

Susquehanna County Planning Commission
Agenda – January 28, 2025
7:00 PM

I. Call to Order

II. Pledge of Allegiance

III. Reorganization – see attached

IV. Approval of Minutes

V. Communications – See Attached Listing

VI. Public Comment

VII. Old Business

A. Subdivision and Land Development Review

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

B. Report of Finalized Conditional Approvals

VIII. New Business

A. Subdivision and Land Development Review

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

B. Section 102.2 – 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.

C. Subdivisions and Land Developments - Staff Actions –

Attached Listing through January 24, 2025

IX. Other items of discussion

1. Summit Ridge Farms – Sketch Plan - Commercial Land Development – Gibson Twp – see attached.
2. 2024 Planning Commission Annual Report will be completed for February meeting.

X. Adjournment

Reorganization Procedure

The Chairman appoints a Chairman Pro Tem and a Secretary Pro Tem.

Chairman Pro Tem _____ asked the Nominating Committee for their report.

The Nominating Committee recommends

_____ as Chairman,

_____ as Vice-Chairman

_____ as Secretary.

Chairman Pro Tem _____ called three times for additional nominations from the floor.

If there were none _____ moved that nominations be closed, seconded by _____ and carried.

Chairman Pro Tem _____ instructed the Secretary to cast the unanimous ballot for the slate of officers as presented for Susquehanna County Planning Commission 2025.

Chairman Pro Tem _____ closed the Reorganization meeting.

Susquehanna County Planning Commission Minutes

December 17, 2024 7:00 PM

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

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

III. Approval of Minutes

C Caterson made the motion, seconded by B Cleveland, to approve the minutes, of the August 27, 2024 Meeting, and so carried.

IV. Communications August 2024 – December 17, 2024

1. NOA – SWN Production Company, LLC - Consumptive Use – Susquehanna River (Hinkle) Renewal – Oakland Twp.
2. 2. NOI – SWN Production Company, LLC – Consumptive Use – Ivey Pad – Forest Lake Twp.
3. 3. NOI – SWN Production Company, LLC – Consumptive Use – Colwell Pad – New Milford Twp.
4. 4. NOI – SWN Production Company, LLC – Consumptive Use – Coleman Pad - Great Bend Twp.
5. 5. NOI – Clear Water Technology, LLC – Residual Waste Permit Application – Shaskas Facility – Jessup Twp.
6. 6. NOI – Keystone Clearwater Solutions, LLC – Chapter 105 Water Obstruction and Encroachment General Permit – Utility line temporary water crossing – Springville Twp.
7. 7. NOI – PENDOT - Embankment repair SR 106 East Branch Tunkhannock Creek – Clifford Twp.
8. 8. NOI – Coterra Energy, Inc. – Erosion and Sediment control General Permit – Housenick Well Site – Rush Twp.
9. 9. NOA – Southwestern Energy – Application renewal for water withdrawal – Tunkhannock Creek, Lenox Township.
10. 10. NOI – Regency Marcellus Gathering, LLC - Requesting continued operation – Auburn Twp.
11. 11. NOA – Hawley Family Farms – Small Noncoal Mining Permit – Granted by PA DEP
12. 12. NOI – Chesapeake Appalachia, LLC – Consumptive Use Renewal – Teel Unit Drilling Pad #2H – Springville Twp.
13. 13. NOI – Chesapeake Appalachia, LLC – Consumptive Water Use – Roger Drilling Pad – Auburn Twp.
14. 14. NOI – Coterra Energy, Inc. – Erosion and Sediment Control General Permit – Dimock Twp.
15. 15. NOI - NOI – Chesapeake Appalachia, LLC – Consumptive Use Renewal – Teel Unit Drilling Pad #3H – Springville Twp.
16. 16. NOI – Chesapeake Appalachia, LLC – Consumptive Use Renewal – Roger Drilling Pad – Auburn Twp.
17. 17. NOA – Coterra Energy, Inc.- ESCGP-3 or ESCGP-4 – Constructing tank pad and widening 25 ft of access road – E. Tank Pad 2 – Dimock Twp.
18. 18. NOI – Coterra Energy, Inc. - Consumptive Use – Smith P1 – Springville Twp.
19. 19. NOI – Coterra Energy, Inc. - Consumptive Use – Lathrop P1 – Springville Twp.
20. 20. NOI – Coterra Energy, Inc. - Consumptive Use – Smith P3 – Springville Twp.
21. 21. NOI – Coterra Energy, Inc. - Consumptive Use – Pijanowski P1 – Springville Twp.
22. 22. NOI – Coterra Energy, Inc. - Consumptive Use – Friedland Farms P1 – Lenox Twp.
23. 23. NOI – Coterra Energy, Inc. - Consumptive Use – Plonskill – Gibson Twp.
24. 24. NOI – Coterra Energy, Inc. - Consumptive Use – SevercoolB P1 – Dimock Twp.
25. 25. NOI – Coterra Energy, Inc. - Consumptive Use – Rozanski P1 – Dimock Twp.

