

**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 Subdivision – 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 Catterson 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

**Susquehanna County Planning Commission  
Minutes June 24, 2025  
7:00 PM**

**XXXV. Call to Order:** Vice Chairman BJ Zembrzycki called the meeting to order at 7:05 PM.

Members present included: Chris Caterson, John Kukowski, Joseph Kempa and John Ramsay. The absences were Brandon Cleveland, Robert Housel, and Richard Franks. Also attending was Planning Department Director Patti Peltz.

**XXXVI. Pledge of Allegiance** The pledge of allegiance was said.

**XXXVII. Approval of Minutes**

C Caterson made the motion, seconded by J Ramsay, and carried, to approve the minutes, of the May 20, 2025, Meeting.

**XXXVIII. Communications** May 21, 2025 – June 13, 2025

- 47. NOI –Coterra – GP5 – Precision Capital Pad – Lathrop Twp.
- 48. NOI –Coterra – GP5 – Powers N Pad – Lathrop Twp.
- 49. NOI – Expand Energy – Consumptive Use – Decker Farms - Rush Twp.
- 50. NOI – Expand Energy – Consumptive Use – Powers Pad - Forest Lake Twp.
- 51. NOI – Expand Energy – Consumptive Use – AR-19 Walker Diehl Pad - Oakland Twp.
- 52. NOI – Expand Energy – Consumptive Use – Yvonne Pad - Rush Twp.
- 53. NOA – NPDES GP 104 & 105 -Tracee Kilmer Quarry – Great Bend & Liberty Twps.
- 54. NOI – PAPUC – Extension for time to upgrade structure carrying various highways above grade – Canadian Pacific Railroad – Great Bend Twp. 5 year extension to 2/28/29.
- 55. NOI – PADEP – GPA/GP-9 Permits issued – Warner Quarry – Dan Warner – Jessup Twp.
- 56. NOI – PADEP – GPA/GP-3 Permits issued – Warner Quarry – Dan Warner – Jessup Twp.
- 57. NOI – PADEP – NPDES Permits issued – Solus Quarry – NA Stone Supply – Lathrop Twp.
- 58. NOA – Small Non-coal mine permit requested – Carter 2 Quarry – Enrique Vasquez - Dimock Twp.
- 59. NOA – Coterra Energy – Chapters 105 & 102 Permits – Clarks to Brooks Waterline Project – Lemon & Springville Twps.

**XXXIX. Public Comment:** There was no public comment.

**XL. Old Business**

**G. Subdivision and Land Development Review – None.**

**XLI. Report of Finalized Conditional Approvals – None.**

**XLII. New Business**

**J. Subdivision and Land Development Review**

2. Susquehanna County Public Safety – Commercial Land Development – Lenox Twp. – see attached.

***SUSQUEHANNA COUNTY  
PLANNING COMMISSION***

**To: Susquehanna County Planning Commission**

**From: Patti L. Peltz**

**Date: 06/12/2025**

**Subject: Susquehanna County 911 Communications Tower**

Susquehanna County 911, Department of Public Safety, has proposed a 911 Communications Tower on land leased along Taylor Road in Lenox Township. The tower is being built to increase public safety radio communications in the South-Central region of Susquehanna County. This will serve Fire, Law, and EMS agencies that are responding to emergencies in this region of the county.

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

1. By definition (Section 204) this is a commercial development.
2. Application and affidavit of ownership have been received.
3. Fees were waived for this submission.
4. Development plans were prepared by Tower Services Unlimited, Harrisburg, PA.
5. Tower Services Unlimited proposes to erect a 180 ft. tower on a 100' x 100' parcel of leased land.
6. Access to the site is by way of an access easement off Taylor Road.
7. A copy of the lease has been submitted including provisions for removal of the tower if required in the future.
8. The Lenox Township Supervisors were notified on June 12, 2025. Their next regular meeting is scheduled for July 7, 2025.

**Staff Recommendation:** Grant preliminary approval of the Communications Tower in Lenox Township conditioned on receipt of the Municipality Report Form from the Lenox Township Supervisors within the Commission's allowable review period (Section 306.5).

J Kukowski made the motion to grant conditional preliminary approval to Susquehanna County Communications Tower based on staff recommendations, and with the inclusion of a full set of engineer designed and engineer stamped plans. J Ramsay seconded and so carried.

**K. Section 102.2 - Act 170 – Review and Comment**

1. Snyder, et al - Minor Subdivision -3 lots 14 acres, 15.708 acres, 42.008 acres – Clifford Twp.
2. Hess/Smith – Addition to Lands – 1 lot 2.46 total acres – Clifford Twp.
3. Newhart – Land Development – second home – Liberty Twp.
4. Herrick Twp – Ordinance Amending Chapter IV, Supplementary Regulations, Section 412 Energy Use – see below.

**SUSQUEHANNA COUNTY  
PLANNING COMMISSION**

**To: Susquehanna County Planning Commission**  
**From: Patti L. Peltz**  
**Date: 06/13/2025**  
**Subject: Herrick Twp Ordinance Amendment**

The Herrick Township Supervisors submitted for your review a proposed ordinance amendment, Section 412 Energy Use, which would amend the existing Herrick Township Zoning Ordinance in Chapter II Definitions and Section 401 Accessory Uses or Structures of Chapter IV Supplementary Regulations. Please see below for changes.

Staff Recommendation: Recommend the Herrick 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, and review with their Township Solicitor.

C Caterson made the motion to follow staff recommendations, J Kempa seconded, so carried.

**Important note for reviewer:**

*For ease of review we have not shown sections that have been rearranged from the prior (unadopted) ordinance. It is RVE's opinion that showing those edits would make the document too chaotic for review. Please note that once this working draft is finalized, we will revise this draft with standard ordinance underlines, which indicate content additions, and strikethroughs, which indicate deletions.*

**TOWNSHIP OF HERRICK  
ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING CHAPTER IV, SUPPLEMENTARY REGULATIONS, SECTION 412 ENERGY USE OF THE ZONING ORDINANCE AND ASSOCIATED AMENDMENTS THERETO ON CHAPTER II DEFINITIONS AND SECTION 401 ACCESSORY USES OR STRUCTURES OF CHAPTER IV SUPPLEMENTARY REGULATIONS**

The Board of Supervisors of the Township of Herrick does hereby amend the Zoning Ordinance as follows:

**Section 1. That Article II – Definitions is hereby amended to add the following definitions:**

**Battery Grid Storage** is a type of energy storage technology that uses a group of batteries in the grid to store electrical energy. Also known as a battery energy storage system, battery storage power station, battery energy grid storage or battery grid storage.

**Solar Generating Facility (Solar Farm or Field):** A collection of interconnected solar panels and equipment that work together to capture sunlight and turn it into electricity. Such use can be publicly or privately owned and is intended to produce power solely or principally for sale. For the purposes of this Ordinance, a solar Generating Facility does not include any solar collection system of 12 square feet in size or less

**Decommissioning:** The removal and proper disposal of energy equipment, facilities, or devices on real property and the reasonable restoration of the real property upon which such equipment, facilities, or devices are located, including soil stabilization and revegetation of the ground cover of the real property disturbed by the installation of such equipment, facilities, or devices.

**Geothermal Energy System:** Equipment that transfers thermal energy to and/or from the ground for the purposes of heating and/or cooling a building. A geothermal energy system consists of a closed-loop system of pipes filled with liquid, a heat exchanger and heat pump.

**Solar Energy System:** Equipment that directly converts and then transfers or stores solar energy into usable forms of thermal, mechanical, chemical, or electrical energy. For the purposes of this Ordinance, a solar energy system does not include any solar collection system of 12 square feet in size or less.

**Solar Panel:** A device that collects sunlight and converts it into electrical current. Also referred to as photovoltaic (PV) panels.

**Uniform Code:** The Pennsylvania Uniform Construction Code, as currently in effect and as hereafter amended from time to time.

**Wind Energy System:** Equipment used to produce electricity by converting the kinetic energy of wind to rotational, mechanical and electrical energy. A wind energy system consists of the turbine apparatus

(rotor, nacelle and tower) and any other buildings, support structures, or other related improvements necessary for the generation of electric power.

