

Susquehanna County Planning Commission
Minutes February 4, 2025
7:00 PM

- I. Call to Order:** Chairman Richard Franks called the meeting to order at 7:02 PM. Members present included: Richard Franks, Chairman, Robert Housel, Secretary, John Kukowski, Chris Caterson, Joseph Kempa and Brandon Cleveland. Absent were John Ramsay and BJ Zembzycki. Also attending were Planning Department Director Patti Peltz, Loren Salsman of Salsman Engineering, Tim Seibert and Jared Martin of Bollinger Solar.
- II. Pledge of Allegiance** The pledge of allegiance was said.
- III. Reorganization Meeting** The reorganization meeting was held with Richard Franks nominated and elected as Chairman, Robert Housel as Secretary and Bernard John “BJ” Zembrzycki as Vice Chairman.
- IV. Approval of Minutes**
C Caterson made the motion, seconded by B Cleveland and carried to approve the minutes, of the December 17, 2024, Meeting.
- V. Communications** December 15, 2024 – January 24, 2025
1. Notice - PA DEP – Coterra Energy approval for Construction Certification – Secondary Containment Berm Install – A& M Hibbard Centralized Treatment Facility – Dimock Twp.
 2. NOI- PennDOT – Chapter 105 Permits – State Route 2034 (Old Newburgh Tpke) – Herrick Twp.
 3. Notice- PA DEP – Surface Mining Permit – PA Bluestone Supply, LLC – Approved – Harmony Twp & Lanesboro Borough
 4. Notice – PA DEP – Surface Mining Permit – Forest Lake Quarry Operation – Approved – Forest Lake Twp.
 5. Notice- PA DEP – GP 5A- SWN Production – Authorized – New Milford Twp.
 6. NOI – Mid Atlantic Transmission – Warriner Pond Sub Station – Transmission line poles – Bridgewater Twp.
 7. Notice – PA DEP – Monteforte Treatment Plant – Denial for Exemption, must resubmit as a new Land Development – Harford/New Milford Twps.
 8. Notice – PA DEP – Air Quality General Plan approval – Susquehanna Gathering Compressor Station – New Milford Twp.
 9. Notice- PA DEP – GP105 Permit Withdrawal – Jorge Armando Tobon/Banko Tobon Operation – Jackson Twp.
 10. Notice – PA DEP – BAQ-GPA/GP- 9 -Approval – Johnson Quarries/S&K Stone – Auburn Twp.
 11. Notice – PA DEP – BAQ-GPA/GP-9 – Approval – Buckhorn Wellpad – Oakland Twp.
 12. Notice – PA DEP – BAQ-GPA/GP- 3 -Approval – Johnson Quarries/S&K Stone – Auburn Twp.
 13. Notice – NPDES Permit Approval – Three Lakes Stone – New Milford Twp.
 14. Notice – NPDES Permit Approval – S McClain Stone – Dimock Twp.

15. Notice – NPDES Permit Approval – Warriner Quarry – Rush Twp.
16. Notice – Consumptive Use Approval – Teel P7 – Springville Twp.
17. NOI – Sawmill Valley Hardwoods – Air Quality Control Permit – SR 92 – South Gibson.
18. NOI – NPDES Permit – Powers Stone – Forest Lake Twp.
19. NOI – SWN - GP 5A – Bolles South Pad – Franklin Twp.
20. NOI – SWN - GP 5A – Buckhorn Pad – Oakland Twp.
21. NOI – SWN - GP 5A – Bolles South Pad – Franklin Twp.
22. NOI – SWN - Consumptive Use – Oak Ridge Pad – Oakland Twp.
23. NOI – SWN - Consumptive Use/New water Withdraw – New York Ave – Great Bend Twp
24. NOI – SWN - Consumptive Use – Coyle Pad – Liberty Twp.
25. NOI – SWN - Consumptive Use – Haley Pad – Great Bend Twp.
26. NOI – SWN - Consumptive Use – Brant Pad – Great Bend Twp.
27. NOI – SWN – GP 5 – Endless Mountain Pad – New Milford Twp.
28. Notice – SWN – New Water Withdrawal location – Susquehanna River – New York Ave – Great Bend Twp.
29. NOI – Coterra – Consumptive Use - Diaz Family P1 – Brooklyn Twp.
30. NOI – Coterra – Consumptive Use - StraussE P1 – Harford Twp.
31. NOI – Coterra – Consumptive Use - Hoover P1 – Dimock Twp.
32. NOI – Coterra – Consumptive Use - HunsingerA P1 – Dimock Twp.
33. NOI – Coterra – Consumptive Use - ShieldsG P1 – Dimock Twp.
34. NOI – Coterra – Consumptive Use - GrimsleyJ P1 – Dimock Twp.
35. NOI – Coterra – Consumptive Use – LernerG P1 – Ararat Twp.
36. NOI – Coterra – Consumptive Use - FontanaC P1 – Bridgewater Twp.
37. NOI – Coterra – Consumptive Use - ColwellA P1 – Harford Twp.
38. NOI – Coterra – Consumptive Use – DysonW P1 – Springville Twp.
39. NOI – Coterra – Consumptive Use – Wyalusing Creek – Forest Lake Twp.
40. NOI – Coterra – Applying for ESCGP-4 – Hunsinger Well Pad – Dimock Twp.
41. NOI – Act 14 Notice for Dam Permit – Gillespie’s Pond Dam – New Milford Twp.

