quarry – Rush Twp
 20. NOI – DEP – General NPDES Stormwater Permit – Thatcher 1 Quarry Operation – Harford Twp –
 21. NOI – DEP – General Permit for Stormwater – Stone Lake Quarry Operation – Middletown Twp
 22. NOI – DEP – General Permit for Stormwater – Eddleston Quarry Operation – Franklin Twp –
 23. NOI – DEP – General Permit for Stormwater – DB Legacy Quarry Operation – Oakland Twp
 24. NOI – DEP – General Permit for Stormwater – Mack Quarry Operation – Brooklyn Twp
 25. NOI – DEP – General Permit for Stormwater – Warner Quarry Operation – Rush Twp

26. NOI – DEP – General Permit for Stormwater – No Worries Quarry Operation – Brooklyn Twp
27. NOI – DEP – General Permit for Stormwater – WarnerII Quarry Operation – Rush Twp
28. NOI – DEP – General Permit for Stormwater – Auburn Quarry Operation – Auburn Twp
29. NOI – DEP – General Permit for Stormwater – Stone Oak Quarry Operation – Lenox Twp
30. NOI – DEP – General Permit for Stormwater – Paguay Stone 2 Quarry Operation – Apolacon Twp
31. NOI – DEP – General Permit for Stormwater – Price 105 Quarry Operation – Lenox Twp
32. NOI – DEP – General Permit for Stormwater – Heaps Quarry Operation – Brooklyn Twp
33. NOI – DEP – General Permit for Stormwater – Olympic Lake Quarry Operation – Apolacon Twp
34. NOI – DEP – General Permit for Stormwater – Blachek 1 Quarry Operation – Franklin Twp
35. NOI – DEP – General Permit for Stormwater – MSD Bedrock Quarry Operation – Harmony Twp
36. NOI – DEP – General Permit for Stormwater – Middletown Quarry Operation – Middletown Twp
37. NOI – DEP – General Permit for Stormwater – Coughlin Quarry Operation – Apolacon Twp
38. NOI – DEP – General Permit for Stormwater – Shirvan Quarry Operation – Dimock Twp
39. NOI – DEP – General Permit for Stormwater – Lee Quarry Operation – Thompson Twp
40. NOI – DEP – General Permit for Stormwater – Q1 Quarry Operation – Lanesboro Borough
41. NOI – DEP – General Permit for Stormwater – Bowen Quarry Operation – Rush Twp
42. NOI – DEP – General Permit for Stormwater – Casselbury 1 Quarry Operation – Liberty Twp
43. NOI – DEP – General Permit for Stormwater – Fallon Quarry Operation – Lenox Twp
44. NOI – DEP – General Permit for Stormwater – Guiton Quarry Operation – Middletown Twp
45. NOI – DEP – General Permit for Stormwater – Wheaton Quarry Operation – Auburn Twp
46. NOI – DEP – Request to Withdraw Pending Small Noncoal Surface Mining Permit – Grosvenor Quarry Operation – Liberty Township
47. NOI – DEP – NPDES General Permit for Stormwater – Karp Quarry Operation – Lenox Twp
48. NOI – DEP – NPDES General Permit for Stormwater – Pipeline Quarry Operation – Oakland Twp
49. NOI – DEP – NPDES General Permit for Stormwater – Stone Baker Quarry – Dimock Twp
50. NOI – DEP – NPDES General Permit Renewal Accept– Lucas Mack, Kaufman Quarry Operations – Brooklyn Twp
51. NOI – DEP – NPDES GP Renew & Accept – Allen Wadge Quarry Operations – Brooklyn Twp
52. NOI – DEP – NPDES GP Renew & Accept – J&J Stone Range Quarry Operations – New Milford Twp
53. NOI – DEP – NPDES GP Renew & Accept – L&D Stoneworks Middletown Quarry Operation – Middletown Twp
54. NOI – DEP – NPDES GP Renew & Accept – Adam Wilbur, Wilber K&E Quarry Operation – Liberty Twp.
55. NOI – DEP – NPDES GP Renew & Accept – S&S Stone Distribution Lewis Quarry Operation – Liberty Twp.
56. NOI – DEP – NPDES – GP Renew & Accept – Adam Wilber, Wilber 3 – Franklin Twp
57. NOI – DEP – Air Quality General Plan Approval and Operating Permit - Williams Field Services Co, LLC – Dimock Twp
58. NOI – DEP – Air Quality General Plan Approval and Operating Permit – Williams Field Services Co, LLC – Brooklyn Twp
59. NOI – DT Midstream – General Plan Approval and Operating Permit – CDP-5 Compressor Station – Harford Twp