**Wind Generating Facility (Wind Farm):** A facility where one or more wind turbines and other accessory structures and buildings, including substations, meteorological towers, electrical infrastructure, transmission lines and other appurtenant structures and facilities are located and are used for the generation of electricity which is sold on the open market.

**Wind Turbine:** A device that converts the kinetic energy of wind into electrical energy.

**Wind Rotor:** The propeller or blades, plus the hub to which the propeller or blades are attached, that are used to capture wind for the purpose of energy conversion.

**Section 2. That Section 401 – Accessory Uses or Structures of Article IV – Supplementary Regulations is hereby amended as follows:**

D. Accessory solar energy systems, wind turbines and geothermal energy systems shall be permitted by right as an accessory use in the ARR Zoning District but are subject to the bulk requirements in the zone, unless otherwise specified herein.

- (1) Solar panels.
  - a. Roof- or building-mounted.
    - i. May be placed on a principal or accessory structure But must follow applicable zone bulk and height requirements of the zoning, except as follows:
      - 1. Sloped roof. The highest point of the system shall not exceed the highest point of the roof to which it is attached as allowed by the setback requirements of the respective zoning district.
      - 2. Flat roof. The highest point of the system shall not exceed four (4) foot above that permitted in the zone.
    - ii. The height of the solar panel shall be the minimum necessary to generate usable energy but shall not exceed the height limitations for any structure to which it is attached, provided that structures intended solely for purposes of supporting such solar equipment shall not exceed 35 feet, and any placements on existing structures at a height of more than 35 feet shall be subject to Conditional Use. The height of the equipment or the building and equipment combined shall, in all instances, be measured with the solar panel oriented toward a full tilt, where applicable. A solar panel shall, where attached to an existing structure, comply with the required setbacks for such structure, provided that attachments to existing nonconforming structures shall not further encroach on such setbacks where already exceeded.

- iii. Under no circumstance shall the solar energy system extend beyond the edge of the roof.
  - iv. Roof-mounted systems on a flat roof shall not be visible from the public right-of-way. Screening shall be provided such as architectural screening, or such energy system be setback from the roof edge in such a manner that the system is not visible from the public right-of-way when measured at a distance of 5 feet from the ground to determine the typical line of sight.
  - v. Roof-mounted solar energy systems on a sloped roof shall not be required to be screened.
  - vi. Rooftop installations must not interfere with any operation of plumbing or mechanical fixtures protruding from the rooftop level.
  - vii. Roof-mounted solar energy system shall be located only on rear or side-facing roofs as viewed from any adjacent street unless the applicant demonstrates that, due to solar access limitations, no location exists other than the street-facing roof, where the solar energy system can perform effectively.
  - viii. Evidence shall be provided illustrating that the plans comply with the Uniform Construction Code and adopted building code of the Township that the roof or wall is capable of holding the load imposed on the structure. A certification of its structural integrity, prepared by a professional(s) acceptable to the Township, shall be submitted with the permit application.
  - ix. For roof-mounted systems, an effort shall be made to make the wiring and hardware blend in with the roof and building facade.
- b. Ground-mounted (freestanding).
- i. The total surface area of all ground-mounted (freestanding) solar panels on a lot shall not exceed 1,200 square feet, provided that nonresidential placements exceeding this size may be approved by Conditional Use.
  - ii. Must meet all setback and height requirements of the zoning district and shall not be installed within the required front yard setback and shall not be located along any street frontage (e.g., in a side yard abutting a street).
  - iii. All equipment shall be fully screened from view. Screening may be accomplished by vegetation, fences, or walls in accordance with the terms of this chapter.
  - iv. All wiring shall, to the maximum extent practicable, be buried underground to ensure safety. All wiring shall comply with the appropriate version of the National Electric Code.

- v. The surface area of any ground-mounted system shall be considered impervious, and district coverage limits shall apply.
  - vi. If a solar collector ceases to perform its originally intended function for more than 24 consecutive months, the property owner shall remove the collector, mount and associated equipment and facilities within 90 days of a Township order for such removal.
  - vii. No homeowners' or property owners' association shall prohibit solar energy systems. Covenants and restrictions connected with projects requiring special use permits, site plan review or subdivision approval shall be reviewed for purposes of ensuring there are no such prohibitions.
- c. Solar panels shall be placed such that concentrated solar radiation or glare shall not be directed onto nearby properties or roadways. The applicant has the burden of proving that any glare produced does not have significant adverse impact on neighboring or adjacent uses whether through siting or mitigation.

(2) Wind-Turbine

- a. Height. The height of a wind turbine shall be the minimum necessary to produce usable power. No part of a turbine, including the rotor blades while in operation, shall exceed 75 feet above ground level or 20 feet above the base height limit of the underlying zone, whichever is greater. The height may be increased to a maximum of 150 feet on parcels of five (5) or more acres by Conditional Use and findings that granting of the additional height would allow use of a wind turbine where none would otherwise be practical and the support structures are designed to blend in with the architectural character and/or landscape of the surrounding area.
- b. Length. The maximum length of rotor blades shall be no more than 10 feet, provided that this length may be increased to a maximum of no more than 15 feet where such increased rotor length is documented as the minimum necessary to produce usable power. Longer length rotor blades may be permitted on properties of three (3) acres or more in lot area, subject to Conditional Use and findings that granting of the additional length would allow use of a wind energy system where none would otherwise be practical and the support structures are designed to blend in with the architectural character and/or landscape of the surrounding area.
- c. Setbacks and clearances.
  - i. Setback from all property lines shall not be less than the principal building setback requirement in the zone, or 1.1 times the height of the turbine, whichever is greater. The setback distance shall be measured from the end of the rotor blade to the nearest point of the property line. No part of the wind turbine structure, including guy wire anchors, may extend within ten (10) feet of the property boundaries of the installation site.

- ii. Wind turbines shall be set back a distance equal to the total height of the wind turbine from all inhabited structures off-site, overhead utility lines, and public roads or rights-of-way.
  - iii. Noise generated from the turbine shall not exceed 60 dBA as measured at the nearest adjacent property or easement line. A noise study verifying that the maximum level is not being exceeded may be required to be submitted where equipment is to be located within 100 feet of a property line. An easement granted by an adjoining landowner shall suffice as a setback.
  - iv. There shall be a minimum of thirty (30) feet between the ground and the lowest point of the rotor blade. No blades may extend over parking areas, driveways, or sidewalks.
- d. Power transmission lines from the tower to any building or other structure shall, to the maximum extent practicable, be located underground.
  - e. No television, radio or other communications antennas may be affixed or otherwise made part of any wind turbine, except with approval by Herrick Township to ensure such equipment will not interfere with existing communications equipment or overwhelm the primary purpose of generating energy.
  - f. No advertising signs are allowed on any part of the wind energy facility, including fencing and support structures. Other measures to reduce the visual impact of wind turbines shall also be employed to the maximum extent practicable. Monopole towers shall be used wherever practicable. All structures in a project shall be finished in a single, non-reflective matte-finished color or a camouflage scheme. Except for danger warnings, no lettering, company insignia, advertising or graphics shall be on any part of the tower, hub or blades.
  - g. An automatic brake shall be integrated to prevent over-speeding and excessive pressure on the wind energy system tower structure.

(3) Geothermal Energy System.

- a. Geothermal energy system standards: Ground-source geothermal energy systems shall be located entirely within the subject property or within appropriate easements secured for this particular purpose. No part of any such system shall be located within public rights-of-way. The heat-exchanger part of a geothermal system may also be located within a pond or lake on the landowner's property, subject to the requirements herein, but no portion of a geothermal system shall be located within a stream. Fluids used shall be identified.
- b. Vertical or deep-bore geothermal systems are not permitted within designated water well protection zones.