VI. Public Comment: There was no public comment.

VII. Old Business

A. Subdivision and Land Development Review

1. Dimock Township Cinder Storage Garage – Commercial Land Development – Final Approval.

R Housel made the motion to grant final approval for Dimock Township Commercial Land Developments, J Kukowski seconded, and so carried.

VIII. Report of Finalized Conditional Approvals – none.

IX. New Business

A. Subdivision and Land Development Review

1. Komar Solar Site/Bollinger Solar – Major Land Development – Thompson Township.

Staff Recommendation: Grant conditional approval to Bollinger Solar pending receipt of a favorable Municipality Report Form, Deed of Ownership, Utility Agreement Letter from Penelec, Copy of the Sound Study, Highway Occupancy Permit, DEP Sewer Waiver, Chapter 105 Wetland permit, Clean and Green Rollback Estimate form, Decommissioning Plan and bonding/escrow agreement, Erosion and Sediment Control Plan, and receipt of NPDES permit and wetlands survey.

C Caterson made the motion to grant preliminary conditional approval, based on staff recommendations, R Housel seconded, and so carried. J Kempa abstained.

B. Section 102.2 - Act 170 – Review and Comment

1. Anthony & Deborah Monticello – Addition to Lands – Silver Lake Twp.
2. Ordinance Amendment – Silver Lake Township – Fine for penalties to be decreased.

The Silver Lake Township Supervisors submitted for your review a proposed ordinance amendment, Section 1104.2 A, which would amend the existing Silver Lake Township Subdivision and Land Development Ordinance, and reduce penalties for violations, from \$5000 to \$500.

Staff Recommendation: Recommend the Silver Lake Township Supervisors adopt the proposed Ordinance of amendments, following advertisement and public hearing, in accordance with the procedures required by the Pennsylvania Municipalities Planning Code.

R Housel made the motion, seconded by C Caterson, and carried, to concur with staff action on Act 170 Review and Comment.

C. Subdivisions and Land Developments - Staff Actions –

Additions/ Lot Line Adjustments –

1. Herrmann, Karl & Nelson – Addition to Lands Subdivision – Herrick Township – 2 Lots (27.28 acres, 1.86 acres)

2. Gibson United Methodist Church – Addition to Lands Subdivision – Gibson Twp – 2 Lots (.70 acres, .07 acres)

Minor Subdivisions/ New Lots –

1. Smith, Jeanette – Minor Subdivision – Bridgewater Township – 2 Lots (265 acres, 2 acres)
2. Traver Estate – Minor Subdivision – Choconut Township – 6 Lots (20.64 acres, 35.12 acres, 19.27 acres, 106.60, 11.27 acres, 36.60 acres)
3. Teel, Theresa M, Family LP – Minor Subdivision –Springville Twp – 2 Lots (35.33,2.00)

Major Subdivisions – None.

Land Development – None.

C Caterson made the motion, J Kukowski seconded, and carried, to concur with staff actions.

VIII. Other items of discussion:

1. Summit Ridge Farms – Sketch Plan - Commercial Land Development – Gibson Twp.

Ryan Krupovich with Summit Ridge Farms has submitted an application and a sketch plan, to be reviewed by the Susquehanna County Planning Commission. It is his intention to build a 6,696-sf addition, to an agricultural building. The parcels in the sketch plan are currently assessed as agricultural.