26. 26. NOI – Coterra Energy, Inc. - Consumptive Use – Ratzel P1 – Dimock Twp.
27. 27. NOI – Coterra Energy, Inc. - Consumptive Use – Hubbard P1 – Dimock Twp.
28. 28. NOI – Coterra Energy, Inc. - Consumptive Use – HeitsmanA P2 – Dimock Twp.
29. 29. NOI – Coterra Energy, Inc. - Consumptive Use – Heitsman P1 – Dimock Twp.
30. 30. NOI – Coterra Energy, Inc. - Consumptive Use – Greenwood P1 – Dimock Twp.
31. 31. NOI – Coterra Energy, Inc. - Consumptive Use – Gesford P4 – Dimock Twp.
32. 32. NOI – Coterra Energy, Inc. - Consumptive Use – Gesford P1 – Dimock Twp.
33. 33. NOA – Chesapeake Energy – ESCGP-3 - Restoration of existing well pad – Blanche Poulsen – Auburn Twp.
34. 34. Notice – PA DEP - General Permit for Bluestone Denied - Kevin Holgate – Lenox Twp.
35. 35. Notice – PA DEP - General Permit for Bluestone Denied – Daniel Warner – Jessup Twp.
36. 36. Notice – PA DEP – NPDES Stormwater Permit Approved – Clifford Grosvenor – New Milford Twp.
37. 37. Notice – PA DEP - General Permit for Bluestone Denied – S & S Stone Distributors – Liberty Twp.
38. NOI – Coterra Energy, Inc. – GP 5 & GP 8 – Jeffers Farm Freshwater Pipeline Project - Harford & Lenox Twps.
39. NOA – Williams Field Services Co, LLC – GP 5 – re-authorization to use Air Quality GP 5 – White Compressor Station – Springville Twp.
40. NOA – Williams Field Services Co, LLC – GP 5 – re-authorization to use Air Quality GP 5 – Jones Compressor Station – Middletown Twp.
41. NOA – Williams Field Services Co, LLC – GP 5 – re-authorization to use Air Quality GP 5 – Gibson Compressor Station – Springville Twp.
42. Notice – PA DEP General Permit for Bluestone Mining Approved – Pigpen Quarry - Harmony Twp.
43. Notice – PA DEP NPDES Permit granted – New Milford 1 Quarry Operation – New Milford Twp.
44. Notice – PA DEP NPDES Permit granted – Bennett Middletown Operation – Middletown Twp.
45. Notice – PA DEP NPDES Permit granted – Bennett 858 Operation – Rush Twp.
46. Notice – PA DEP Technical Deficiency – Bring tanks up to code - A&M Hibbard Centralized Treatment Facility – Dimock Twp.
47. NOI – Reilly Associates – to PA DEP – Bridge replacement SR492, Jackson Street over Little Butler Creek – Jackson Twp.
48. NOI – Clearwater Technology – General Permit to DEP Temporary Waterline – Benners/Powers/Guiton Wellpads – Forest Lake and Middletown Twps.
49. NOI – Chesapeake Appalachia – Consumptive Use – Stone Drilling Pad #1 – Springville Twp.
50. NOI – Chesapeake Appalachia – Consumptive Use – Masso Pad – Auburn Twp.
51. NOI – Chesapeake Appalachia – Consumptive Use – LaRue 1A Pad – Rush Twp.
52. NOI – Chesapeake Appalachia – Consumptive Use – Kupscznk Drilling Pad #1 – Springville Twp.
53. NOI – Chesapeake Appalachia – Consumptive Use – Claude Well Pad – Auburn Twp.
54. NOI – Chesapeake Appalachia – Consumptive Use – Stone Drilling Pad #1 – Springville Twp.
55. NOI – Chesapeake Energy – ESCGP-3 Permit – Przybyszewski Location, Garrett Bellas Property – Auburn Twp.
56. NOI – Williams – General Permit 5 – Miller Compressor Station – Harford Twp.
57. NOI – Williams – General Permit 5 – Teel Compressor Station – Springville Twp.
58. NOI – Williams – General Permit 5 – Zick Compressor Station – Lenox Twp.
59. NOI – Coterra – Consumptive Use – Ely Pad 1 – Dimock Twp.
60. NOI – Coterra – Consumptive Use – Teel Pad 6 – Springville Twp.
61. NOI – Coterra – Consumptive Use – Teel Pad 1 – Springville Twp.
62. NOI – Coterra – Consumptive Use – Teel Pad 5 – Springville Twp.
63. NOI – Coterra – Consumptive Use – Butler Pad 1 – Lathrop Twp.
64. NOI – Coterra Energy – ESCGP application – Bennett C P1 Well Pad – Jessup Twp.
65. NOI – Coterra Energy – ESCGP application – Warriner P2 Well Pad – Dimock Twp.
66. NOI – SWN Production Company, LLC – Consumptive Use – Colwell Pad – Oakland Twp.
67. NOI – SWN Production Company, LLC – Consumptive Use – Carrar Pad – Liberty Twp.