- c. Open-loop geothermal systems that include one or more supply wells and one or more diffusion, recharge, return or injection wells shall comply with any Pennsylvania DEP standards. Water removed from an aquifer must be returned to that same aquifer and within 50 feet vertically, in either direction, of the withdrawal point.
- (4) Battery Grid Storage. May be permitted as an accessory use in the ARR Zoning District when part of an accessory wind, solar or geothermal facility associated with a permitted principal use, subject to the setbacks and height provisions set forth in the zoning district in which they are located, unless otherwise specified herein.
- a. All associated equipment shall be fully enclosed or shall not be visible from adjacent properties or public street.
  - b. Such equipment shall not be located within the minimum front, side, or rear yard setback requirements of the zoning district in which it is located.
  - c. All batteries must be placed in a secure container or enclosure, meeting building code requirements. When no longer used, such devices shall be safely disposed of in accordance with the laws and regulations of Pennsylvania and the Herrick Township.
- (5) General standards for accessory solar panels, wind turbines or geothermal energy systems.
- a. Accessory uses may be placed on a lot separate from the principal use they serve, provided such principal use is located on an adjoining parcel in Herrick Township.
  - b. Not permitted within the required yard setbacks indicated for principal use in the zoning district it is located, except for underground systems, which may extend to within five (5) feet of a property line. No component of an accessory solar panel, wind turbine or geothermal energy system or structure shall block the majority of sunlight from entering the window of any structure on an adjoining property. An easement granted by an adjoining landowner shall suffice as a setback.
  - c. Any installation shall comply with any and all applicable building code requirements.
  - d. Shall not be installed unless evidence has been provided that the utility company has been informed of the customer's intent to install an interconnected customer-owned power generation system. Off-grid systems shall be exempt from this requirement.
  - e. Building permits are required.
  - f. Must be installed by a qualified professional, and all electrical connections inspected by Township building code enforcement officials. The Township reserves the right to deny a building permit for a proposed installation deemed to have inadequate certification. Applicable manufacturer specifications shall be submitted as part of the application for any permit.

- g. All exterior electrical lines must be buried beneath the surface of the ground where possible or otherwise placed in a conduit.
- h. Advertising on the energy systems, other than reasonable identification of manufacturer and operator and safety, is prohibited.
- i. All mechanical equipment shall be screened from any adjacent property. The screen shall consist of shrubbery, trees, or other plant materials which provides a visual screen. Minimum screen height will be the same as the mechanical equipment but no less than 6 feet in height. In lieu of a planting screen, a decorative screening fence may be used.
- j. Mechanical or electrical equipment associated with accessory solar panels, wind turbines or geothermal energy systems shall not be located within the minimum front, side, or rear yard setbacks.
- k. No surrounding trees and vegetation on any adjoining property shall be removed to increase direct sunlight to the solar energy facility. Likewise, nothing in this section shall be deemed a guarantee against any future construction or Township approvals of future construction that may in any way impact the sunlight flow to any solar energy facility. It shall be the sole responsibility of the facility operator or owner to acquire any necessary solar energy easements, or rights to remove vegetation.
- l. The design of the commercial solar energy system shall conform to applicable industry standards. To the extent reasonably possible, the design shall use materials, colors, textures, screening and landscaping that will blend the system into existing structures and environment.

**Section 3. That Section 412 – Reserved is hereby amended as follows:**

**§ 412. Renewable Energy Systems.**

**A. Solar Generating Facility**

- (1) Permitted use. A solar generating facility shall be permitted as conditional use in the Agricultural Rural Residential (ARR) District subject to conditional use standards described herein.
  - a. Facilities engaged in production and sale of electricity are "industrial facilities" and should be considered a conditional use in limited situations where the facility does not adversely impact the community nor residents. Therefore, it shall be a permitted conditional use if it demonstrates that the proposed operation preserves the rural nature of the community and protects residential properties within close proximity from negative consequences that without regulation could negatively impact their quality of life from such industrial non-farming operation.
  - b. Solar generating facility with nameplate capacity of 25kW or encompassing more than one (1) acre of land, whichever is less, for sale to utility companies or other commercial

use shall, notwithstanding any other provisions of this section, be permitted Conditional Uses in ARR Zoning District subject to the following additional standards and review criteria.

- c. All other uses ancillary to the solar generating facility (including a business office, maintenance depot, etc.) greater than 1,000 square feet are prohibited from the solar energy facility, unless otherwise permitted in the zoning district in which the solar generating facility is located. This shall not prohibit the installation, as accessory structures, of equipment containers not intended for human occupancy to house only equipment necessary for the operation of the solar farm.

(2) Conditional Standards:

- a. Setback. All solar generating facility components shall have a minimum setback of 350 feet from all external property lines and 750 feet from any adjoining residences.
- b. Buffering. A vegetated perimeter buffer shall be installed and maintained throughout the term of the lease with the landowner and to the satisfaction of the Board of Supervisors, to provide year-round screening of the system from adjacent properties.
  - i. The vegetative buffer shall provide a complete visual barrier from adjoining residences and public roads and shall consist of at least four (4) alternating rows of Norway Spruce. Such buffer shall also include a naturalized mix of shrubs and ground cover designed to provide year-round screening. All new trees shall be no less in height than the solar panels to be buffered. An earthen berm may also be required
  - ii. The Township may waive such requirements where adequate vegetative buffers already exist, provided they are maintained so as to fully accomplish the intended screening.
  - iii. Regardless, all commercial solar systems shall, under any circumstance, be designed and located so as to prevent reflective glare toward any habitable buildings, as well as public streets within one-fourth (1/4) mile of any solar panels. Determination of compliance with this requirement shall also consider the impact of topography in obscuring or highlighting views of solar panels.
- c. Impervious Coverage. The total surface area of all ground-mounted and freestanding solar panels and impervious surfaces associated with the solar energy facility system, regardless of tilt, shall not exceed 30% of the land area used for the commercial solar energy facility . Other impervious surfaces on the lot shall be limited to such proportion of the lot area as normally permitted for the zoning district.
- d. Height. All ground-mounted panels shall not exceed 10 feet in height and shall be certified by a recognized U.S. authority as meeting all applicable Federal, State and American National Standards Institute (ANSI) standards governing manufacture and installation.

The applicant shall also provide documentation indicating that solar panels utilized are the minimum practicable size required to generate the energy proposed.

e. General Standards

- i. Each solar generating facility shall be accompanied by a minimum of six (6) acres of land per megawatt of rated nameplate capacity and no more than six (6) megawatts of such capacity shall be concentrated in one area of land, regardless of ownership, without a separation of one-half (1/2) mile between facilities. The Township may, in its sole discretion, modify this standard if the facilities being concentrated are not visible or only minimally visible from existing residences or publicly travelled roads.
- ii. Nothing in this section shall be deemed to give any applicant the right to cut down surrounding trees and vegetation on any adjoining property to increase direct sunlight to the solar energy facility. Likewise, nothing in this section shall be deemed a guarantee against any future construction or Township approvals of future construction that may in any way impact the sunlight flow to any solar energy facility. It shall be the sole responsibility of the facility operator or owner to acquire any necessary solar energy easements, or rights to remove vegetation.
- iii. All associated mechanical or electrical equipment, , shall be completely enclosed by a high-quality fence that is a minimum of eight (8) feet high with a self-locking gate, provided that such facilities shall be buffered with natural materials so as to preserve the character of the location.
- iv. All solar generating facility systems shall be placed such that concentrated solar radiation or glare does not project onto nearby lots or roadways. The applicant has the burden of proving that any glare produced does not have significant adverse impact on neighboring or adjacent uses whether through siting or mitigation. An analysis regarding reflectivity of solar panels and any potential impacts on adjoining or nearby property owners shall be provided.
- v. All on-site utility and transmission lines shall, to the extent feasible, be placed underground. No facility shall be located more than 1,200 feet from 3-phase electric service connection or require an upgrade of existing 2-phase electric service.
- vi. A clearly visible warning sign concerning voltage shall be placed at the base of all pad-mounted transformers and substations.
- vii. Solar panels shall not contain hazardous materials or shall be designed in such fashion that any such materials shall be confined and protected from the possibility of any spills in the event of panel damage from normal wear and tear or due to weather. The applicant shall provide certification with respect to the same from a certified U.S. materials testing agency. The applicant shall also provide a

plan for disposal of old or damaged panels, including the identification of and agreements with proposed disposal facilities.