Council of Governments has requested Summit Ridge Farms come through Susquehanna County Planning for any future buildings to be added to the parcel.

Staff Recommendation: Please review the available sketch plan and application and make recommendations for a proposed plan.

R Housel made the recommendation to present the sketch plan to the County Solicitor for review. R Franks and C Caterson concurred.

2. 2024 Planning Commission Annual Report. – R Housel made the motion to accept the 2024 Planning Commission Annual Report and present it to Susquehanna County Commissioners, J Kukowski seconded, and so carried.
3. C Caterson shared that he had some positive feedback regarding Coterra. How they went above and beyond to help local landowners.

IX. Adjournment

C Caterson made the motion seconded by J Kukowski and carried, to adjourn the meeting at 7:32 pm.

Minutes Prepared by:
Patti L. Peltz Director, 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 4, 2025.

Respectfully Submitted,

Robert A. Housel, Secretary

**Susquehanna County Planning Commission
Minutes March 25, 2025
7:00 PM**

- X. Call to Order:** Chairman Richard Franks called the meeting to order at 7:00 PM. Members present included: Vice-Chairman BJ Zembrzycki, Secretary Robert Housel, John Kukowski, Joseph Kempa and John Ramsay. Absent were Chris Caterson and Brandon Cleveland. Also attending was Planning Department Director Patti Peltz.
- XI. Pledge of Allegiance** The pledge of allegiance was said.
- XII. Approval of Minutes**
J Ramsay made the motion, seconded by BJ Zembrzycki, and carried, to approve the minutes, of the February 25, 2025, Meeting.
- XIII. Communications** February 27, 2025 – March 24, 2025
1. NOI – JHA/S&M Powell Quarry -NPDES application for Industrial Stormwater Discharge – Forest Lake Twp.
 2. NOI – JHA/Bowtie Tower Quarry -Small Non-Coal Mine Permit Application – Great Bend Twp.
 3. NOI – JHA/Louden Hill Saw Shop – GP-3 & GP - 9 – Dimock Twp.
 4. NOI – SWN – Consumptive Use – Tunkhannock Creek – Lenox Twp.
 5. NOI – SWN – Consumptive Use – Susquehanna River– Oakland Twp.
 6. NOI – SWN – Consumptive Use – Knosky Pad– Middleton & Rush Twps.
 7. NOI – SWN – Consumptive Use – Four Bucks Pad– Great Bend & Oakland Twps.

XIV. Public Comment: There was no public comment.

XV. Old Business

B. Subdivision and Land Development Review –

1. None.

C. Report of Finalized Conditional Approvals

1. None

XVI. New Business

A. Subdivision and Land Development Review

1. Summit Ridge Farms – Commercial Land Development – Gibson Twp. – see below.

To: Susquehanna County Planning Commission

From: Patti L. Peltz

Date: March 17, 2025

Subject: Summit Ridge Farms Commercial Land Development

Ryan Krupovich of Summit Ridge Farms, along with Michael & Sharon Panasevich have submitted a land development application, and plan, for a 6,696 square foot addition to their existing business. The deed has been updated to reflect Mike as owner on both lots. In reviewing the plans, the following 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. Survey plans were prepared by Scott Williams of Butler Surveying.
4. Access to this property is off State Route 2073.
5. NPDES permits are required.
6. DEP/Council of Governments permits required.
7. Gibson Township has no zoning ordinance.
8. Gibson Township Supervisors will be notified.
9. There are multiple buildings and outbuildings on the property.

Staff Recommendation: Grant conditional preliminary approval to Summit Ridge Farms pending a favorable Municipality Report Form, NPDES permit, Council of Governments required permits, and Clean and Green Rollback Estimate Form.

R Housel made the motion to grant conditional preliminary approval for Summit Ridge Farms based on staff recommendations, J Kukowski seconded, and so carried.

B. Section 102.2 Review and Comment

1. David & Kelly Maguire – Minor Subdivision – 2 Lots 123.64 acres, 10.0 acres – Silver Lake Twp.
2. Kevin & Teresa Smith – Addition to Lands – 3 lots .71 acres, 11,932 sf, 56.91 sf - Silver Lake Twp.

R Housel made the motion to accept Review and Comments, J Ramsay seconded and so carried.

D. Subdivisions and Land Developments - Staff Actions –

Additions/ Lot Line Adjustments – None.

Minor Subdivisions/ New Lots – None.

Major Subdivisions – None.

Land Development – None.