68. NOI – SWN Production Company, LLC – Consumptive Use – Four Bucks Pad – Great Bend Twp.
69. NOA – SWN Production Company, LLC - Consumptive Use – Unnamed Tributary to Middle Branch Wyalusing Creek – Forest Lake Twp.
70. NOA – SWN Production Company, LLC - Consumptive Use – Susquehanna River – Washington Twp.
71. NOI – Chesapeake Appalachia, LLC – Consumptive Use Renewal – Nikolyn Pad – Auburn Twp.
72. NOI – Chesapeake Appalachia, LLC – Consumptive Use Renewal – Koromlan Pad – Auburn Twp.
73. NOI – Chesapeake Appalachia, LLC – Consumptive Use Renewal – Blanche Poulsen Pad – Auburn Twp.
74. NOI – Chesapeake Appalachia, LLC – Consumptive Use Renewal – Angie Pad – Auburn Twp.
75. NOI – Chesapeake Appalachia, LLC – Consumptive Use Renewal – Amburke Pad – Auburn Twp.
76. NOI – Chesapeake Appalachia, LLC – Consumptive Use Renewal – Holtan Pad – Auburn Twp.
77. NOI – Chesapeake Appalachia, LLC – Consumptive Use Renewal – Oliver Pad – Springville Twp.
78. Notice – PA DEP – E&S Plan Chapter 102 Permits Safety Improvements Route 11 – Harford, Lenox, Lathrop Twps
79. Notice PA DEP – SWN Air Pollution Penalty Collected, 25 % to Jackson Twp.
80. Notice – PA DEP – Air Quality Permit Granted – Jones Compressor Station – Middletown Twp.
81. Notice – PA DEP – Air Quality Permit Granted – Regency Compressor Station – Auburn Twp.
82. Notice – PA DEP – Wastewater General Permit – Shaskas Compressor Station – Jessup Twp.
83. Notice – PA DEP – Air Quality Permit Granted – Zick Compressor Station – Lenox Twp.
84. NOA – PA DEP – Permit Application Under Review – Shaskas Facility - Jessup Twp.
85. Notice – PA DEP - General Permit for Bluestone Approved – Kazmierczak – New Milford Twp.
86. Notice – PA DEP – NPDES Permit Transfer from Dean Mack to Lucas Mack – Mack Quarry Operation - Twp.
87. Notice – PA DEP – Surface Mining Permit Correction to Small Noncoal Blast Plan –Oakland Twp.
88. Notice – PA DEP - General Permit for Bluestone Mining Approved – D & H Manufacturing, LLC – Harmony Twp.
89. NOA – PA DEP - General Permit for Bluestone – Robert Schnieder – Lenox Twp.
90. NOA – Coterra Energy – General Permits 5 & 8 Temporary Access Road and Utility Line Crossing – Busik Freshwater Pipeline Project - Dimock & Springville Twps.
91. NOA – PA American Water – General Permits 5 Utility Line Crossing – Dimock Water Distribution Project - Dimock Twp.
92. NOA - PA DEP – General Permit 11 Small Non-Coal Mine Permit – Little Apples Quarry - Harford Twp.
93. NOA – PA DEP – General Permit 5 Air Quality – DT Midstream – New Milford Twp.
94. NOA – SWN Production Company, LLC – Consumptive Use – BKV Operating – Susquehanna River.
95. NOA – SWN Production Company, LLC – Consumptive Use – BKV Operating – Forest Lake Twp.
96. NOI – SWN Production Company, LLC – Consumptive Use – Markovitch Site Pad – Bridgewater Twp.
97. NOI – SWN Production Company, LLC – Consumptive Use – NR-27-Coleman Pad – Oakland Twp.
98. NOI – SWN Production Company, LLC – Consumptive Use – Micks Pad – Forest Lake Twp.
99. NOI – SWN Production Company, LLC – Consumptive Use – Knosky Pad – Rush Twp.
100. NOI – SWN Production Company, LLC – Consumptive Use – RU-06- Flohs Pad – Great Bend Twp.
101. NOI – SWN Production Company, LLC – Consumptive Use – RU-71-Blue Beck Pad – JacksonTwp.
102. NOI – SWN Production Company, LLC – Consumptive Use – RU-51-Whitehead Pad – Jackson Twp.
103. NOI – SWN Production Company, LLC – Consumptive Use – NR-04-DiazPad – New Milford Twp.
104. NOI – SWN Production Company, LLC – Consumptive Use – RU-47-Karmazin Pad – Jackson Twp.
105. NOI – SWN Production Company, LLC – Consumptive Use – Markovitch Pad – Bridgewater Twp.