- viii. Certification that the installer is on the Pennsylvania Department of Environmental Protection's (DEP) list of registered installers for the DEP Solar Sunshine program or shall establish to the satisfaction of the code official that they meet the certification standards of the North American Board of Certified Energy Practitioners (NABCEP).
- ix. Noise from the facility shall not exceed 45 dBA at the lot line, unless the adjacent property owner shall have executed a nondisturbance easement, covenant, or consent which has been recorded in the office of the Recorder of Deeds of Susquehanna County. Measuring and reporting acoustic emissions shall be equal to or exceed the minimum acceptable national standards.

## B. Wind Energy Generating Facility

- (1) Permitted Use. A wind energy generating facility system shall be permitted as conditional use in the Agricultural Rural Residential (ARR) District subject to conditional use standards described herein.
  - a. All other uses ancillary to the wind energy generating facility, including a business office, maintenance depot, etc., greater than 1,000) square feet, are prohibited from the wind energy facility, unless otherwise permitted in the District in which the wind energy facility is located. This shall not prohibit the installation, as accessory structures, of equipment containers not intended for human occupancy to house only equipment necessary for the operation of the wind energy facility.
  - b. Temporary wind test towers, as a second principal use, may be erected as a conditional use in Districts where wind energy facilities are permitted in accordance with other applicable requirements of this Zoning Ordinance. Either such towers or the existing principal use shall be removed within eighteen (18) months of installation.
- (2) Conditional Standards
  - a. Setbacks.
    - i. No wind turbine shall be located closer to any property line (not lease, license or easement line) than one and one tenth (1.1) times the height of the turbine, including the rotor plane.
    - ii. No wind turbine shall be located less than 1,000 feet from any principal structures existing on any other parcel prior to the erection of the wind turbine, as measured from the center point of the turbine base to the nearest point of the principal structure, unless the owner of such existing principal structure shall have executed a written waiver or non-disturbance easement, covenant or consent, any of the aforementioned that has been recorded in the Office of the Recorder of Deeds of Susquehanna County, Pennsylvania. Such easement or covenant shall

run with the land and, at a minimum, provide that the said property owner waives and releases any and all claims, damages and/or losses resulting from higher noise levels, visual impacts or flickering reflections and/or shadows which may arise as a result of the location of a wind turbine generator within the established setback distance of an existing principal structure on the property of the owner executing same. Such easement, covenant or consent shall meet such requirements as to form and content as may be required by the Township. In no event shall the setback distance be less than one and one tenth (1.1) times the total height of the wind turbine as measured from the highest point of the turbine, including the rotor plane.

(3) General Standards

- a. Wind turbines shall not be climbable up to fifteen (15) feet above ground surface and all access doors to wind turbines and electrical equipment shall be locked or fenced, as appropriate, to prevent entry by non-authorized persons.
- b. Audible sound from a wind energy facility shall not exceed forty-five (45) dBA as measured at the exterior of any occupied building on any other parcel. Methods for measuring and reporting acoustic emissions from wind turbines and the wind energy facility shall be equal to or exceed the minimum standards for precision described in AWEA Standards for such turbines.
- c. The facility owner and operator shall use best efforts to minimize shadow flicker to any occupied building on any other parcel. For the purposes of this subsection, occupied building shall mean a residence, school, hospital, church, public library or other building used for public gathering that is occupied or in use when the permit application is submitted
- d. Wind turbines, including rotors, shall be a non-obtrusive color such as white, off-white or gray. Wind turbines shall comply with all applicable Federal Aviation Administration (FAA) and PA DOT Bureau of Aviation regulations. No wind turbine may be artificially lighted, except as required by FAA requirements. If lighting is required, the lighting alternatives and design chosen shall minimize the disturbance to the surrounding views.
- e. An automatic brake shall be integrated to prevent over-speeding and excessive pressure on the wind energy system tower structure.
- f. No artificial light shall be used unless required by the Federal Aviation Administration (FAA) or other applicable regulatory authority. If the FAA requires safety lighting, the use of red beacons is preferred to flashing strobe lights. Illumination of the wind energy facility shall be avoided.

C. Battery Grid Storage

- (1) Applicability. The requirements of this section shall apply to all battery energy storage systems permitted, installed, or modified in Herrick Township after the effective date of this

amendment, excluding general maintenance and repair, which systems shall be subject to annual inspection.

- (2) Permitted Use. Battery energy storage systems shall be permitted as Conditional Uses in the ARR Zoning District.
- (3) Conditional Standards
  - a. Setback shall be a minimum of 500 feet from any property line and otherwise comply with general development standards for the underlying zoning district.
  - b. Areas within 10 feet on each side of any battery energy storage system shall be cleared of combustible vegetation and growth.
  - c. All systems, all dedicated use buildings, and all other buildings or structures that contain or are otherwise associated with a battery energy storage system shall comply with all applicable provisions of the Uniform Code and related codes.
  - d. The 1-hour average noise generated from the battery energy storage systems, components, and associated ancillary equipment shall not exceed a noise level of 45 dBA, as measured at the property line. Applicants may submit equipment and component manufacturers' noise ratings to demonstrate compliance. The applicant may be required to provide Operating Sound Pressure Level measurements from a reasonable number of sampled locations at the perimeter of the battery energy storage system to demonstrate compliance with this standard.
  - e. All applications for battery energy storage systems shall be accompanied by a decommissioning plan to be implemented upon abandonment and/or in conjunction with removal of the facility, as provided for solar and wind energy systems above.
  - f. System and all mechanical equipment, shall be enclosed by an eight (8) feet high chain-link fence with a self-locking gate to prevent unauthorized access unless housed in a building dedicated for the storage system equipment.
  - g. Views shall be minimized from adjacent properties to the extent reasonably practicable using architectural features, earth berms, landscaping, or other screening methods that will harmonize with the character of the property and surrounding area.

#### D. Decommissioning.

- (1) A decommissioning plan detailing the expected duration of the commercial solar and wind energy facilities and how the facility will be deconstructed once it is no longer in use, shall accompany the application. The applicant shall provide financial security in a form and amount suitable to the Township to guarantee the removal of the equipment when its useful lifespan has been reached.

- (2) The facility owner and operator shall, at its own expense, complete decommissioning of the facility, or individual components, within (12) twelve months after the end of the useful life of the facility or individual components.
  - a. For solar energy system, any commercial solar energy system that is not operated for a continuous period of six (6) months shall be considered abandoned, and the owner of such system shall remove the same within 90 days of receipt of notice from the Township notifying the owner of such abandonment. Failure to remove an abandoned system within said 90 days shall be grounds to remove the system at the owner's expense and constitute a violation, subject to fines.
  - b. For wind energy system, the facility or individual components shall be presumed to be at the end of its useful life if no electricity is generated for a continuous period of twelve (12) months.
- (3) Hours of operation for construction and decommissioning shall be limited, except in the case of an emergency, to the hours of 7 AM to 6 PM. Monday through Friday and shall not take place on national holidays.
- (4) Decommissioning shall include removal of collectors, buildings, cabling, electrical components, roads, foundations to a depth of thirty-six (36) inches, and any other associated facilities.
- (5) Disturbed earth shall be graded and re-seeded unless the landowner requests in writing that the access roads or other land surface areas not be restored.
- (6) The facility owner or operator, prior to the issuance of a zoning permit, shall provide a financial security bond with the Township as payee in an amount approved by the Board of Supervisors. An estimate for the total cost of decommissioning (Decommissioning Costs) without regard to salvage value of the equipment, and the cost of decommissioning net salvage value of the equipment (Net Decommissioning Costs) shall be submitted to the Township for review and approval after the first year of operation and every fifth year thereafter. The facility owner or operator shall post and maintain Decommissioning Funds in an amount equal to Net Decommissioning Costs; provided that at no point shall Decommissioning Funds be less than 25% of Decommissioning Costs. The Decommissioning Funds shall be posted and maintained with a bonding company or Federal or Commonwealth chartered lending institution chosen by the facility owner or operator and participating landowner posting the financial security, provided that the bonding company or lending institution is authorized to conduct such business within the Commonwealth and is approved by the Township.
- (7) An independent and certified Professional Engineer shall be retained to estimate the total cost of decommissioning without regard to salvage value of the equipment, and the cost of decommissioning net salvage value of the equipment. Said estimates shall be submitted to the Township with the Conditional Use application and every fifth year following approval, with an update of the bond or other financial security to this amount being required to continue operation.