VIII. Other items of discussion:

4. There was discussion of some local projects and parcels of land.

X. Adjournment

R Housel made the motion seconded by J Kukowski and carried, to adjourn the meeting at 7:52 pm.

Minutes Prepared by:
Patti L. Peltz Director, Planning

Certified to be a true and correct copy of the minutes of the regular meeting of the Susquehanna County Planning Commission held on March 25, 2025.

Respectfully Submitted,

Robert Housel, Secretary SCPC

Susquehanna County Planning Commission
Minutes April 29, 2025
7:00 PM

XVII. Call to Order: Chairman Richard Franks called the meeting to order at 7:00 PM. Members present included: Vice-Chairman BJ Zembrzycki, Secretary Robert Housel, John Kukowski, Joseph Kempa and John Ramsay. The absences were Chris Catterson and Brandon Cleveland. Also attending were Planning Department Director Patti Peltz, Cassidy Robinson and Logan Newton, both of LaBella. Members of the public included Gene Hubbard and Karl Gesford.

XVIII. Pledge of Allegiance The pledge of allegiance was said.

XIX. Approval of Minutes

J Ramsay made the motion, seconded by J Kukowski, and carried, to approve the minutes, of the March 25, 2025, Meeting.

XX. Communications March 24, 2025-April 28, 2025

1. NOI – Chesapeake Energy – GP-3- Squier Property – Springville Twp
2. NOI – Chesapeake Energy – GP-5A- Wright W Pad – Bridgewater Twp
3. NOI – Chesapeake Energy – GP-5A- Vandermark Pad – Dimock Twp
4. NOI – Chesapeake Energy – GP-5A- Groover S Pad 1 – Bridgewater Twp
5. NOI – Chesapeake Energy – GP-5A- Greenwood R Pad 1 – Dimock Twp
6. NOI – Chesapeake Energy – GP-5A- Anderson R Pad – Auburn Twp
7. NOI – Chesapeake Energy – Consumptive Water Use- Blaisure Jo P1 – Jessup Twp
8. NOI – Chesapeake Energy – Consumptive Water Use- Blaisure Je P1 – Dimock Twp
9. NOI – Chesapeake Energy – Consumptive Water Use- KelleyP P1 – Dimock Twp
10. NOI – Chesapeake Energy – Consumptive Water Use- ChambersO P1 – Jessup Twp
11. NOI – Coterra Energy – Consumptive Water Use- BlaisureJe P1 – Dimock Twp
12. NOI – Coterra Energy – GP-5A- GreenwoodR P2 – Bridgewater Twp
13. NOI – Coterra Energy – Consumptive Water Use- ChampersO P1 – Harford Twp
14. NOA – Coterra Energy – ESCGP-4 - BlaisureJe P2 – Dimock Twp
15. NOI – Expand Energy – Consumptive Water Use- Squire Pad 1 – Springville Twp
16. NOI – Expand Energy – Consumptive Water Use- Kropff Pad – Jackson Twp
17. NOI – Expand Energy – GP-5A- Nowicki Pad 1 – Oakland Twp
18. NOI – Expand Energy – Consumptive Water Use- Hilltop NEW – Jessup Twp
19. NOI – Expand Energy – Consumptive Water Use- Hardic – Rush Twp
20. NOI – Expand Energy – Consumptive Water Use- Pierson 1 – Rush Twp
21. NOI – Expand Energy – Consumptive Water Use- Nowicki – Oakland Twp
22. NOI – Expand Energy – Consumptive Water Use- Kerr Pad 1 – Lathrop Twp
23. NOI – Expand Energy – Consumptive Water Use- GU-Y Loomis Pad – Rush Twp
24. NOI – Expand Energy – Consumptive Water Use- NR-05 BAC Realty – New Milford Twp
25. NOA – GAI Consultants – First Energy - Warriner Pond Substation – Proposed New Substation – Bridgewater Twp

26. NOA – JHA- Camp Archbald Wastewater Treatment Plant NPDES renewal – Brooklyn Twp
27. NOA – Rettew – SWN Production – DEP Small Project permit Chapter 105– Great Bend Twp
28. NOA – Rettew – SWN Production – GP-4 Chapter 105– Great Bend Twp
29. NOA – Folsom Engineering – Coterra – ESCGP-4 – Busik J Pad 1 - Dimock Twp
30. NOA – Folsom Engineering – Endless Mtn Minerals – GP-104 Bluestone - Harmony Twp
31. NOA – PAWC – Major amendments to NPDES permit – Proposed replacement of Susquehanna Water Treatment Plant – Harmony Twp
32. NOI – PADEP - Gorick Bluestone – Approval BAQ-GPA/GP-9, GP3-58-090 & GP9-58-090 – Franklin Twp
33. NOA – Salsman Engineering – Dimock Twp GP-7 Chapter 105 – Wooden Road Shelp Creek Culvert Replacement – Dimock Twp

34.

