

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

I. Call to Order

II. Pledge of Allegiance

III. Approval of Minutes

IV. Communications – See Attached Listing

V. Public Comment

VI. Old Business

A. Subdivision and Land Development Review

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

B. Report of Finalized Conditional Approvals

VII. New Business

A. Subdivision and Land Development Review

1. Susquehanna County Housing Development Corporation - Hallstead Affordable Housing – Multi-Family Development –Hallstead Borough – 2021 – Requesting Final Approval – see attached.
2. Mark & Mary Williams – Williams Event Barn - Commercial Land Development – Brooklyn Twp. – Requesting Final Approval – see attached.
3. Lawrence Rolnick & Kimberly Sorrentino – Residential Land Development – Dimock Twp – Requesting a variance – see attached.
4. Community Chapel of Faith Church – Institutional Land Development – Dimock Twp – see attached.
5. Leatherstocking Gas Company - Mt. View Gate Station – Harford Twp – Industrial/Utility Land Development – see attached.
6. Susquehanna Transfer, LLC – Commercial Land Development – Bridgewater Township – Requesting a variance - see attached.

B. Section 102.2 – Review and Comment

- 1.none.

C. Subdivisions and Land Developments - Staff Actions –

VIII. Other items of discussion

IX. Adjournment

Susquehanna County Planning Commission

Minutes March 25, 2025

7:00 PM

- I. 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 Caterson and 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 Ramsay made the motion, seconded by BJ Zembrzycki, and carried, to approve the minutes, of the February 25, 2025, Meeting.
- IV. 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.
- V. Public Comment:** There was no public comment.
- VI. Old Business**
 - A. Subdivision and Land Development Review –**
 1. None.
 - B. Report of Finalized Conditional Approvals**
 1. None
- VII. 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.

C. 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:

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

IX. 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

IV. Communication 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

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 did send a letter to the Planning Commission, from Trehab, stating that they would still move forward with demolishing the building when the funds became available. The Planning Commission cannot consider that as a condition of approval as we do not have the authority to enforce that after the approval.

Staff Recommendation: Grant Conditional Preliminary Approval for the revised plan pending Susquehanna Depot's favorable Municipality Report Form, meeting their zoning requirements, and a construction/demolition bond, held by Susquehanna Depot Borough, from Trehab Associates, for the future demolition of the addition.

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.

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.

PLANNING COMMISSION

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.

PLANNING COMMISSION

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.

***SUSQUEHANNA COUNTY
PLANNING COMMISSION***

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.

***SUSQUEHANNA COUNTY
PLANNING COMMISSION***

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.

Staff Approvals

March 24, 2025- April 28, 2025

ADDITIONS/ LOT LINE ADJUSTMENT

1. Clapper, Patricia – Addition to Lands – New Milford 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)

MAJOR SUBDIVISIONS

1. none

LAND DEVELOPMENT

1. none