- (8) Decommissioning funds may be in the form of a performance bond, surety bond, letter of credit, corporate guarantee or other form of financial assurance as may be acceptable to the Township.
- (9) If the facility owner or operator fails to complete decommissioning within the prescribed time period, then the landowner shall have eighty (180) days to complete decommissioning.
- (10) If neither the facility owner nor operator, nor the landowner complete decommissioning within the prescribed periods, then the Township may take such measures as necessary to complete decommissioning. The entry into the record and submission of evidence of a participating landowner agreement to the Township shall constitute agreement and consent of the parties to the agreement, their respective heirs, successors and assigns that the Township may take such action as necessary to implement the decommissioning plan.
- (11) The escrow agent shall release the decommissioning funds when the facility owner or operator has demonstrated and the Township concurs that decommissioning has been satisfactorily completed, or upon written approval of the Township to implement the decommissioning plan.
- (12) The developer and landowner shall enter into a Developer Agreement with the Township incorporating any conditions of approval and further providing that any transfer of ownership or control of the facility shall be presented to the Township Board of Supervisors for review and consent. Prior to formal action, the Township shall be notified of the intent to transfer ownership or change in control shall be provided at least 120 days in advance of the transfer such that the Township may ensure the proposed new owner has the appropriate experience and can satisfy all financial guarantee obligations are also transferred and updated as may be necessary. Prior defaults and complaints from communities where the proposed new operator has operated shall be considered. Notice shall be provided to the public and letters sent by Developer to all adjoining property owners in advance of at least 30 days prior to being considered by the Township. Notice shall include details of the proposed transfer of ownership or change in control being proposed. Approval or disapproval of any transfer or change in control shall be in the sole discretion of the Supervisors but shall not be unreasonably withheld.

E. General Standards for energy facilities and battery grid storage.

- (1) All on-site utility lines shall be placed underground to the extent feasible and as permitted by the serving utility.
- (2) As required by the National Electrical Code, disconnect and other emergency shutoff information shall be clearly displayed on a light reflective surface. A clearly visible warning sign concerning voltage shall be placed at the base of all pad-mounted transformers and substations.

- (3) Lighting shall be limited to that minimally required for safety and operational purposes and shall be reasonably shielded and downcast from abutting properties.
- (4) Shall conform to all applicable industry standards. To the extent that is reasonably possible, the design shall use materials, colors, textures, screening and landscaping that will blend the facility into existing structures and environment.
- (5) Shall be maintained in good working order and in accordance with industry standards. Site access shall be maintained, including snow removal at a level acceptable to the local fire department and Emergency Medical Services.
- (6) All components and associated ancillary equipment shall have required working space clearances, and electrical circuitry shall be within weatherproof enclosures marked with the environmental rating suitable for the type of exposure in compliance with National Fire Protection Association Publication 70.
- (7) Signage shall be in compliance with American National Standards Institute Publication Z535 and shall include the type of technology associated with the battery energy storage systems, any special hazards associated, the type of suppression system installed , and 24-hour emergency contact information, including reach-back phone number.
- (8) All equipment shall be listed by a Nationally Recognized Testing Laboratory t or approved equivalent.
- (9) Mechanical equipment shall be screened from any adjacent property that is residentially zoned or used for residential purposes. The screen shall consist of shrubbery, trees, or other plant materials which provides a visual screen. In lieu of planting screen a fence meeting the requirements of the governing ordinance may be used. Mechanical or electrical equipment associated with a facility or battery grid storage shall not be located within the minimum front, side, or rear yard setbacks.
- (10) All equipment or components of any facilities shall incorporate the latest technology for producing low ambient noise levels.
- (11) The design of the facility or battery grid storage shall conform to applicable industry standards, including those of the American National Standards Institute. The Applicant shall submit certificates of design compliance obtained by the equipment manufacturers from certifying organizations.
- (12) A clearly visible warning sign concerning voltage shall be placed at the base of all pad-mounted transformers and substations. Visible, reflective, colored objects, such as flags, reflectors, or tape shall be placed on the anchor points of guy wires and along the guy wires up to a height of ten (10) feet from the ground.
- (13) No advertising material or signs other than warning, equipment information or indication of ownership shall be allowed on the facility or battery grid storage . This prohibition shall

- include the attachment of any flag, decorative sign, streamers, pennants, ribbons, spinners, or waiving, fluttering or revolving devices, but not including weather devices.
- (14) The facility shall comply with all applicable local, state and federal fire code and emergency services guidelines and all other all applicable state and federal regulations.
  - (15) Access to the facility shall be provided by means of a public street or easement to a public street. The easement shall be a minimum of twenty (20) feet in width and shall be improved to a width of at least ten (10) feet with a dust-free, all weather surface for its entire length and comply with stormwater management and erosion control standards.
  - (16) The applicant shall cooperate with emergency services to develop and coordinate implementation of an emergency response plan.
  - (17) The applicant shall document that the radio, television, telephone or reception of similar signals for nearby properties shall not be disturbed or diminished; and, this may be accomplished by remedial measures instituted by the facility operator. The operator shall utilize Good Utility Practice to minimize the impact, if any, of stray voltage and/or electromagnetic field (EMF).
  - (18) The applicant shall submit certification from a Pennsylvania registered professional engineer that a proposed facility and support structures shall be designed and constructed in accord with accepted engineering practices and all requirements of this Ordinance. Within forty-five (45) days of initial operation, the owner and/or operator of the wind energy facility shall provide a certification from a Pennsylvania registered professional engineer that the facility and all structures comply with all applicable regulations.
  - (19) The facility owner and operator shall maintain a phone number and identify a responsible person for the public to contact with inquiries and complaints throughout the life of the project, and the facility owner and operator shall make reasonable efforts to respond to the public's inquiries and complaints.
  - (20) All construction related to the installation of new facilities, battery grid storage, or the addition or expansion thereof, shall require a permit.

F. Application Submission Requirements. The following additional materials shall be submitted as part of the conditional use application:

- (1) A narrative which provides a description of the project, a description of operations, the approximate generating capacity of the proposed facility or capacity of the proposed battery grid storage, the approximate number of employees on site, height, setbacks, parking demand, an indication of zoning compliance, equipment type and manufacturer, and the technical, economic and any other reason for the proposed location and design. Confirmation should also be provided, by a licensed professional that the project will comply with all applicable federal and state standards.