XXI. Public Comment: There was no public comment.

XXII. Old Business

E. Subdivision and Land Development Review

1. Trehab Associates - Fred's Market Apartments – Susquehanna Depot Borough – Revised project submission .

To: Susquehanna County Planning Commission

From: Patti L. Peltz

Date: 04/07/2025

Subject: Trehab/Fred's Market Apartments

On September 23, 2024 Trehab Associates was issued preliminary approval for Fred's Market Land Development. It consisted of a three-unit apartment complex. A lot line adjustment was completed for the lot on the same day. The lot line adjustment was completed and approved, under the premise that the addition to Fred's Market was going to be demolished, to complete the project and meet Susquehanna Depot's zoning requirements.

Due to a financial issue, the three-unit apartment complex is being reduced to a two-unit complex, and they are unable to demolish the addition to the existing Fred's Market. The new lot line runs through the addition. If they adjust the lot line back to where it originally was, they will not meet Susquehanna Depot's zoning requirements and will create a "non-conforming" lot (under 7500-sf). The zoning officer is stating they have the option to move the property line outside the addition and then ask Susquehanna Depot for a zoning variance for the 7500-sf lot.

Both lots are owned by Trehab Associates. One lot is zoned as Commercial, and one as Residential. The project manager updated 4/28/25 that Trehab Associates has found the funding to demolish the building, to move forward with the project.

Staff Recommendation: Grant Preliminary Approval of the revised plan pending demolition of the addition on Fred's Market and requiring the building be cleared from the property line or Trehab Associates produces a demolition/construction bond, to be held by Susquehanna Depot Borough, until the building is removed.

-R Housel made the motion to accept staff recommendations. J Kempa Seconded and so carried.

XXIII. Report of Finalized Conditional Approvals – None.

XXIV. New Business

D. Subdivision and Land Development Review

1. Susquehanna County Housing Development Corporation - Hallstead Affordable Housing – Multi- Family Development –Hallstead Borough – 2021 – Requesting Final Approval.

To: Susquehanna County Planning Commission

From: Patti L. Peltz

Date: April 7, 2025

Subject: Hallstead Affordable Housing – Multi-Family Development –Hallstead Borough – Final Approval

At the May 25, 2021 meeting, the Planning Commission granted conditional preliminary approval of Susquehanna County Housing Development Corporation, Hallstead Affordable Housing multi-family development, in Hallstead Borough. Conditions were met and on June 21, 2021 they were granted preliminary approval, stating that “Final approval is required prior to putting Phase I of the development into use.”

Council of Governments issued them an occupancy permit on 03/01/2023. I reached out to Susquehanna County Housing Development Corporation, and they state all units are occupied. The site was inspected on 04/08/2025 and it is built according to the plans submitted to Susquehanna County Planning Commission.

Staff Recommendation: Grant Final Approval to Hallstead Affordable Housing.

-R Franks made the motion to grant final approval to Hallstead Affordable Housing. R Housel seconded and so carried.

2. Mark & Mary Williams – Williams Event Barn - Commercial Land Development – Brooklyn Twp. – Requesting Final Approval.

To: Susquehanna County Planning Commission

From: Patti L. Peltz

Date: April 11, 2025

Subject: Williams Event Barn – Event Facility –Brooklyn Twp – Final Approval

On February 25, 2025 Mark & Mary Williams were issued conditional preliminary approval for their event facility, Williams Event Barn. All conditions were met, and they were granted preliminary approval on April 9, 2025. The event facility is completed, and the owners are requesting final approval.

The staff visited the site on April 11, 2025, and found it to be developed in accordance with the approved preliminary plan.

Staff Recommendation: Grant final approval of the Williams Event Barn in Brooklyn Township.

-J Kukowski made the motion to grant final approval to Williams Event Barn, J Ramsay seconded and so carried.

