

Susquehanna County Planning Commission
Tentative Agenda – February 24, 2026
7:00 PM

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Approval of Minutes – see page 2**
- IV. Communications – see page 6**
- V. Public Comment**
- VI. Old Business**
 - A. Subdivision and Land Development Review**
 - B. Report of Finalized Conditional Approvals**
- VII. New Business**
 - A. Subdivision and Land Development Review**
 - 1. Bennett, Charlie & Colleen – Land Development – Forest Lake Twp – see page 8
 - B. Section 102.2 – Review and Comment**
 - 1.
 - C. Subdivisions and Land Developments - Staff Actions – see page 11**
 - 1.
- VIII. Other items of discussion**
 - 1. Setback waiver – see page 9
 - 2. 2026 Annual Report
- IX. Adjournment**

Susquehanna County Planning Commission

Minutes January 27, 2026

7:00 PM

Call to Order: Chairman Richard Franks called the meeting to order at 7:00 PM. Members present included: Robert Housel, Chris Caterson, Brandon Cleveland, Joseph Kempa, John Kukowski, and Bryce Beeman. The absences were John Ramsay and BJ Zembrzycki, also attending was Planning Department Director, Patti Peltz. Members of the public present include Ryan Doughton and Matthew Kubusti from Trade Eastern, and Bobbi Jo Turner from Susquehanna County Housing Authority.

Pledge of Allegiance The pledge of allegiance was said.

Reorganization – The Chairman appointed a Chairman Pro Tem.

Chairman Pro Tem C. Caterson asked the Nominating Committee for their report.

The Nominating Committee recommends

R Franks as Chairman,

BJ Zembrzycki as Vice-Chairman

R Housel as Secretary.

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

There were none, J Kukowski moved that nominations be closed, seconded by J Kempa and carried.

Chairman Pro Tem Chris Caterson instructed the Secretary to cast the unanimous ballot for the slate of officers as presented for Susquehanna County Planning Commission 2026.

Chairman Pro Tem C Caterson closed the Reorganization meeting.

Approval of Minutes –

Susquehanna County Planning Commission

Minutes December 16, 2025

7:00 PM

C Caterson made the motion to accept December 16, 2025, meeting minutes, R Housel seconded and so carried.

Communications –

NOI – Coterra – Consumptive Use – Ely P2 – Dimock Twp

NOI – Coterra – Consumptive Use – MerrittM P1 – Gibson Twp

NOI - Coterra – Consumptive Use – Jeffers Farm P5 – Gibson Twp

NOI – Coterra – Consumptive Use – HowellG P1 – Auburn Twp

NOI – Coterra – Consumptive Use – AbbpttD P2 – Bridgewater Twp

NOI – BKV - Consumptive Use – Baker West (Brothers) – Forest Lake Twp

NOI – Expand – Consumptive Use – Mitchell Well Pad – Franklin Twp

NOI – Expand – Consumptive Use – LRJ Well Pd – Rush Twp

NOI – Expand – Consumptive Use – Sadecki Well Pad – Liberty Twp

NOI – Expand – Consumptive Use – PMG Annie Drilling Pad #1 – Springville Twp

NOI – Coterra – Consumptive Use – BeneditK P1 – Bridgewater Twp

NOA – Expand – Water Withdrawal – Wyalusing Creek – Rush Twp

NOI – Coterra – DerianchoF P1 – Bridgewater Twp

NOI – BKV – Consumptive Use – Trecocke North Well Pad – Silver Lake Twp

NOI – Red Oak Sand & Gravel – NPDES General Permit for Stormwater – Oakland Quarry Operation
Oakland Twp

NOI – James Barber Trucking & Excavating – Surface Mining – Lenox Twp.
NOI – Joseph Zawisky, LLC – Surface Mining – Jackson & Oakland Twps
NOI – Joshua Holbrook – Surface Mining – New Milford Twp
NOA – NTM Engineering – Bridge Replacement – Franklin Twp
NOI – Atlas – Utility Line Stream Crossing – SCRC – New Milford Twp
NOI – 4 Star Quarry – Small non-coal surface mine – Oakland Township
NOI – Coterra – ESCGP-4 – Burke to Defarges Freshwater Pipeline – Auburn Twp
NOI – Williams – GP-5 – McNew Compressor Station – Brooklyn Twp
NOI – Williams – GP-5 – Church Compressor Station – Dimock Twp
NOI – Williams – Potter Compressor Station – Brooklyn Twp
NOI – DEP – NPDES GP for Stormwater – Weida Wildcat 1 Quarry – New Milford Twp
NOI – DEP – NPDES GP for Stormwater – Bauer Quarry – Harmony Twp
NOI – DEP – NPDES GP for Stormwater – Robert Salansky Construction Quarry – Gibson Twp
NOI – DEP – NPDES GP for Stormwater – Rowe 1 Quarry – Brooklyn Twp
NOI – A Wilber Stone, Inc – DEP General Operating Permit – Wilber 1 Quarry – Liberty Twp
NOI – DEP – NPDES GP for Stormwater – Jersy Hill Quarry – Auburn Twp
Courtesy Notice – Petition of Constitution Pipeline Co, LLC for reissuance of certificate and reaffirmance of waiver determination (Petition)