- (2) A site plan showing the planned location of each structure in the facility or battery grid storage, property lines, setback lines, access road and turnout locations, substation(s), electrical cabling from the proposed facility to the substation(s), ancillary equipment, buildings, and structures, including associated transmission lines and layout of all structures within the geographical boundaries of any applicable setback.
- (3) Evidence of approval for connection to the electrical grid and an indication that the project will meet all applicable standards for such interconnection.
- (4) Signed and sealed drawings of the solar installation prepared by a licensed professional engineer showing the proposed layout of the system. Drawings should indicate zoning compliance, and include an electrical diagram detailing the system layout, associated components, and electrical interconnection methods, as well as a preliminary equipment specification sheet that documents the proposed system components, inverters and associated electrical equipment that are to be installed.
- (5) Proposed changes to the site landscape, grading, vegetation clearing and planting, exterior lighting (which shall be limited), screening vegetation, fencing details and any other structures. This shall include a visual analysis depicting prospective views from key observation points, including 3D rendering perspectives to demonstrate the prospective view from any major public viewing point including public roads and any residential structure within 1500 feet of the property line.
- (6) An operation and maintenance plan which shall include measures for maintaining safe access to the installation as well as general procedures for operational maintenance.
- (7) An analysis of noise levels at the property line and residences of adjacent landowners regarding noise from tracking motors, inverters, transformers, battery storage systems and the like shall be provided. There shall be no increase in the ambient noise level measured at any adjoining residential property boundary. A Noise Management Plan that addresses noise produced during construction and during the facilities operation, to be approved by the Supervisors, shall be included with the Conditional Use application.
- (8) Location of the nearest existing structure(s) on and off the site, and the distance of said structures from the nearest equipment or component of the proposed facility or battery grid storage as measured from the equipment to the closest residential structure.
- (9) An emergency response plan prepared by a qualified emergency services professional in consultation with emergency service providers. The commercial solar system owner or operator shall provide a copy of the electrical schematic and final site plan to the local fire department and other local emergency service providers.
- (10) A fire safety compliance plan shall be submitted to document and verify the system and its associated controls and safety systems are in compliance with the Uniform Code, including an emergency operations plan to be shared with the local fire department. A permanent copy shall also be placed in an approved location to be accessible to facility

personnel, fire code officials, and emergency responders. The emergency operations plan shall include, but not be limited to, procedures for safe shutdown, de-energizing, or isolation of equipment and systems under emergency conditions to reduce the risk of fire, electric shock, and personal injuries, and for safe start-up following cessation of emergency conditions as well as other procedures as determined necessary by the Township to provide for the safety of occupants, neighboring properties, and emergency responders.

- (11) Documentation regarding Township-wide cumulative impacts from multiple facilities developed, proposed or projected by the applicant, a full visual impact analysis the scope of which shall be subject to the Township review and approval, and a study of potential property value and other economic impacts based upon experience with other similar facilities. Property value impacts shall be evaluated by a professional appraiser and specifically address impacts on adjoining properties and those properties within one-quarter ( $\frac{1}{4}$ ) mile of the facility, as measured from the exterior property lines of the proposed facility.
- (12) Documentation of site-specific baseline testing of air, noise and water quality and electromagnetic interference from existing electrical infrastructure, which testing shall be done by qualified independent professionals. Post-construction impacts compared to these baselines shall also be provided on an annual basis and be submitted to the Township.
- (13) All developers shall be required to execute a Developers Agreement incorporating all approved requirements required herein. The Developers Agreement shall be recorded and shall follow the land, the owner and any potential future owner or other party where ownership does not transfer while controlling interest does.

**L. Subdivisions and Land Developments - Staff Actions –**  
Attached Listing through June 13, 2025

**Staff Approvals**  
**May 17, 2025 – June 13, 2025**

**ADDITIONS/ LOT LINE ADJUSTMENT**

1. Lands of Elizabeth Baldwin – Addition to Lands Subdivision – Little Meadows Borough – 2 lots (1.88, 31.07)

**MINOR SUBDIVISIONS/ NEW LOTS**

1. Ely Family Trust – Minor Subdivision – Bridgewater Twp- 2 lots (34.23, 1.83)

## MAJOR SUBDIVISIONS

1. None

## LAND DEVELOPMENT

6. Rolnick, Lawrence Sorrentino, Kimberly – Land Development – Dimock Twp – 2 Lots (1.553, .78 acres)

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

**VIII. Other items of discussion:** none.

### **XLIII. Adjournment**

**C Caterson made the motion seconded by J Ramsay and carried, to adjourn the meeting at 7:36 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 June 24, 2025.

Respectfully Submitted,

Joe Kempa, SCPC

### **Susquehanna County Planning Commission Minutes August 27, 2025 7:00 PM**

**XLIV. Call to Order:** Chairman Richard Franks called the meeting to order at 7:01 PM. Members present included: Secretary Robert Housel, Chris Caterson, Brandon Cleveland, Joseph Kempa and John Ramsay. The absences were BJ Zembrzycki and John Kukowski. Also attending were Planning Department Director Patti Peltz; Tina Beach and David Cottrell.

**XLV. Pledge of Allegiance** The pledge of allegiance was said.

### **XLVI. Approval of Minutes**

C Caterson made the motion, seconded by B Cleveland, and carried, to approve the minutes, of June 24, 2025, Meeting.

### **XLVII. Communications June 14, 2025-August 20, 2025**

60. NOA – Expand – renewal of GP-5A permit – Scott Wellpad – New Milford Twp.

61. NOA – Expand – renewal of GP-5A permit – Empet D Wellpad 1 – New Milford Twp

62. NOA –Coterra – ESCGP-4 – Susquehanna Depot Borough

63. NOA –Coterra – consumptive use – Susquehanna River – Susquehanna Depot Borough.

64. NOA –Coterra – ESCGP-4, GP5 & GP8 permits temp road crossings – 5-mile waterline – Auburn, Dimock & Springville Twps.
65. NOA –Coterra – ESCGP-4 permits – stormwater management on existing pad – Weida R&D – Harford Twp.
66. NOA –Coterra – ESCGP-4 permits – Smith R P4 – Springville Twp.
67. NOA –Coterra – ESCGP-3 permits – major amendment to ESCGP-3 permit– Hordice C Pad 1 – Lathrop Twp.
68. NOA –Coterra – consumptive use – Wyalusing Creek – Rush Twp.
69. NOI – Coterra – consumptive use – Palko J P1 – Lathrop Twp.
70. NOI – Coterra – consumptive use – Rozell P1 – Jessup & Bridgewater Twps.
71. NOI – Coterra – consumptive use – Hull R P2 – Springville Twp.
72. NOI – Coterra – consumptive use – Griffiths J P1 – Rush Twp.
73. NOA – Coterra – air permit for lean burn engine GP5 – Carne J Pad – Lathrop Twp.
74. NOA – Coterra – air permit for lean burn engine GP5 – Diaz Family LP Pad 2– Bridgewater Twp.
75. NOA – Coterra – air permit for rich burn engine GP5 – Bisho B Pad – Springville Twp.
76. NOI – Coterra – consumptive use – Benner J P1 – Forest Lake Twp.
77. NOI – Coterra – consumptive use – Lauer D P1 – Lathrop Twp.
78. NOA – Coterra – air permit for lean burn engine GP5 – Kropa T Pad – Springville Twp.
79. NOI – Coterra – consumptive use – Blaisure Je P2 – Dimock Twp.
80. NOA – PADEP - Wanatt I Quarry – NPDES Stormwater Permit – Bluestone Mining – Oakland Twp.
81. NOA – PADEP - Wanatt III Quarry – NPDES Stormwater Permit – Bluestone Mining– Oakland Twp.
82. NOA – PADEP - Russell Quarry – NPDES Stormwater Permit – Bluestone Mining – Franklin Twp.
83. NOA – Montrose Municipal Auth – Water Quality Permit for new pump station – Bridgewater Twp.
84. NOA – PennDOT District 4-0 – SR 1018 Booth Road over Snake Creek bridge replacement – Franklin Twp.
85. NOA – PADEP – Terminate Permit – Warner Water Transfer Facility – New Milford Twp.
86. NOI – Appalachia Midstream – Chapter 105 GP-11 & GP-8 permits – removal of 1255 linear feet of steel gas pipe and site restoration – Auburn Twp.
87. NOA – PADEP - Squid Quarry 1 – NPDES permit – Bluestone Mining Harford Twp
88. NOA – PADEP - Squid Quarry 2 – NPDES permit – Bluestone Mining Harford Twp.
89. NOA – PADEP – S&K Quarry – Bluestone Mining Permit - Harford Twp
90. NOA – PADEP – Terminate Permit – Loke Water Transfer Facility – New Milford Twp.
91. NOI – S&K Newhart Quarry 1 – NPDES permit approved – Bluestone Mining Rush Twp.
92. NOA – PADEP – Expand Energy -Permit approvals – Remote pigging station – Auburn Twp.
93. NOA – PADEP – Susquehanna County Rec Center -Technical Deficiencies – Harford & New Milford Twps.
94. NOA – PADEP – A&M Hibbard Treatment Facility -Permit approvals – loading & unloading station & 5 additional above ground tanks – Dimock Twp.
95. NOA – PADEP – A&M Hibbard Treatment Facility -Rec'd Construction Certification – loading & unloading station – Dimock Twp.
96. NOA – PADEP – Brooklyn Quarry -Permit approvals – Brooklyn Twp.
97. NOA – PADEP – Hemlock Quarry -Permit approvals – New Milford Twp.
98. NOA – Expand – renewal of GP-5A permit – Scott Wellpad – New Milford Twp.
99. NOA – Expand – renewal of GP-5A permit – Parkhurst pad – Auburn Twp.
100. NOI – Expand – consumptive use – Hollenbeck ABR pad – Franklin Twp.
101. NOI – Expand – consumptive use – WR-68 DePue pad – Franklin Twp.
102. NOI – Expand – consumptive use – Batzley pad – Rush Twp.
103. NOA – Expand – Transfer of consumptive use permit from SWN – Susquehanna River – Oakland Twp.