3. Lawrence Rolnick & Kimberly Sorrentino – Residential Land Development – Dimock Twp – Requesting a variance.

To: Susquehanna County Planning Commission

From: Patti L. Peltz

Date: 04/14/2025

Subject: Rolnick Sorrentino Land Development – Dimock Twp – Variance requested

On March 20, 2023, Lawrence Rolnick & Kimberly Sorrentino submitted a land development project to build a second home on their two side by side parcels (1.553 acres & .82 acres) on Big Elk Lake. The Municipality Report Form was sent to Dimock Twp. and they returned it with no objections. Their plans have changed, and they are now building their second home on the larger lot and are requesting a

variance to leave their .82-acre lot vacant. For reference, the neighboring lots on either side of their parcels are .58 acres and .40 acres.

Susquehanna County SALDO states a minimum residential lot size be 1 acre.

Staff Recommendation: Grant the variance for the .82-acre lot to remain vacant.

- **R Housel made the motion to grant the variance and J Ramsay seconded and so carried. J Kempa abstained.**

4. Community Chapel of Faith Church – Institutional Land Development – Dimock Twp.

To: Susquehanna County Planning Commission

From: Patti L. Peltz

Date: 04/11/2025

Subject: Community Chapel of Faith – Land Development - Dimock Twp.

A parcel of land in Dimock Township was donated to the Community Chapel of Faith Church. The parcel sits at the intersection of State Route 2024 and Carter Road. They have submitted a plan showing where the church will be located. The following are called to your attention:

1. Application and fees have been accepted.
2. By definition (Section 204) this is a land development. The Ordinance defines a church as an institutional use, not a commercial or industrial use. Therefore, the requirements in Article VII for commercial and industrial land developments would not apply.
3. Earth Farm Studio's and Carlo Schneller have engineered the building structure plans, and the location map for the new church.
4. The property is 2.9 acres.
5. The proposed building is 104' x 40' or 4,160 sf.
6. Council of Governments has issued a sewage permit for a holding tank.
7. There will be public water on site.
8. Dimock Township has waived the driveway permit fees that are normally charged.

The Supervisors are giving the church permission to use the existing driveway off Carter Road, for the access they will need.

9. The Conservation District stated this project is under the 1-acre threshold for NPDES permit.
10. The Project Manager stated there will be an E&S Plan on site.
11. Dimock Township Supervisors were notified on April 24th, their next meeting is May 5th.

Staff Recommendation: Grant Conditional Preliminary approval to Community Chapel of Faith church, based on a favorable Municipality Report Form from Dimock Twp.

-J Ramsay made the motion to grant Community Chapel of Faith conditional preliminary approval. R Housel seconded and so carried.

5. Leatherstocking Gas Company - Mt. View Gate Station – Harford Twp – Industrial/Utility Land Development.

To: Susquehanna County Planning Commission

From: Patti L. Peltz

Date: 04/15/2025

Subject: Leatherstocking Gas Company - Mountain View Gate Station - Industrial Land Development – Harford Twp.

Leatherstocking Gas Company, 330 West William Street, Corning NY, has submitted an Industrial Land Development plan on April 15, 2025, to construct a small natural gas transfer station on a parcel of land leased from Nature Trade, LLC, in Harford Twp. The following items are called to your attention:

1. Application and fees have been received.
2. By definition (Section 204) this is an industrial land development, and considered a public utility project, and is a service line to Mountain View School District.
3. The gate station is required to access the existing pipeline in the area.
4. Leatherstocking will be leasing 4 acres from Nature Trade LLC in Harford Twp.
5. Disturbance area is approximately 2.54 acres.
6. The proposed building is 12'x20' and the fenced area will be 63'x70'.
7. Site development plans were prepared by Joshua King of JHA Companies.
8. Access to the site will be by way of State Route 2022.
9. The project was authorized under NPDES PAG-02 utility permit.
10. No Sewage, water or is proposed at the development.

11. Minimal lighting is proposed.
12. Harford Township was notified on April 16, 2025.

Staff Recommendation: Grant preliminary approval of the Leatherstocking Gas Company industrial land development conditioned on receipt of a copy of the NPDES PAG-02 permit from the appropriate regulating agency and receipt of the Municipality Report Form from the Harford Township Supervisors within the Commission's allowable review period.

– R Housel made the motion to grant preliminary approval for the gate station based on receipt of a copy of the NPDES PAG-02 permit, seconded by J Ramsay and so carried.