106. NOI – SWN Production Company, LLC – Consumptive Use – Carty Pad – Liberty Twp.
107. NOI – SWN Production Company, LLC – Consumptive Use – Knosky Pad – Rush Twp.
108. NOI – SWN Production Company, LLC – Consumptive Use – Micks Pad – Forest Lake Twp.
109. NOI – Coterra – Consumptive Use – Gesford Pad 2 – Dimock Twp.
110. NOI – Coterra – Consumptive Use – Brooks W P1 – Springville Twp.
111. NOI – Coterra – Consumptive Use – HullR P1 – Springville Twp.
112. NOI – Coterra – Consumptive Use – SmithR P2 – Springville Twp.
113. NOI – Coterra Energy, Inc. - Consumptive Use – Heitsman P1 A – Dimock Twp.
114. NOI – Coterra – Consumptive Use – Teel Pad 7 – Springville Twp.
115. NOI – Coterra – Consumptive Use – WeissM P1 – Springville Twp.
116. NOI – Williams – General Permit 5 – Central Compressor Station – Brooklyn Twp.
117. NOA - HRG – NPDES Permit – Dimock Water Distribution System – Dimock Twp.
118. NOA – Stahl Sheaffer Engineering/Clear Water Technologies – GP 5 -Birchard Takepoint-Forest Lake Twp.
119. NOA – Dewberry – NPDES Permit – SR 81/848 Entrance/Exit Ramps – New Milford & Harford Twps.
120. NOA – Folsom Engineering – NPDES Permit – Tracee Fabrizio Pond Project – Silver Lake Twp.
121. NOI – Entech Engineering/Coterra – ESCGP-4 – Mogridge C Pad 1 – Springville Twp.
122. NOI – Entech Engineering/Coterra – ESCGP-4 – Reilly J Pad 1 – Gibson Twp.
123. Notice – PA DEP - General Permit Approved – Kazmierczak II Quarry– New Milford Twp.
124. Notice – PA DEP - General Permit Approved – Seamans Quarry – Clifford Twp.
125. Notice – PA DEP - General Permit Approved – Kazmierczak – New Milford Twp.
126. Notice – PA DEP - General Permit Approved – Oak Mountain Quarry – Oakland Twp.
127. Notice – PA DEP - General Permit Approved – Clifford Quarry Operation – New Milford Twp.
128. Notice – Coterra – GP 5 renewal application – Jeffers Farm Pad 5 – Gibson Twp.

V. Public Comment: No Public Comment.

VI. Old Business

C. Subdivision and Land Development Review

None

D. Report of Finalized Conditional Approvals

None.

VII. New Business

A. Subdivision and Land Development Review

None.

B. Section 102.2 - Act 170 – Review and Comment

1. Marrer, John – Minor Subdivision – Silver Lake Twp - 2 lots (31, 6 acres)
2. Koloski, Linda – Minor Subdivision – Silver Lake Twp – (16, 2 acres)
3. Dynamic Solar/Penn Goldenrod Solar – Clifford Twp – Commercial Land Development
4. Holgash, Stephen & Kristopher, Richard & Tracy – Minor Subdivision – Silver Lake Twp – (205.65, 40 acres)

R Housel made the motion, seconded by J Kukowski and carried, to concur with staff action one review and comment numbers one, two, three, and four.