104. NOI – Expand – consumptive use – Hicks pad – Great Bend Twp.
  105. NOI – Expand – consumptive use – Martins Creek – Brooklyn Twp.
  106. NOI – Expand – consumptive use – Wyalusing Creek – Rush Twp.
  107. NOI – Expand – consumptive use – Colwell pad– Oakland Twp.
  108. NOI – Expand – consumptive use – 2WPX pad – Great Bend Twp.
  109. NOI – Expand – consumptive use – Hinkle pad – Oakland Twp.
  110. NOI – Expand – consumptive use – Tunkhannock Creek – Lenox Twp.
  111. NOA – Expand – renewal of GP-5A permit – Dropp Wellpad – Jackson Twp.
  112. NOA – Expand – renewal of GP-5A permit – Masso SUS Wellpad – Auburn Twp.
  113. NOA – Expand – renewal of GP-5A permit – Hooker SUS Wellpad – Auburn Twp.
  114. NOA – Expand – renewal of GP-5A permit – Gerfin Price Pad – Lenox Twp.
  115. NOA – Expand – consumptive use – RU-74 Tretter Pad – Great Bend Twp.
  116. NOA – Expand – consumptive use – Longacre Pad – Jackson Twp.
  117. NOA – Expand – consumptive use – RU-75 SGL A – Great Bend Twp.
  118. NOA – Regency Marcellus Gathering – GPA/GP-5 -Korban Pad – Lathrop Twp.
  119. NOI – PennDOT – Water encroachment permit – bridge replacement – SR 1022-522 over Duboise Creek – Liberty Twp.
  120. NOI – Energy Transfer/Regency Marcellus Gathering – GP-5 – Kornam Compressor Station – Lathrop Twp.
  121. NOI – Williams – GP-5/GP-8/GP-11 - Utility Line Stream Crossing – Dimock Twp.
  122. NOI – Williams – GP-8 – Temp Road Crossing – Conboy T Pad 1 - MiddletownTwp.
  123. NOI – First Energy – GP-8/GP-8 – Silverlake & Franklin Twps.
  124. NOI – PAWC Dimock Water Treatment – Public Water Supply Permit – Dimock Twp.
  125. NOA – PennDOT – GP-11 – Replace Bridge over DuBois Creek – Franklin Twp.
- XLVIII. Public Comment:** Tina Beach and David Cottrell spoke about a project in Ararat Township.

## **XLIX. Old Business**

**H. Subdivision and Land Development Review - None.**

**I. Report of Finalized Conditional Approvals – None.**

## **L. New Business**

### **M. Subdivision and Land Development Review**

3. Pennsylvania American Water Company – Susquehanna Water Treatment Plant – Land Development - Harmony Township

## ***SUSQUEHANNA COUNTY***

### ***PLANNING COMMISSION***

**To: Susquehanna County Planning Commission**

**From: Patti L. Peltz**

**Date: July 29, 2025**

**Subject: PAWC Susquehanna Water Treatment Plant**

Pennsylvania American Water has submitted a land development application to construct a water treatment facility on a parcel located in Harmony Township. It will be located along Lake Comfort and Churchill Lake Roads, T-844. The following items are called to your attention:

16. This project is considered a land development for a community water supply.
17. Application and fees have been received.

18. By definition (Section 204) this is an industrial land development, and considered a public utility project, and will supply drinking water to Harmony Township residents.
19. It is located on a parcel of land owned by Pennsylvania American Water.
20. Total project surface is 358,767 sf or 8.24 acres, with a total impervious surface of 86,598 sf.
21. The existing lot is wooded and adjacent to Churchill Lake and Comfort Pond
22. The site will consist of a 6,250-sf raw water storage tank, a 7,200-sf treatment building, a 7,600 sf clearwell building, two .4-acre wastewater lagoons, and a 250 sf recycle pump station.
23. Water will be pulled from Canawacta Creek, which will tie into the current intake line. It will be transported 1.2 miles to the new treatment plant.
24. Some of the treated wastewater generated will be recycled, but a portion will be released to Comfort Pond.
25. No sewage facilities are proposed, as the facility will not be staffed.
26. Site development plans were prepared by Vincent Wayne of Buchart Horn.
27. Access to the site is intended to be by way of a 25-foot access easement off of Lake Comfort Road (Township Road 844).
28. The project will require an NPDES permit modification, PADEP Chapter 106 permit, PADEP public water supply permit, and a Harmony Township Driveway permit.
29. Harmony Township was notified on July 31, 2025.

**Staff Recommendation:** Grant preliminary approval of the PAWC Susquehanna Water Treatment Facility land development, conditioned on receipt of a copy of the NPDES permit, PADEP Chapter 106 permit, PADEP Public Water Supply permit, and receipt of a favorable Municipality Report Form from the Harmony 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, J Kempa seconded and so carried.

#### **N. Section 102.2 - Act 170 – Review and Comment**

1. Pandich, Robert Jr – Addition to lands – 2 lots 3.33 acres & 2.79 acres - Silver Lake Twp.
2. Bissol, Frank & Elaine – Minor Subdivision – Clifford Township – 2 lots 10.77, 29.01 acres.
3. Spence-Henry, Gail – Land Development – Liberty Township
4. Zuk, Michael & Susan – Minor Subdivision – Flag Lot – Clifford Township – 9.793, 3.207 acres.

#### **O. Subdivisions and Land Developments - Staff Actions –**

##### **Staff Approvals**

**June 14, 2025 – August 20, 2025**

#### **ADDITIONS/ LOT LINE ADJUSTMENT**

4. Behanick, Judith et al – Addition to Lands Subdivision – Oakland Twp 2 Lots (3.71, 92+ acres)
5. Wright, Jessica – Addition to Lands – Great Bend Borough 2 Lots (.16, .61 acres)
6. Klein, David & Lisa – Addition to Lands – Bridgewater Twp – 2 Lots (.03, .18 acres)
7. Richards, James – Addition to Lands Subdivision – Franklin Twp – 2 Lots (38.66, 6.00)

#### **MINOR SUBDIVISIONS/ NEW LOTS**

6. Pileggi, Samuel – Minor Subdivision – Oakland Twp – 2 Lots (10, 35.18 acres)
7. Rutherford, Thomas et al – Minor Subdivision – Harford Twp – (17, 1.60 acres)
8. Teel, Brendon – Minor Subdivision – Springville Twp – 2 Lots (294, 2 acres)
9. 167 Properties/Mario Fasullo – Brooklyn Twp- 2 Lots (20, 11.66 acres)
10. White, Diana – Minor Subdivision – Gibson Twp – 2 Lots (67.39, 2.00 acres)
11. Finnerty, Jessica – Minor Subdivision – Harford Twp – 3 Lots (5, 4.87, 4.87 acres)
12. Payne, Frank & Brenda – Minor Subdivision – Harford Twp – 2 Lots (2, 93 acres)
13. Charles, Scott – Minor Subdivision – Jessup Twp – 2 Lots (86.35, 2 acres)
14. Heim – William & France – Minor Subdivision – Dimock Twp - 2 Lots (85.23, 32 acres)
15. Cottrell, Richard G & Evelyn – Minor Subdivision – Ararat Twp – 2 Lots (12.96, 11.98 acres)
16. Sponza-Kocinski, Laurie – Minor Subdivision – Springville Twp – 2 Lots (8.53, 23.5+)

## MAJOR SUBDIVISIONS

1. None.

## LAND DEVELOPMENT

1. None.

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

**VIII. Other items of discussion:** A Planning member discussed reviewing our current application to see if it could be streamlined and simplified some.

