

Susquehanna County Planning Commission
Tentative Agenda – November 25, 2025
7:00 PM

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Approval of Minutes**
- IV. Communications – See Attached Listing – page 5**
- V. Public Comment**
- 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. none
 - B. Section 102.2 – Review and Comment**
 - 1. none
 - C. Subdivisions and Land Developments - Staff Actions –**
Attached Listing through November 24, 2025 – page 7
- VIII. Other items of discussion**
 - A. SALDO review/addition/updates – see attached page 6
- IX. Adjournment**

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

- I. Call to Order:** Chairman Richard Franks called the meeting to order at 7:00 PM. Members present included: Chris Caterson, Brandon Cleveland, Joseph Kempa, John Kukowski and John Ramsay. The absences were BJ Zembrzycki and Robert Housel. Also attending was Planning Department Director, Patti Peltz.
- II. Pledge of Allegiance** The pledge of allegiance was said.
- III. Approval of Minutes**
C Caterson made the motion, seconded by J Ramsay, and carried, to approve the minutes, of the August 26, 2025, Meeting.
- IV. Communications** 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
- V. Public Comment:** None.
- VI. Old Business**
- A. Subdivision and Land Development Review**
1. Community Chapel of Faith – Land Development – Dimock Twp – Requesting final approval.

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.

J Ramsay made the motion to concur with staff recommendations, J Kukowski 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

1. Montrose Borough – Zoning Ordinance amending Solar & Wind Turbine Generators – see attached.

***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. C Caterson made a motion to concur with staff recommendations, Joe K seconded, so carried.

2. Ronald & Marion Herndon - Minor Land Development – Second Residential Structure – Liberty Twp.

**C. Subdivisions and Land Developments - Staff Actions –
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 – New Milford Twp - 2 Lots (53.21, 11.00 acres)

MAJOR SUBDIVISIONS

1. None.

LAND DEVELOPMENT

1. None.

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

VIII. Other items of discussion: Zoom meetings and the status of the Susquehanna County Rec Center.

VIII. Adjournment

C Caterson made the motion seconded by J Ramsay and so carried, to adjourn the meeting at 7:21 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 September 30, 2025.