V. Public Comment: None.

VI. Old Business

A. Subdivision and Land Development Review

2. Bennett, Charlie & Colleen – Land Development – Forest Lake Twp

To: Susquehanna County Planning Commission

From: Patti L. Peltz

Date: 02/12/2026

Subject: Residential Land Development

Charlie & Colleen Bennett have proposed a land development for their lands located along SR 267, in Forest Lake Township. The site is intended to be developed with a third residential structure.

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

1. By definition (Section 204) this is a land development.
2. Application, affidavit of ownership and filing fee have been received.
3. Land development plans were prepared by Butler Land Surveying.
4. The site will be served by on-lot well and on-lot septic.
5. Access to the lot is by way of private drive off State Route 267.
6. The Forest Lake Township Supervisors were notified on February 11, 2026. Their next regular meeting is scheduled for March 2, 2026.

Staff Recommendation: Grant preliminary approval of the land development plan conditioned on receipt of DEP septic approval, and the Municipality Report Form from the Forest Lake Township Supervisors, within the Commission's allowable review period. (Section 303.5)

BJ Zembrzycki made a motion to accept staff recommendations, with the addition of finding out if a PennDOT driveway permit was issued for this parcel, R Housel seconded, and so carried.

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 – None.

C. Subdivisions and Land Developments - Staff Actions

Staff Approvals

November 19, 2025 – December 15, 2025

ADDITIONS/ LOT LINE ADJUSTMENT

1. None.

MINOR SUBDIVISIONS/ NEW LOTS

- 1. Hawley, Mary Alice & Smith, Virginia – Minor Subdivision – Forest Lake Twp -2 lots (64.02 & 146.98 acres)

MAJOR SUBDIVISIONS

- 1. None.

LAND DEVELOPMENT

- 1. Skurnowicz, Stephen – Land Development – Lenox Twp. – 2 lots (5.02, 1.0 acres)

VIII. Other items of discussion

- 1. Setback waiver

To: Susquehanna County Planning Commission

From: Patti L. Peltz

Date: 02/18/2026

Subject: Setback waiver

Please see the following concerning a residential home setback policy for our SALDO. No resolution or Ordinance is needed, just a majority vote from the Commissioners, if the Planning Commission chooses to move forward.

Proposed Susquehanna County Single Family Home Setbacks Policy

I. Overview

Article VI of the Susquehanna County Subdivision and Land Development Ordinance (SALDO) includes design standards and specifications that apply to all subdivisions in Susquehanna County.

Among other requirements, Section 602 includes setback requirements for single-family residential lots. Traditionally, the County has viewed the regulation of the development of single-family lots as more appropriate for local municipal planning agencies and has declined to enforce the setback requirements for such developments.

II. Purpose

To set forth in writing that the policy of the County is to decline enforcement of setback requirements for single-family lots in Susquehanna County and to establish a standard waiver letter and a streamlined procedure to request such a waiver letter.

III. Scope

This Policy applies to all subdivisions in Susquehanna County.

IV. Policy and Procedures

Susquehanna County will not review or enforce building setback distances for single-family lots.

Any municipal planning agency, governing body, or owner of a single-family lot may obtain a waiver letter for a single-family development that does not meet the setback requirements of the SALDO by submitting a written request to the Susquehanna County Department of Planning and Development. The request shall set forth that a proposed development is on a single-family lot and does not satisfy the setback requirement. The request shall include the address and parcel identification number of the development. The requirements to obtain a waiver or modification, as outlined in Section 1103.3 of the SALDO, are suspended for single-family lots.

FORM WAIVER LETTER

**SUSQUEHANNA COUNTY
DEPARTMENT OF
PLANNING AND DEVELOPMENT**

To: Local Municipality or Local Municipal Planning Agency

In response to your written request dated _____, Susquehanna County hereby waives the building setback distances in Article VI of the Susquehanna County Subdivision and Land Development Ordinance for the single-family lot development located in your Township/Borough at _____, PA, Parcel ID No. _____.