6. Susquehanna Transfer, LLC – Commercial Land Development – Bridgewater Township – Requesting a variance.

To: Susquehanna County Planning Commission

From: Patti L. Peltz

Date: 04/10/2025

Subject: Susquehanna Transfer, LLC

On August 28, 2017, Susquehanna Transfer Facility, LLC submitted a Commercial Land Development Plan to construct an office, scale house, and warehouse building. It was their intention to use the office and scale house, followed by a warehouse building which, if approved by DEP, would be used as a waste transfer station, and is described in the approved Commercial Land Development.

On May 30, 2019, The Susquehanna County Planning Commission granted Final Approval to Susquehanna Transfer Facility, LLC, Commercial Land Development Plan. They satisfied all requirements, and the facility was approved by DEP.

They are now ready to install water tanks at their facility. The adjacent landowners surrounding the facility are the same landowners as Susquehanna Transfer, LLC, with different business names. PADEP setbacks are: 50 feet from the public roadway and 100 feet from wetlands. SALDO setbacks are 200 feet from the public roadway and 200 feet from wetlands.

I bring the following items to your attention:

1. This is located in a commercial area, there are no residential structures.

Staff Recommendations: Grant Susquehanna Transfer Station, LLC, the Susquehanna County Subdivision and Land Development Ordinance variance for the setbacks, defaulting to use the Pennsylvania Department of Environmental Protection setbacks. As the facility was already approved as being a waste transfer station and is currently operating under a PADEP permit with no violations.

- **R Housel made the motion to grant the setback variance to Susquehanna Transfer, seconded by J Kukowski and so carried.**

E. Section 102.2 - Act 170 – Review and Comment – None.

F. Subdivisions and Land Developments - Staff Actions –

Staff Approvals

March 24, 2025- April 28, 2025

ADDITIONS/ LOT LINE ADJUSTMENT

3. Clapper, Patricia – Addition to Lands – Harford Twp- 1 Lot (2 acres)

MINOR SUBDIVISIONS/ NEW LOTS

1. Smith, Todd & Deborah – Minor Subdivision – Bridgewater Twp. – 2 lots (1 acre, 10 acres)
2. Osborne, Richard- Minor Subdivision – New Milford Twp – 2 lots (12.72 acres, 16.88 acres)
3. Bowman, Jean & Rexford – Minor Subdivision – Lathrop Twp (27.20 and 3.00 acres)
4. Roberts, Michael & Barbara – Minor Subdivision – Apolocan Twp – (27.42, 10.00 acres)
5. Arnold, Alton Estate – Minor Subdivison – Jessup Twp - (14.51, 2.00 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: none.

XXV. Adjournment

J Kukowski made the motion seconded by BJ Zembrzycki 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 April 29, 2025.

Respectfully Submitted,

Robert Housel, Secretary, SCPC

**Susquehanna County Planning Commission
Minutes May 20, 2025
7:00 PM**

XXVI. Call to Order: Chairman Richard Franks called the meeting to order at 7:00 PM. Members present included: Secretary Robert Housel, Chris Caterson, John Kukowski, Joseph Kempa and John Ramsay. The absences were BJ Zembrzycki and Brandon Cleveland. Also attending were Planning Department Director Patti Peltz. Jeremy Nelson and Don Kessler of Pennsylvania American Water Company.

XXVII. Pledge of Allegiance The pledge of allegiance was said.

XXVIII. Approval of Minutes

J Ramsay made the motion, seconded by J Kukowski, and carried, to approve the minutes, of the April 29, 2025, Meeting.

XXIX. Communications March 24, 2025-April 28, 2025

- 35. NOI – Buckeye Pipeline Company – Pipeline Inspections – Susquehanna County
- 36. NOA – Warner Quarry/Tract Engineering – Dragonfly Quarry – Mining Permit GP 105 – Jessup Twp
- 37. NOA – S McClain Stone #3 – GP to run aggregate crushing facility – Brooklyn Twp
- 38. NOI – Coterra A&M Hibbard Treatment Facility – DEP Approval for additional water tanks and construction of a truck loading/unloading station – Dimock Twp
- 39. NOI – Coterra – Consumptive Water Use – Meshoppen Creek – Springville Twp
- 40. NOI – Coterra – E&S Permit application/reclamation – River Lane– Great Bend Twp
- 41. NOI – Coterra – Consumptive Water Use – WarinerR P2 – Dimock Twp