C. Subdivisions and Land Developments - Staff Actions

August 2024 – December 13, 2024

Additions/ Lot Line Adjustments –

ADDITIONS/ LOT LINE ADJUSTMENT

1. Stone/Markarian – New Milford Twp – Addition to Lands Subdivision – 2 Lots (1.05, 1.05 acres)
2. Trehab/Fred's Market – Susquehanna Borough Depot – Addition to Lands – 2 Lots (.21, .38 acres)
3. Robinson, Loren & Linda – Harford Twp – Addition to Lands 3 Lots (.77, 1.75 acres)
4. Arnold/Coy – Franklin Twp – Addition to Lands Subdivision – 2 Lots (1.30, 54.45)
5. Kempa, Katherine – Jackson Twp – Addition to Lands Subdivision – (14.23, 2, 10.97)
6. Wooten, Robert – Jessup Twp – Addition to lands Subdivision – 2 Lots (268, .33)

MINOR SUBDIVISIONS/ NEW LOTS

1. Mattes to Aukema – Minor Subdivision – Choconut Twp. 2 Lots (85, 15.68 acres)
2. Comly, Jeanne – Minor Subdivision - Springville Twp 2 Lots (4.59, 32.51 acres)
3. Douglas, Sheila and Hall, Morris & Dawn – New Milford Twp – 2 Lots (6.1, 1.73 acres)
4. Aiken, Robert & Patty – Minor Subdivision – Bridgewater Twp – 2 Lots (.32, .32 acres)
5. Romeika, Jerome & Ester – Minor Subdivision – Gibson Twp – 2 Lots (42, 25.71 acres)
6. Tyler, Brian – Minor Subdivision – Auburn Twp – 2 lots (10.01, 99.26)
7. Route 267 Properties, LLC/Mario Fasullo – Rush Twp – 2 lots (10.91, 1.21 acres)
8. Rayias/Locey/Radwanski – Minor Subdivision – Dimock Twp – 2 lots (13.03, 85.97 acres)
9. Shay, William & Aileen – Minor Subdivision – Thompson Twp – 2 Lots (2, 53.47 acres)
10. Davis, John & Bonnie – Gibson Twp – Minor Subdivision 2 Lots (2.63, 2.51)
11. Elk Properties L.P. – Herrick Twp – Minor Subdivision – 2 Lots (124, 20.00)
12. Liepinis, William & Cindy – Jackson Twp – Minor Subdivision – 3 Lots (191, 2, 12)
13. McCullum, Shirley Estate – Bridgewater Twp – Addition to Lands Subdivision – 2 Lots (39.98, 10.00)
14. Rose, Edward L. Conservancy – Dimock Twp – Mnor Subdivision – 2 Lots (623, 1.00)
15. Sova, Jacob W. Jr – Auburn Twp – Minor Subdivision – 4 Lots (30.00, 12.71, 107.10, 18.46)

MAJOR SUBDIVISIONS

1. Gilleran, James & Ryan – Major Subdivision – Thompson Twp – 2 Lots (2, 46.18 acres)

LAND DEVELOPMENT

1. Vircinski/Coolen – Land Development – Thompson Twp. – Additional residential structure added to property.

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

VIII. Other items of discussion:

1. Nominating Committee for Slate of Officers 2025. R Housel made the motion to nominate C Caterson for the nominating committee, B Zembrzycki seconded, and so carried. C Caterson nominated R Franks for Chairman, B Zembrzycki for Vice-Chair, and R Housel for Secretary.
2. January 28th, 2025 will be the Planning Commission reorganization meeting. Newspapers will be contacted to run reorganization notification
3. Approve attached meeting dates for 2025. R Housel made a motion to approve the meeting dates for 2025, J Kukowski seconded, and so carried.
4. Recommendations for vacancy on Planning Commission. District 1, Apolocan Twp, Forest Lake, Friendsville, Little Meadows, Middletown Twp, Rush Twp.

IX. Adjournment

C Caterson made the motion, seconded by R Housel and carried, to adjourn the meeting at 7:25 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 December 17, 2024.