Public Comment none

Old Business

Subdivision and Land Development Review

none

Report of Finalized Conditional Approvals

none

New Business

Subdivision and Land Development Review

R Franks made a motion to grant preliminary approval based on the receipt of the Municipality Report Form from New Milford Borough. R Housel seconded and so carried.

Susquehanna County 911 Communications Tower – Commercial Land Development – Lenox Twp.
To: Susquehanna County Planning Commission
From: Patti L. Peltz
Date: 1/12/2026
Subject: Susquehanna County Communication Tower

The Susquehanna County Planning Commission, at their regular meeting held on June 24, 2025, reviewed the plan for a 911 Communications Tower located on Taylor Road in Lenox township. It was conditionally approved pending items listed in the June 25, 2025, preliminary approval letter.

The preliminary conditions have been met, and the tower has been completed. Susquehanna County is now requesting Final Approval for their tower.

Staff visited the site on December 17, 2025, and found the site to be built according to the plans.

Staff Recommendation: Grant Final Approval of the Susquehanna County 911 Communications Tower.

R Housel made the motion to grant final approval to Susquehanna County 911 Communications Tower, J Kukowski seconded and so carried.

Section 102.2 – Review and Comment

1. Hansen Equipment, Inc – North Main Storage, LLC – Lot Line Adjustment – Clifford Twp
Subdivisions and Land Developments - Staff Actions

Staff Approvals

December 15, 2025 – January 26, 2026

ADDITIONS/ LOT LINE ADJUSTMENTS

Hallstead Rod & Gun Club – Addition to Lands – Great Bend Twp. (14.296, 14.295 acres)

Lalor, Robert & Adriana – Addition to Lands – Little Meadow Borough (144.85, 16.50 acres)

MINOR SUBDIVISIONS/ NEW LOTS

Smith, Jeanette – Minor Subdivision – Bridgewater Twp – 2 Lots (261, 2 acres)

Brooks, Ronald – Minor Subdivision – Rush Twp – 2 Lots (32.81, 48.22 acres)

Demcheck Irrevocable Family Trust – Auburn Twp – Minor Subdivision – 2 Lots (37.62, 35.00)

MAJOR SUBDIVISIONS

1. none

LAND DEVELOPMENT

1. none

C Catterson made the motion to concur with staff actions, B Beeman seconded and so carried.

Other items of discussion

Ordinance No 2025-01 – Considerations for amendments –

To: Susquehanna County Planning Commission

From: Patti L. Peltz

Date: 1/12/2026

Subject: Data Center Ordinance

After the public hearing for Ordinance 2025-01, the Commissioners would like you to consider the following suggestions:

*Data Center power grid usage and any cost increases/surcharges/grid upgrade charges for supplying the data center power, fall back to the Data Center, and not the residents on the same power supply/grid/company.

*713.6 & 713.7 Concerns over the beauty of our landscapes, reviewing setbacks, and makeup of the buffer.

*EPA Approvals and water usage.

*60-foot building height, buffer and height of trees versus building height.

*Sound Monitoring/Vibration.

*Review of water usage after a facility is in operation.

C Caterson made the motion that the Susquehanna County Solicitor create legal verbiage for any edits to the ordinance, to incorporate the suggestions of Susquehanna County Commissioners. R Housel seconded and so carried.

R Housel took a few moments to welcome Bryce Beeman to the Planning Commission.

Bobbi Jo Turner shared that the Housing Authority is always looking for land connected to public utilities, to explore future housing projects in Susquehanna County.

Adjournment

C Caterson made the motion to adjourn the meeting at 7:36PM, seconded by R Housel.