42. NOI – Coterra – Consumptive Water Use – CarsonJ P1 – Springville Twp
43. NOI – Coterra – Consumptive Water Use – HousenickJ P1 – Rush Twp
44. NOI – Dimock Water Distribution System – NPDES Major Modification – Meshoppen Creek – Dimock Twp
45. Northeast Appalachia – 5-year Authorization BAQ-GPA & GP-5 – Remote Pigging Station – Oakland Twp
46. NOI – New Milford 2 Quarry – Non-coal surface mining reclamation & NPDES permit – New Milford Twp

XXX. Public Comment: There was no public comment.

XXXI. Old Business

F. Subdivision and Land Development Review

XXXII. Report of Finalized Conditional Approvals – None.

XXXIII. New Business

G. Subdivision and Land Development Review

1. PAWC – Dimock Water Treatment Facility – Land Development – Dimock Twp – see attached.

***SUSQUEHANNA COUNTY
PLANNING COMMISSION***

To: Susquehanna County Planning Commission
From: Patti L. Peltz
Date: May 16, 2025
Subject: PAWC Dimock Water Treatment Facility

Pennsylvania American Water has submitted a land development application to construct a water treatment facility on a parcel located in Dimock Township. It will be located along State Route 3023 and 50 Meshoppen Creek Road. 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 be a service line to Dimock Township residents for drinking water.
4. The water treatment facility is being funded by a plea agreement negotiated between the Pennsylvania Office of Attorney General and Coterra Energy.
5. It is located on a parcel of land owned by Susquehanna Realty Group I.
6. The property is located in the flood plain.
7. Total project surface is 73,181 sf or 1.68 acres, with a total impervious surface of 21,780 sf.
8. There is an existing house, garage, and an outbuilding on the property that will be demolished.
9. The proposed building will be 4,400 sf.
10. No sewage facilities are proposed, as the facility will not be staffed.
11. Site development plans were prepared by Steven Michael Kirsch of HRG.
12. Access to the site will be by way of Meshoppen Creek Road.
13. The project will require an NPDES permit modification, PADEP Chapter 106 permit, PADEP public water supply permit, and a Susquehanna County Council of Governments Flood Plain permit.
14. Approximately 6 miles of water lines will be run from the facility.
15. Dimock Township was notified on May 6, 2025.

Staff Recommendation: Grant preliminary approval of the PAWC Dimock Water Treatment Facility land development, conditioned on receipt of a copy of the NPDES permit modification, PADEP Chapter 106 permit, PADEP Public Water Supply permit, Council of Governments Flood Plain permit, and receipt of a favorable Municipality Report Form from the Dimock 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, with the exception of "PADEP Public Water Supply Permit", as that will be issued prior to the facility opening. C Caterson seconded and so carried.

H. Section 102.2 - Act 170 – Review and Comment – None.

I. Subdivisions and Land Developments - Staff Actions –

**Staff Approvals
April 28, 2025 – May 16, 2025**

ADDITIONS/ LOT LINE ADJUSTMENT

1. Bennett, Richard – Lenox Twp – Addition to Lands Subdivision – (51+, 10+ acres)

MINOR SUBDIVISIONS/ NEW LOTS

1. Lands of Welsch & Marvin – Jackson Twp – Minor Subdivision – 2 Lots (128.14, 20.58)
2. Griffin, Gerard & Kirsten – Apolacon Twp – Minor Subdivision – 2 Lots (40, 10)
3. Lands of Gana – Apolacon Twp – Minor Subdivision – 3 Lots (80.08, 13.59, 13.51)
4. Lands of Ferencik, Kovach, & Nemcek – Minor Subdivision – 2 Lots (30.52, 123.48)

MAJOR SUBDIVISIONS

1. None

LAND DEVELOPMENT

1. Williams Event Barn – Brooklyn Twp – Land Development – Final Approval
2. Leatherstocking Gate Station – Harford Twp – Industrial Land Development – Preliminary Approval
3. Trehab/Fred’s Market – Land Development – Susquehanna Depot Borough – Land Development – Conditional Preliminary Approval
4. Community Church of Faith – Dimock Twp – Land Development – Preliminary Approval
5. Hallstead Affordable Housing – Hallstead Borough – Commercial Land Development – Final Approval

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

VIII. Other items of discussion: none.

XXXIV. Adjournment

C Caterson made the motion seconded by J Ramsay 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 May 20, 2025.

Respectfully Submitted,

Robert Housel, Secretary, SCPC