J Kukowski made a motion to accept the amendment to use the setback letter, BJ Zembrzycki seconded and so carried.

- 2. 2026 Annual Report - R Franks made a motion to present the 2025 Annual Report to the Commissioners, R Housel seconded and so carried.**

IX. Adjournment

J Kempa made the motion seconded by J Kukowski and so to adjourn the meeting at 7:37 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 February 24, 2026.

Respectfully Submitted,

Robert Housel, Secretary, SCPC

IV. Communication January 26, 2026 – March 20, 2026

1. NOI – Folsom Engineering – ESCGP -4 – Appalachia Midstream Services - Blaisure and Kelly Properties – Dimock Twp
2. NOI – CEC – NPDES Permit for Stormwater Discharge – Mid-Atlantic Interstate Transmission – Auburn Twp
3. NOI – DEP – NPDES GP for Stormwater - Jessup Quarry Operation- Gary Morrison – Jessup Twp
4. NOI – DEP – NPDES GP for Stormwater – Stankavage Quarry Operation – Enrique Vasques - Dimock Twp
5. NOI – DEP – NPDES GP for Stormwater – Turner Quarry Operation – Meshoppen Stone - Liberty and Silver Lake Twp
6. NOI – DEP – NPDES GP for Stormwater – Crestmont 2 Quarry Operation – DH Manufacturing – Lanesboro Borough
7. NOI – DEP – NPDES GP for Stormwater – 858 Quarry Operation – K& J Stone, LLC – Rush Twp
8. NOI – DEP – NPDES GP for Stormwater – Kelley 2 Quarry Operations – Pedro Sanchez – Silver Lake Twp
9. NOI – DEP – NPDES GP for Stormwater – Homestead Farm Quarry Operation – Doolittle Stone, LLC – Liberty Twp
10. NOI – DEP – NPDES GP for Stormwater – DRG Quarry Operation – Darwin R. Greene – Harmony Twp
11. NOI – DEP – NPDES GP for Stormwater – Paguay Stone Operation – Paguay Stone, LLC – Liberty Twp
12. NOI – DEP – NPDES GP for Stormwater – Bunnell Quarry Operation – Stanley Bennett – Rush Twp
13. NOI - DEP _ NPDES GP for Stormwater – Pigpen Quarry Operation – Backcountry Bluestone, LLC – Harmony Twp
14. NOI - DEP _ NPDES GP for Stormwater – Maloney Hill Operation – James E. Marcy – Lenox Twp
15. NOI – Wayco, Inc - DEP Application – Lake Roy Quarry – William Albert – Franklin Twp
16. NOI – DEP – Renew and Accept NPDES GP for Stormwater – Stone Street Quarry Operation – L&D Stoneworks, Inc – Forest Lake Twp
17. NOI – Expand Operating LLC – ESCGP 4 – North Marcellus Marbaker WI – Rylee WP Temporary Waterline – Auburn Twp
18. NOI – DEP – Renew and Accept NPDES GP for Stormwater – Timber Lane 4 Quarry Operation – Timber Lane Stone, Inc – Lathrop Twp.
19. NOI – DEP – Renew and Accept NPDES GP for Stormwater – Aline Quarry Operation – Neilton Dias – Lathrop Twp
20. NOI – DEP – Renew and Accept NPDES GP for Stormwater – DH MFG Crestmont 1 Quarry Operation – DH Manufacturing – Lanesboro Borough
21. NOI – DEP – Renew and Accept NPDES GP for Stormwater – Taylor 1 Operation – Rock Lake, Inc – Liberty Twp
22. NOI – Coterra Energy, Inc – Construction Certificate for CST Tank Installation – A&M Hibbard Centralized Treatment Facility – Dimock Twp
23. NOI – DEP – Renew and Accept NPDES GP for Stormwater – Brooklyn Quarry Operation – Troy Ely, DBA Timberman Stone, Brooklyn Twp
24. NOI – DEP – Renew and Accept NPDES – GP for Stormwater – Conklin Quarry Operation – Mitchell Conklin, New Milford Twp
25. NOI – DEP – Renew and Accept NPDES-GP for Stormwater – Squid 1 Operation – Squid Holdings, Inc – Harford Twp
26. NOI – DEP – Renew and Accept NPDES-GP for Stormwater – Herberts Farm Quarry Operation – Richard Herbert – Lenox Twp
27. NOI – DEP – Renew and Accept NPDES-GP for Stormwater – Noldy Hibbard RD Quarry Operation – Matthew Noldy – Auburn Twp

