

**SUSQUEHANNA COUNTY
DEPARTMENT OF
PLANNING AND DEVELOPMENT**



Duane A. Naugle Jr., Director

Carol Ainey, Deputy Director

Susquehanna County Planning Commission

Brandon Cleveland

John Ramsay

Chris Caterson

Richard Franks

Robert Housel

John Kukowski

Joseph Kempa

Nancy Harvatine

Location

Susquehanna County Office Building 81 Public Ave, Montrose, Pa 18801

Agenda

July 30, 2024

7:00 PM

- I.** Call to Order
- II.** Pledge of Allegiance
- III.** Approval of Minutes – #0524
- IV.** Public Comment – (If members of the audience wish to address the commission on topics on the agenda, let the Chairman know what item that they wish to address. There is a 3-minute time limit)
- V.** Communications (See Attached Spreadsheet)
- VI.** Old Business
 - 1. Subdivision and Land Development Review
 - 1. Verizon Tower Final approval is awaiting a walk through.
 - 2. Brookhaven Land Development is still awaiting funding.
 - 2. Report of Finalized Conditional Approvals
 - 1. Clearwater Technology – Industrial Development – Jessup Twp

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(570) 278-5950 Fax (570) 278-5951
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VII. New Business

1. Subdivision and Land Development Review

None

2. Section 102.2 – Review and Comment

1. Diane Nowik – Minor Subdivision – Silver Lake Twp

3. Subdivisions and Land Developments - Staff Actions – April 26th, 2023- September 19th, 2023

- 1. Coleman, Kevin & Paula– Minor Subdivision – Rush Twp – 2 Lots (10.54, 1 Acre)**
- 2. Warner, Richard & SCHRA – Addition to Lands – New Milford Borough – 2 Lots (.57, .42 Acres)**
- 3. Richards, Gail & James – Addition to Lands – Franklin Township – 2 lots (17, 1 Acres)**
- 4. Decker, Roland & Nancy – Addition to Lands – Harford Township – 2 lots (13.1, .46 Acres)**
- 5. Colwell, Jay, Estate of, – Minor Subdivision – Great Bend Township – 3 lots (62.09, 1.5, 1.5 Acres)**
- 6. Alexander, Robert & Cheryl, et al – Minor Subdivision – New Milford Township - 3 lots (22.81, 22.81, 22.81 Acres)**
- 7. Vullo, Charles – Minor Subdivision – Jessup Township – 2 Lots (43.11, 1.836 acres)**
- 8. Maxey, Peter – Minor Subdivision – Great Bend Township – 2 Lots (87.85, 2 acres)**
- 9. Hollister Estate – Minor Subdivision – Auburn Township – 4 lots (1.505, 29.197, 29.197, 29.197 Acres)**
- 10. Hawley, Ben – Addition to Lands – Choconut Township – 2 lots (120.03, 10)**
- 11. Vaverchak Estate – Minor Subdivision – Ararat Township – 4 lots (10.35, 4, 4, 4 acres)**
- 12. Troup, Noah – Lot Line Adjustment Subdivision – Susquehanna Depot Borough – 2 lots (.030 acres, .004 acres)**
- 13. Liepinis, William and Cindy – Minor Subdivision – Jackson Twp 3 lots (191.13, 12, 2)**

VIII. Other items of discussion

- 1. YTD 2024 \$4150 (41 Actions) vs YTD 2023 \$5135 (53 Actions)**
- 2. Ararat Township possible Planning Commission reinstatement**

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- IX.** Public Comments for non-agenda Items that they wish to address the commission.
There is a 3-minute time limit)
- X.** Adjournment

***SUSQUEHANNA COUNTY
PLANNING COMMISSION***

To: Susquehanna County Planning Commission
From: Duane Naugle
Date: July 26, 2024
Subject: Clearwater Technology, LLC – Shaskas Water Treatment Facility –
Industrial Development - Jessup Township

The Susquehanna County Planning Commission, at their regular meeting held on December 19, 2017, reviewed the revised preliminary industrial land development plan for the Clear Water Technology Shaskas Water Treatment Facility in Jessup Township.

Following discussion, the Commission granted preliminary approval of the revised plan of the Clear Water Technology, LLC Shaskas Water Treatment Facility conditioned on receipt of approval of the modified NPDES permit by the appropriate regulating agency (Section 403.2G). The NPDES permit was received, and the plan was granted preliminary approval on Dec. 20, 2017.

We are now in receipt of the new revised site improvement plans for the Shaskas (Clearwater Technologies) Water Treatment Facility in Jessup Township. We understand these revisions include the following:

- Replacement of fabric building with a 120 x 150-foot steel building that will house water treatment equipment
- Revision of the driveway/traffic flow which adds an approximate 45-foot by 82-foot offloading bypass road.
- Relocation of well site and parking area.
- Installation of sewage holding tanks.
- Removal of rectangular water storage tanks and addition of 12' diameter water storage tanks.

These Revisions do not affect the overall functionality of the plan.