Respectfully Submitted,

Robert Housel, Secretary
Susquehanna County Planning Commission

IV. Communication 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.

SUSQUEHANNA COUNTY
PLANNING COMMISSION

To: Susquehanna County Planning Commission
From: Patti L. Peltz
Date: January 16, 2025
Subject: Dimock Township – Cinder Storage Garage – Dimock Township

Susquehanna County Planning, conditioned on receipt of the Municipality Report Form from the Dimock Township Supervisors, within the Commission’s allowable review period (Section 306.5). The plan consisted of a 6,000 square foot Cinder Storage Garage, used for Dimock Township.

On February 22, 2024, the Municipality Report Form was received, and the plan was granted preliminary approval.

Now the building is complete, and Dimock Township is requesting final approval of the plan.

The staff visited the site on January 15, 2025, and found the building to be located as shown on the plan.

Staff Recommendation: Grant final approval of the Dimock Township Building Commercial Development in Dimock Township.

***SUSQUEHANNA COUNTY
PLANNING COMMISSION***

To: Susquehanna County Planning Commission
From: Patti L. Peltz
Date: 12/31/2024
Subject: Komar Solar Site, Bollinger Solar – 19+ Acres-Thompson Township

Loren Salsman has submitted, on behalf of Bollinger Solar, a land development application and plan for a 19+ Acre Solar Farm owned by Barbara & Alexander Komar 114.00-1,056.00. It is the intent of the developer to construct solar panels on the property. In reviewing the plans, the following items are called to your attention:

1. By definition (Section 204) this is a Major Land Development.
2. Application and affidavit of ownership and filing fee have been received.
3. Survey plans were prepared by Joseph Kempa of Kempa Surveying with engineering plans done by Loren Salsman of Salsman Engineering.
4. Decommissioning Documentation has not been received.
5. Access to property is off State Route 1001.
6. DEP Nonresidential sewer use is required.
7. Thompson Township has no zoning ordinance.
8. Thompson Twp Supervisors will be notified.
9. An “exceptional value” creek has been identified within the proposed construction area.
10. There are two existing houses, existing barn, and many outbuildings on the property.

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.

SUSQUEHANNA COUNTY
PLANNING COMMISSION

To: Susquehanna County Planning Commission
From: Patti L. Peltz
Date: December 31, 2024
Subject: Silver Lake Township Subdivision and Land Development Ordinance Amendments – Silver Lake Township – Review and Comment

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.

Silver Lake Township proposes to amend three parts of their ordinance as follows:

1. Section 1104.2 A. is amended to read as follows:

Any person, partnership or corporation who or which has violated the provisions of this subdivision or land development ordinance, shall, upon being found liable therefor in a civil enforcement proceeding commenced by a municipality, pay a judgment of not more than \$500 plus all court costs, including reasonable attorney fees incurred by the municipality as a result thereof. No judgment shall commence or be imposed, levied or payable until the date of the determination of a violation by the district justice. If the defendant neither pays nor timely appeals the judgment, the municipality may enforce the judgment pursuant to the applicable rules of civil procedure. Each day that a violation continues shall constitute a separate violation, unless the district justice determining that there has been a violation further determines that there was a good faith basis for the person, partnership or corporation violating the ordinance to have believed that there was no such violation, in which event there shall be deemed to have been only one such violation until the fifth day following the date of the determination of a violation by the district justice and thereafter each day that a violation continues shall constitute a separate violation.

2. All ordinances, or parts of ordinances, which are inconsistent with this Ordinance are repealed to the extent necessary to give effect to the provisions of this Ordinance.
3. If any sentence, clause, part, or section of this Ordinance is found to be unconstitutional, illegal, invalid, or contrary to any provisions of Federal or State law, that sentence, clause, part, or section shall not affect the validity of the remaining provisions of this Ordinance. It is hereby declared the intent of the governing body to have enacted this Ordinance as if such unconstitutional, illegal, or invalid sentence, clause, part, or section had not been included therein.

According to the email sent with the proposed ordinance, the Supervisors of Silver Lake Township have proposed to amend the zoning ordinance and become compliant with the PA MPC maximum penalty allowable.

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.

Staff Approvals
December 15, 2024 – January 24, 2025

ADDITIONS/ LOT LINE ADJUSTMENT

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

1. None.

LAND DEVELOPMENT

1. None.

SUSQUEHANNA COUNTY
PLANNING COMMISSION

To: Susquehanna County Planning Commission
From: Patti L. Peltz
Date: January 16, 2025
Subject: Summit Ridge Farms – 6,696 sf Building Addition – Gibson Township

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.