

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

I. Call to Order

II. Pledge of Allegiance

III. Approval of Minutes – See Attached

IV. Communications – See Attached

V. Public Comment

VI. Old Business

A. Subdivision and Land Development Review

1. None

B. Report of Finalized Conditional Approvals

1. None

VII. New Business

A. Subdivision and Land Development Review

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

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.

C. Subdivisions and Land Developments - Staff Actions –

Attached Listing through March 24, 2025

VIII. Other items of discussion

1. None

IX. Adjournment

Susquehanna County Planning Commission

Minutes February 25, 2025

7:00 PM

- I. Call to Order:** Vice-Chairman BJ Zembzycki called the meeting to order at 7:01 PM. Members present included: John Kukowski, Chris Caterson, Joseph Kempa and John Ramsay. Absent were Chairman Richard Franks, Secretary Robert Housel, and Brandon Cleveland. Also attending were Planning Department Director Patti Peltz, and Cassidy Robinson and Logan Newton, both of LaBella.
- II. Pledge of Allegiance** The pledge of allegiance was said.
- III. Approval of Minutes**
J Kukowski made the motion, seconded by J Kempa and carried to approve the minutes, of the February 4, 2025, Meeting.
- IV. Communications** January 27, 2025 – February 24, 2025
 1. NOI – Hallstead-Great Bend Joint Sewer Authority – Great Bend Borough – Application for re-issuance of existing NPDES permit.
 2. NOI – Matt Kilmer Flagstone LLC – Application for NPDES Permit & GP-104 – Weida Quarry - Harford Twp.
 3. NOI – Matt Kilmer Flagstone LLC – Application for NPDES Permit & GP-104 – Petroski Quarry - Gibson Twp.
 4. NOI – Matt Kilmer Flagstone LLC – Application for NPDES Permit & GP-104 – Sienko Quarry – Great Bend Twp.
 5. NOA – Expand Operating – Consumptive Use – Susquehanna River - Great Bend Twp.
 6. NOA – Coterra – NPDES Permit – Russo Well Pad - Springville Twp.
 7. DEP Issued – SWN – Air Quality Permit & GP-5A – Bolles South Pad – Franklin Twp.
 8. NOI – Coterra – Consumptive Use – ReynenJ P1 - Harford Twp.
 9. NOI – Coterra – Consumptive Use – LaRueC P1 - Dimock Twp.
 10. NOI – Coterra – Consumptive Use – Baker P1 - Dimock Twp.
 11. NOI – Coterra – Consumptive Use – AustinE P1 - Lenox Twp.
 12. NOI – Coterra – Consumptive Use – Depaola P1 - Dimock Twp.
 13. NOI – Coterra – Consumptive Use – Colwell Pad – Oakland Twp. Twp.
 14. NOI – Coterra – Consumptive Use – Four Bucks Pad – Great Bend Twp.
- V. Public Comment:** There was no public comment.
- VI. Old Business**
 - A. Subdivision and Land Development Review** – None.
- VII. Report of Finalized Conditional Approvals** – None.
- VIII. New Business**
 - A. Subdivision and Land Development Review**
 1. Williams Event Barn – Commercial Land Development – Brooklyn Twp – see below.

To: Susquehanna County Planning Commission
From: Patti L. Peltz
Date: February 14, 2025
Subject: Williams Event Barn

Logan Newton, along with Mark & Mary Williams, have submitted a land development application and plan for an event barn with a footprint of 3,225 sf, on Mark & Mary's land 183.00-1,015.00 in Brooklyn Township. In reviewing the plans, the following items are called to your attention:

1. This building is already existing and was built in 2024.
2. By definition (Section 204) this is a Commercial Land Development
3. Application and affidavit of ownership and filing fee have been received.
4. Survey plans were prepared by Cassidy Robinson and Logan Newton of LaBella.
5. Access to the property is off Main Street/State Route 2024 in Brooklyn Township.
6. NPDES permit has been received.
7. DEP sewage approval is required, and COG is requesting Williams acquire a holding tank permit, for the holding tank installed on the property.
8. Brooklyn Township has no zoning ordinance.
9. Brooklyn Township Supervisors have been notified.
10. There is an existing home and outbuildings on the property.

Staff Recommendation: Grant conditional preliminary approval to Mark & Mary Williams pending receipt of a favorable Municipality Report Form, Highway Occupancy Permit, Council of Governments required permits, and DEP Sewage Planning.

J Ramsay made the motion to grant preliminary conditional approval, based on staff recommendations, J Kempa seconded, and so carried.

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

C. Subdivisions and Land Developments - Staff Actions –

Additions/ Lot Line Adjustments –

1. Richard S. Masters, Inc – Harford Twp – Addition to Lands Subdivision – 2 Lots (1.11 acres, 0.24 acres)
2. Squier, William and Laura – Bridgewater Twp – Addition to lands Subdivision – 2 Lots (21.27, 3.59)
3. McCormick, Michael Estate – Addition to Lands Subdivision – New Milford Twp – 2 lots (.58, .58)

Minor Subdivisions/ New Lots – None.

Major Subdivisions – None.

Land Development – None.

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

VIII. Other items of discussion:

1. There was discussion of sewage requirement and permits regarding large event structures.

IX. Adjournment

BJ Zembzycki made the motion seconded by C Caterson and carried, to adjourn the meeting at 7:23 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 25, 2025.

Respectfully Submitted,

John Kukowski, SCPC

IV. Communication 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.

***SUSQUEHANNA COUNTY
PLANNING COMMISSION***

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.

Staff Approvals
February 27, 2025 – March 24, 2025

ADDITIONS/ LOT LINE ADJUSTMENT

1. None.

MINOR SUBDIVISIONS/ NEW LOTS

1. None.

MAJOR SUBDIVISIONS

1. None.

LAND DEVELOPMENT

1. None.