### LI. Adjournment

**C Caterson made the motion seconded by R Housel 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 August 26, 2025.

Respectfully Submitted,

Robert Housel, Secretary, SCPC

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

**LII. 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.

**LIII. Pledge of Allegiance** The pledge of allegiance was said.

### LIV. Approval of Minutes

C Caterson made the motion, seconded by J Ramsay, and carried, to approve the minutes, of the August 26, 2025, Meeting.

### LV. 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

**LVI. Public Comment:** None.

**LVII. Old Business**

**J. Subdivision and Land Development Review**

1. Community Chapel of Faith – Land Development – Dimock Twp – Requesting final approval.

***SUSQUEHANNA COUNTY  
PLANNING COMMISSION***

**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.

**K. Report of Finalized Conditional Approvals – None.**

**LVIII. New Business**

**P. Subdivision and Land Development Review - None.**

**Q. 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.

**R. 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.

**LIX. 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

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

**LX. Call to Order:** Chairman Richard Franks called the meeting to order at 7:00 PM. Members present included: Chris Caterson, Brandon Cleveland, Robert Housel, Joseph Kempa. The absences were BJ Zembrzycki, John Ramsay and John Kukowski. Also attending was Planning Department Director, Patti Peltz.

**LXI. Pledge of Allegiance** The pledge of allegiance was said.

**LXII. Approval of Minutes**

C Caterson made the motion, seconded by J Kempa, and carried, to approve the minutes, of the September 30, 2025, Meeting.

**LXIII. Communications** September 26, 2025 – November 25, 2025

23. NOA – Bassett Engineering – Culvert/Bridge Replacement – Towner Hill Rd, Ararat Twp
24. NOA – Coterra – Air Permit for Lean Burn Engine GP-5A – Makosky Pad 1 – Brooklyn Twp
25. NOI – Coterra – Consumptive Use – Lewis P1 – Dimock Twp
26. NOI – Coterra – Consumptive Use – BusikJ P1 – Dimock Twp
27. NOI – Coterra – Consumptive Use – DobrosielskiJ P1 – Dimock and Auburn Twp
28. NOI – Coterra – Consumptive Use – Costello P1 – Dimock Twp
29. NOI – Coterra – Consumptive Use – Teel P4 – Springville Twp
30. NOI – Coterra – Consumptive Use – Black P1 – Springville Twp
31. NOI – Coterra – Consumptive Use - Costello P2 – Dimock Twp
32. NOI – Coterra – Consumptive Use – Lewis P2 - Dimock Twp
33. NOI – Coterra – Consumptive Use – Costello P2 – Dimock Twp
34. NOI – Coterra – Consumptive Use – Lewis P2 – Dimock Twp
35. NOI – Coterra – Consumptive Use - BusikJ P1 – Dimock Twp
36. NOI – Coterra – Consumptive Use – Costello P1 – Dimock Twp
37. NOI – Coterra – Consumptive Use – CosnerW P1 – Springville Twp
38. NOI – Coterra – Consumptive Use – Maiolini P3 – Dimock and Auburn Twp
39. NOI – Coterra – Consumptive Use – WarrinerR P4 – Dimock Twp
40. NOI – Coterra – Consumptive Use – KingD P1 – Dimock Twp
41. NOI – Coterra – Consumptive Use – Teel P2 – Dimock Twp
42. NOI – Coterra – Consumptive Use - StockholmK P2 – Rush Twp

43. NOI – Coterra – Consumptive Use - FraserE P1- Forest Lake Twp
44. NOI – Coterra – ESCGP-4 – Blaisure, Jean P2 – Dimock Twp
45. NOI – Coterra – ESCGP-4 – LaRue P2 – Dimock Twp
46. NOI – UGI Energy – GP-5 Renewal – Auburn Compression Station – Auburn Twp
47. NOI – DH Manufacturing – NPDES Stormwater Permit – Bluestone Mining – Myers Quarry – Silver Lake Twp
48. NOI – DEP – Mine Permit – S&K Large Quarry Operation – Harford Twp
49. NOI – DEP – Willams Field Service – Air Quality Permit issued – Teel Compressor Station – Springville Twp
50. NOI – DEP – Technical Deficiencies – Susq County Rec Center – New Milford/Harford Twps
51. NOI – Ruther & Bowen – Chapter 105 Permit – Jeff Zajkowski – Clifford Twp
52. NOI – Expand – GP-5A Permit Renewal – Mitchell Pad – Franklin Twp
53. NOA – Expand –GP-5A Permit Renewal – Conklin Pad – New Milford Twp
54. NOI – Expand – Consumptive Use – Noble Pad 1 – Lathrop Twp
55. NOI – Expand – Consumptive Use – Price Pad – Lenox Twp
56. NOI – Expand – Consumptive Use – Taylor Pad 1 – Lenox Twp
57. NOI – Expand – Consumptive Use – Noble Pad – Lathrop Twp
58. NOI – Expand – Consumptive Use – Valentine-Price Pad – Lenox Twp
59. NOA -Expand –GP-5A Permit Renewal - Boman Pad – Jackson Twp
60. NOA – Expand –GP-5A Permit Renewal - Pad – New Milford Twp
61. NOI – DEP – Berm Wall and Truck Ramp – Coterra – A&M Hibbard Treatment Facility – Dimock Twp
62. NOI – DEP General Plan/General Operating Permit – L&D Stoneworks – Middletown Twp
63. NOI – DEP General Plan/General Operating Permit - L&D Stoneworks – Forest Lake Township
64. NOI – Tract Engineering – DEP General Plan/General Operating Permit – L&D Stoneworks – Garden Quarry – Middletown Twp
65. Notice – Susq Conservation District – Issued Technical deficiencies for PAWC Harmony Twp Water Treatment Plant – Harmony Twp
66. Notice – Susq Conservation District – Davis Fiddle Lake Boat Launch approved – Ararat Twp

**LXIV. Public Comment:** None.

**LXV. Old Business**

**L. Subdivision and Land Development Review - None.**

**M. Report of Finalized Conditional Approvals – None.**

**LXVI. New Business**

**S. Subdivision and Land Development Review - None.**

**T. Section 102.2 - Act 170 – Review and Comment – None.**

**U. Subdivisions and Land Developments - Staff Actions –**

**Staff Approvals  
September 26, 2025 – November 21, 2025**

**ADDITIONS/ LOT LINE ADJUSTMENT**

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

**MINOR SUBDIVISIONS/ NEW LOTS**

17. Smith, Kail, Spellman – Minor Subdivision – Bridgewater Twp 4 Lots (4.03, 1.00,1.00, 1.00 acres)

18. Cosmello, Sam & Donna – Minor Subdivision – New Milford Borough – 2 lots (10, 4 acres)
19. Ransom, Don & Carolyn – Minor Subdivision – Lenox Twp – 2 lots (75.302, 25.921 acres)
20. Schmidt Family Trust – Minor Subdivision – Auburn Twp – 2 lots (69.895, 12.401 acres)

### **MAJOR SUBDIVISIONS**

1. none

### **LAND DEVELOPMENT**

1. none

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

### **LXVII. Other items of discussion**

#### **A. SALDO review/addition/updates .**

#### **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.

C Caterson made the motion to move to adopt the proposed ordinance. Seconded by R Housel and so carried.

### **LXVIII. Adjournment**

**C Caterson made the motion seconded by B Cleveland and so carried, to adjourn the meeting at 7:27 pm.**

### **LXIX.**

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 November 25, 2025.

Respectfully Submitted,

Robert Housel, Secretary, SCPC