Respectfully Submitted,

Joe Kempa, SCPC

IV. Communication September 26, 2025 – November 24, 2025

1. NOI – Bassett Engineering – Culvert/Bridge Replacement – Towner Hill Rd, Ararat Twp
2. NOA – Coterra – Air Permit for Lean Burn Engine GP-5A – Makosky Pad 1 – Brooklyn Twp
3. NOI – Coterra – Consumptive Use – Lewis P1 – Dimock Twp
4. NOI – Coterra – Consumptive Use – BusikJ P1 – Dimock Twp
5. NOI – Coterra – Consumptive Use – DobrosielskiJ P1 – Dimock and Auburn Twp
6. NOI – Coterra – Consumptive Use – Costello P1 – Dimock Twp
7. NOI – Coterra – Consumptive Use – Teel P4 – Springville Twp
8. NOI – Coterra – Consumptive Use – Black P1 – Springville Twp
9. NOI – Coterra – Consumptive Use - Costello P2 – Dimock Twp
10. NOI – Coterra – Consumptive Use – Lewis P2 - Dimock Twp
11. NOI – Coterra – Consumptive Use – Costello P2 – Dimock Twp
12. NOI – Coterra – Consumptive Use – Lewis P2 – Dimock Twp
13. NOI – Coterra – Consumptive Use - BusikJ P1 – Dimock Twp
14. NOI – Coterra – Consumptive Use – Costello P1 – Dimock Twp
15. NOI – Coterra – Consumptive Use – CosnerW P1 – Springville Twp
16. NOI – Coterra – Consumptive Use – Maiolini P3 – Dimock and Auburn Twp
17. NOI – Coterra – Consumptive Use – WarrinerR P4 – Dimock Twp
18. NOI – Coterra – Consumptive Use – KingD P1 – Dimock Twp
19. NOI – Coterra – Consumptive Use – Teel P2 – Dimock Twp
20. NOI – Coterra – Consumptive Use - StockholmK P2 – Rush Twp
21. NOI – Coterra – Consumptive Use - FraserE P1- Forest Lake Twp
22. NOI – Coterra – ESCGP-4 – Blaisure, Jean P2 – Dimock Twp
23. NOI – Coterra – ESCGP-4 – LaRue P2 – Dimock Twp
24. NOI – UGI Energy – GP-5 Renewal – Auburn Compression Station – Auburn Twp
25. NOI – DH Manufacturing – NPDES Stormwater Permit – Bluestone Mining – Myers Quarry – Silver Lake Twp
26. NOI – DEP – Mine Permit – S&K Large Quarry Operation – Harford Twp
27. NOI – DEP – Willams Field Service – Air Quality Permit issued – Teel Compressor Station – Springville Twp
28. NOI – DEP – Technical Deficiencies – Susq County Rec Center – New Milford/Harford Twps
29. NOI – Ruther & Bowen – Chapter 105 Permit – Jeff Zajkowski – Clifford Twp
30. NOI – Expand – GP-5A Permit Renewal – Mitchell Pad – Franklin Twp
31. NOA – Expand –GP-5A Permit Renewal – Conklin Pad – New Milford Twp
32. NOI – Expand – Consumptive Use – Noble Pad 1 – Lathrop Twp
33. NOI – Expand – Consumptive Use – Price Pad – Lenox Twp
34. NOI – Expand – Consumptive Use – Taylor Pad 1 – Lenox Twp
35. NOI – Expand – Consumptive Use – Noble Pad – Lathrop Twp
36. NOI – Expand – Consumptive Use – Valentine-Price Pad – Lenox Twp
37. NOA -Expand –GP-5A Permit Renewal - Boman Pad – Jackson Twp
38. NOA – Expand –GP-5A Permit Renewal - Pad – New Milford Twp
39. NOI – DEP – Berm Wall and Truck Ramp – Coterra – A&M Hibbard Treatment Facility – Dimock Twp
40. NOI – DEP General Plan/General Operating Permit – L&D Stoneworks – Middletown Twp
41. NOI – DEP General Plan/General Operating Permit - L&D Stoneworks – Forest Lake Township
42. NOI – Tract Engineering – DEP General Plan/General Operating Permit – L&D Stoneworks – Garden Quarry – Middletown Twp
43. Notice – Susq Conservation District – Issued Technical deficiencies for PAWC Harmony Twp Water Treatment Plant – Harmony Twp
44. Notice – Susq Conservation District – Davis Fiddle Lake Boat Launch approved – Ararat Twp

***SUSQUEHANNA COUNTY
PLANNING COMMISSION***

**To: Susquehanna County Planning Commission
From: Patti L. Peltz
Date: 11/17/2025
Subject: SALDO Data Center Ordinance consideration**

County Commissioners request the Planning Commission consider an amendment to the SALDO establishing a Data Center Usage Ordinance for Susquehanna County.

Staff Recommendation: Vote to move forward with the process of adopting a Data Center Ordinance.

Staff Approvals
September 26, 2025 – November 21, 2025

ADDITIONS/ LOT LINE ADJUSTMENT

1. Woosman, Joseph M – Addition to Lands Subdivision – Great Bend Borough – 2 lots (.44, .19 acres)

MINOR SUBDIVISIONS/ NEW LOTS

1. Smith, Kail, Spellman – Minor Subdivision – Bridgewater Twp 4 Lots (4.03, 1.00, 1.00, 1.00 acres)
2. Cosmello, Sam & Donna – Minor Subdivision – New Milford Borough – 2 lots (10, 4 acres)
3. Ransom, Don & Carolyn – Minor Subdivision – Lenox Twp – 2 lots (75.302, 25.921 acres)
4. Schmidt Family Trust – Minor Subdivision – Auburn Twp – 2 lots (69.895, 12.401 acres)

MAJOR SUBDIVISIONS

1. none

LAND DEVELOPMENT

1. none