28. NOI – DEP – Renew and Accept - NPDES-GP for Stormwater – Herbert Quarry Operation – Richard Herbert – Lenox Twp
29. NOI – DEP – Renew and Accept NPDES-GP for Stormwater – Shimer Quarry Operation – S&M Bluestone, LLC – Forest Lake Twp
30. NOI – DEP – Renew and Accept NPDES-GP for Stormwater – MES Site 1 Operation – GKO Aviation, LLC – New Milford Twp
31. NOI – DEP – Renew and Accept NPDES-GP for Stormwater – Canfield Quarry Operation – 4DS Ventures, Inc – Franklin Twp.
32. NOI – DEP – Accept and Renew NPDES-GP for Stormwater – HB Williams Quarry Operation – HB Williams, INC – Brooklyn Twp
33. NOI – DEP – Renew and Accept NPDES-GP for Stormwater – Shimer Quarry Operation – Enrique Vasquez – Forest Lake Twp
34. NOI – DEP – Renew and Accept NPDES-GP for Stormwater – O’Dell Quarry Operation – F>S> Lopke Contracting, Inc - Harford Twp
35. NOI – DEP – Renew and Accept – NPDES-GP for Stormwater – Rozell 2 Quarry Operation – Jason Rozell – Bridgewater Twp
36. NOI – Expand - Consumptive Use – RU-75-SGL A-Pad – Great Bend 7 New Milford Twps
37. NOI – Coterra - Consumptive Use – GeigerK P1 – Bridgewater Twp
38. NOI – Expand – DEP – Renew GP-5A for continued operation of emission sources – Maris Sus Pad – Auburn Twp
39. NOI – Coterra – Consumptive Use – Augustine P1 – Springville Twp
40. NOI – Coterra – Consumptive Use – LymanJ P1 – Springville Twp
41. NOI – Endeavor Professional Services – Coterra – ESCGP-3 Earth Disturbance– FoltzJ P1 – Brooklyn Twp
42. NOI – DEP – Renew and Accept NPDES – GP for Stormwater – Vannort Quarry Operation – David Vannort – Jessup Twp
43. NOI – DEP – Renew and Accept NPDES GP for Stormwater – Weida Quarry Operation – DH Manufacturing, LLC – Harford Twp
44. NOI – DEP – Renew and Accept NPDES-GP for Stormwater – Wartman Quarry Operation – Timothy Mark Smith – Franklin Twp
45. NOI – DEP – Renew and Accept NPDES-GP for Stormwater – Carter3 Quarry Operation – Enrique Vasquez – Dimock Twp
46. NOI – DEP – Renew and Accept – NPDES-GP for Stormwater – Butler Quarry Operation – Rockstar Quarries, LLC – Apolacon Twp
47. NOI – DEP – Renew and Accept NPDES -GP for Stormwater – Middletown Quarry Operation – K&J Stone, LLC – Middletown Twp
48. NOI – DEP – Renew and Accept NPDES-GP for Stormwater – Forest Lake Quarry Operation – MM Quarries, Inc – Forest Lake Twp
49. NOI – DEP – Renew and Accept NPDES-GP for Stormwater – Smith Quarry Operation – Craig R Reeves – Jessup Twp
50. NOI-DEP – Renew and Accept NPDES-GP for Stormwater – Kelley No 1 Quarry Operation – Pedro Sanchez – Silver Lake Twp
51. NOI-DEP – Renew and Accept NPDES-GP for Stormwater – B&B Quarry Operation – Robert Linden – Brooklyn Twp
52. NOI – DEP – Renew and Accept NPDES-GP for Stormwater – Torney Quarry Operation – Warner Quarry, LLC – Jessup Twp
53. NOI – DEP – Renew and Accept NPDES-GP for Stormwater – Taylor 1 Operation – Rock Lake, Inc – Liberty Twp.
54. NOI – Coterra – Consumptive Use – ConboyT P1 – Middletown Twp

*SUSQUEHANNA COUNTY
PLANNING COMMISSION*

To: Susquehanna County Planning Commission
From: Patti L. Peltz
Date: 03/18/2026
Subject: Summit Ridge Farms

The Susquehanna County Planning Commission, at their regular meeting held on March 25, 2025, reviewed the plan for a 6,696-sf addition to Summit Ridge Farms located on State Route 2073 in Gibson Township. It was conditionally approved pending items listed in the preliminary approval letter on March 26, 2025.