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At the May 25, 2021, meeting, the Commission a reviewed revised plan for the Shaskas-Water Treatment Facility in Jessup Township. Following discussion, the commission questioned various aspects of the revised plan. The commission tabled the plan until a complete plan that meets the requirements of the Susquehanna County Subdivision and Land Development Ordinance has been submitted to the Planning Commission.

A walk through was conducted on July 26, 2024, and the facility was built according to the revised plan.

Staff Recommendation: Grant Final Approval revised plan of the Clearwater Technology, LLC water treatment facility

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BJ Zembrzycki

Location

Susquehanna County Office Building 81 Public Ave, Montrose, Pa 18801

Meeting Minutes

May 28th, 2024

7:00 PM

- I. Call to Order The meeting was called to order by President Franks at 7:05 P.M. In attendance were members Franks, Ramsay, Caterson, Housel, Cleveland, Kukowski, Kempa, and Zembrzycki. Also in attendance were Planning Director Naugle, and Loren Salsman representing Bollinger Solar.
- II. Pledge of Allegiance The Pledge Was Said
- III. Approval of Minutes – #0424 Member Caterson made a motion to approve the Minutes from April, second by Member Housel. The motion carried.
- IV. Public Comment – (If members of the audience wish to address the commission on topics on the agenda, let the Chairman know what item that they wish to address. There is a 3-minute time limit) There was no Public Comment.
- V. Communications (See Attached April 1-30, 2024) Communications were discussed. Member Zembrzycki questioned water testing for the 911 Gibson Facility. Because this is used as a public meeting place and emergency shelter water tests must be done annually. Member Zembrzycki made a motion to approve communications and a second was made by member Housel. The Motion Carried
- VI. Old Business
 1. Subdivision and Land Development Review

1. Verizon Tower- Final approval has not been requested, per Verizon construction is not complete. The generator is on Backorder until December and Fiber will not be run until July of 2024
2. Susquehanna County Recreation Center – Awaiting plan submission. Old business was discussed without further comment.

2. Report of Finalized Conditional Approvals
None

VII. New Business

1. Subdivision and Land Development Review

1. Planning Commission Review and Comment Bollinger Solar – Thompson Twp

A lengthy discussion was held concerning the Thompson Solar project with the majority in agreement that this was a Thompson project and that we had no dog in the fight. Adherence to the township SALDO Solar Amendment was talked about with questions concerning enforcement. Member Housel made an argument to not comment, and a response was worded as such: “The Planning Commission has reviewed the proposal and chosen to reserve comment until such time as it falls under county jurisdiction.” Member Housel made the motion to accept the commission recommendation and the second was made by Member Zembrzycki. The motion carried with Member Kempa abstaining from the vote.

2. Section 102.2 – Review and Comment

- 1. Cramer & Jones – Minor Subdivision – Clifford Twp*
- 2. Amato – Minor Subdivision – Clifford Twp*
- 3. Jane Matthews – Lot Line Adjustment – Clifford Twp*

The motion to accept Staff Actions Review and Comment was made by member Kukowski and the second by member Kempa. The motion Carried.

3. Subdivisions and Land Developments - Staff Actions – January 23rd, 2024 – April 23rd, 2024

- 1. Anthony, Daniel & Linda – Addition to Lands – Brooklyn Twp (2 lots, 10.94 acres, .58 Acres)*
- 2. Weida/Whengreen – Addition to Lands – Lenox Twp (2 lots, 48.27 acres, 51.19 Acres)*
- 3. Stoneback et al – Addition to Lands – Apolacon Twp (2 lots, 75.45 acres, 13.23 Acres)*
- 4. Dimock Church – Addition to Lands – Dimock Twp (2 lots, 2.076 acres, 0.28 Acres)*
- 5. Jenner, Pamela – Minor Subdivision – Rush Twp (4 lots, 10.56 acres, 2.86 Acres. .08 Acres (x2))*

6. *MVPGB, LLC – Minor Subdivision – Great Bend Twp (2 lots, 6.9 acres, .07 Acres)*
7. *Rought, Kevin – Minor Subdivision – Brooklyn Twp (3 lots, 6.68 acres, 1.34 Acres, 1.98 Acres)*

The motion to accept Staff Actions Subdivisions and Land Developments was made by member Caterson and the second by member Kukowski. The motion Carried.

VIII. Other items of discussion

1. Letters of Support generated for the following:
 1. Rail-Trail Council NEPA DCED Greenways, Trails, and Recreation Program
2. Other Issues
 1. Subdivision Fees Collected EOM Apr 2024 \$2960 vs EOM Mar 2023 \$4320 down 32%.
 2. 17 Subdivisions in the pipeline

A brief conversation was held about enforcement of SALDO actions within municipalities and possible courses of action. Director Naugle will reach out to other counties to find out what methods they are using.

IX. Public Comments for non-agenda Items that they wish to address the commission. There is a 3-minute time limit)

X. Adjournment The motion to adjourn was made at 8:12 PM by member Caterson and seconded by member Kempa. The Motion Carried

Minutes Prepared by:
Duane Naugle, Director

Certified to be a true and correct copy of the minutes of the regular meeting of the Susquehanna County Planning Commission held May 28th, 2024.

Respectfully Submitted

Robert Housel, Secretary
Susquehanna County Planning Commission