The preliminary conditions have been met, and the addition has been completed. Summit Ridge Farms is now requesting Final Approval for their addition.

Staff visited the site on March 18, 2026, and found the site to be built according to plans.

Staff Recommendation: Grant Final Approval of the Summit Ridge Land Development in Gibson Township.

SUSQUEHANNA COUNTY
PLANNING COMMISSION

To: Susquehanna County Planning Commission
From: Patti L. Peltz
Date: 03/18/2026
Subject: Dandy Mini Mart

Just Dandy, LLC, Thomas Brothers Enterprises, owner, Sayre, PA, have proposed a Dandy Mini Mart store on land located along Grow Avenue (SR0706 and SR0029) in Montrose Borough. The site is currently developed with a vacant, dated, commercial building. Which will be demolished.

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

1. By definition (Section 204) this is a commercial land development.
2. Application, affidavit of ownership and filing fee have been received.
3. Site development plans were prepared by Brian Grose of Fagan Engineers & Land Surveyors.
4. The developer proposes to erect a Mini Mart store 85'x70', a fuel canopy 42'x96', and diesel pumps 28.8'x47' on the 4.88-acre lot. The store will include a drive-through lane.
5. This is a single-phase plan and will start within 60 days of receiving all permits. They expect the construction will last approximately 5 months.
6. The entrance and exit will be off Grow Avenue. A copy of the PennDOT permit is required (Section 403.2H). There will be specific circulation patterns for traffic flow, and designated entrance and exit.
7. The plan shows parking for 64 off-street parking spaces. 52 passenger vehicle spots and 12 commercial vehicle parking stalls. These include 3 handicap spots at the entrance of the store.
8. A landscaping plan and a lighting plan are included. The SALDO states "*706.3 Lighting - Any lighting used to illuminate any off-street parking shall be so arranged as to reflect the light away.*" Since there is a residence in proximity, consider letting a county engineer review the full plan including lighting and buffer setbacks. The fee for the engineer would be charged back to the applicant as stated in "*1105.3 Review and inspection fees – 1105.4 - If the review fees collected at the time of application are not sufficient to cover the cost of engineering services and other related professional consulting services incurred by the*

Planning Commission, an additional fee shall be collected from the Applicant prior to any action on the plan.”

9. Sewer and water will be provided by the Bridgewater Municipal Sewer Authority and Pennsylvania American Water Company. Letters from both entities will need to be submitted which state that they will serve the development.
10. Fagan is working on the Stormwater Plan to begin permitting. Once they have those permits in hand, they can go back to PaDEP for the culvert extension permit. They have already had a meeting with PaDEP about the process.
11. Montrose Borough Council will be notified in time for their next regular meeting to be held on April 6. A copy of the Municipality Report Form, within the Commission's allowable review period is required. Along with any Montrose Borough permits required for the project.
12. If an NPDES or E&S permit is required, a copy will be required.

Staff Recommendation: Send the submitted plans to the county engineer for review and a recommendations report. Revisit at the first Planning Commission meeting, following receipt of the engineer's report, to review the report.

Staff Approvals
January 26, 2026 – March 20, 2026

ADDITIONS/ LOT LINE ADJUSTMENT

1. Livezey, Jeffery & Sandra – Lot Line Adjustment – Herrick Twp.

MINOR SUBDIVISIONS/ NEW LOTS

1. GDS Gassearch Drilling Services – Minor Subdivision – Lenox Twp 2 lots 8.14 & 4.08 acres
2. Warner, Allana – Minor Subdivision – Dimock Twp 2 lots 2 & 123 acres
3. Stauffer, Jeffery – Minor Subdivision – Springville Twp – 2 Lots (30.63, 1.88 Acres)

MAJOR SUBDIVISIONS

1. None.

LAND DEVELOPMENT

1. Cherkaskas, John – Minor Subdivision – Lathrop Twp – second residence.