Respectfully Submitted,

Robert Housel, Secretary, SCPC

IV. Communication January 26, 2026 – February 23, 2026

1. NOI – JHA – NPDES Permit Renewal – Tri-Boro Wastewater Treatment Plant – Susquehanna Depot
2. NOI – JHA – Storm Sewer Realignment and Replacement – Forest City Borough
3. NOI – Verdantas – ESCGP-4 – Poulson Abandonment-1 – Rush & Auburn Twps
4. NOI – Expand – ESCGP - 4 – North Marcellus Gameon W1 -Marbaker WP Temporary Waterline – Auburn Twp
5. NOI – Expand Operating, LLC – ESCGP -4 – North Marcellus Bringham W1 – Gregorson WP Temp Waterlines – Auburn Twp
6. NOI – Expand – ESCGP- 4 – North Marcellus Gameon WI – Przybyszewski WP Temporary Waterline – Auburn Twp
7. NOI – Expand – Consumptive Use – GB Well Pad – Rush Twp
8. NOI – Expand – GP-5A – Rosiemar Sus Pad – Auburn Twp
9. NOI – Expand – ESCGP-4 – North Marcellus Parys WI – Gameon WI Temporary Waterline – Tuscarora Twp, Auburn Twp
10. NOI – Expand – ESCGP 4 – North Marcellus Parys WI – Clapper WP Temporary Waterline – Tuscarora Twp – Auburn Twp
11. NOI – Coterra Energy Inc– ESCGP- 4 – Carson J. P1 – Post Construction Storm Water Management Springville Twp
12. NOI – Coterra Energy Inc – Consumptive Use – ZickJ P1– Lenox Twp
13. NOI – Coterra Energy Inc – Consumptive Use – HawleyJ P1 – Forest Lake Twp
14. NOI – Coterra Energy Inc – Consumptive Use – HeitzenroderA P2 – Springville Twp
15. NOI – Coterra Energy Inc – Consumptive Use - Ely P3 – Dimock Twp
16. NOI – Coterra Energy Inc – Consumptive Use - Teel P3 – Springville Twp
17. NOI – Coterra Energy Inc – Consumptive Use – Krisulevicz P1 – Auburn Twp
18. NOI – Coterra Energy – GP-5A – Foltz, J. Pad 1 – Brooklyn Twp
19. NOI – DEP – General Permit for Stormwater – KH Stone Quarry – Rush Twp
20. NOI – DEP – General NPDES Stormwater Permit – Thatcher 1 Quarry Operation – Harford Twp –
21. NOI – DEP – General Permit for Stormwater – Stone Lake Quarry Operation – Middletown Twp
22. NOI – DEP – General Permit for Stormwater – Eddleston Quarry Operation – Franklin Twp –
23. NOI – DEP – General Permit for Stormwater – DB Legacy Quarry Operation – Oakland Twp
24. NOI – DEP – General Permit for Stormwater – Mack Quarry Operation – Brooklyn Twp
25. NOI – DEP – General Permit for Stormwater – Warner Quarry Operation – Rush Twp
26. NOI – DEP – General Permit for Stormwater – No Worries Quarry Operation – Brooklyn Twp
27. NOI – DEP – General Permit for Stormwater – WarnerII Quarry Operation – Rush Twp
28. NOI – DEP – General Permit for Stormwater – Auburn Quarry Operation – Auburn Twp
29. NOI – DEP – General Permit for Stormwater – Stone Oak Quarry Operation – Lenox Twp
30. NOI – DEP – General Permit for Stormwater – Paguay Stone 2 Quarry Operation – Apolacon Twp
31. NOI – DEP – General Permit for Stormwater – Price 105 Quarry Operation – Lenox Twp
32. NOI – DEP – General Permit for Stormwater – Heaps Quarry Operation – Brooklyn Twp
33. NOI – DEP – General Permit for Stormwater – Olympic Lake Quarry Operation – Apolacon Twp
34. NOI – DEP – General Permit for Stormwater – Blachek 1 Quarry Operation – Franklin Twp
35. NOI – DEP – General Permit for Stormwater – MSD Bedrock Quarry Operation – Harmony Twp
36. NOI – DEP – General Permit for Stormwater – Middletown Quarry Operation – Middletown Twp
37. NOI – DEP – General Permit for Stormwater – Coughlin Quarry Operation – Apolacon Twp
38. NOI – DEP – General Permit for Stormwater – Shirvan Quarry Operation – Dimock Twp
39. NOI – DEP – General Permit for Stormwater – Lee Quarry Operation – Thompson Twp
40. NOI – DEP – General Permit for Stormwater – Q1 Quarry Operation – Lanesboro Borough
41. NOI – DEP – General Permit for Stormwater – Bowen Quarry Operation – Rush Twp

42. NOI – DEP – General Permit for Stormwater – Casselbury 1 Quarry Operation – Liberty Twp
43. NOI – DEP – General Permit for Stormwater – Fallon Quarry Operation – Lenox Twp
44. NOI – DEP – General Permit for Stormwater – Guiton Quarry Operation – Middletown Twp
45. NOI – DEP – General Permit for Stormwater – Wheaton Quarry Operation – Auburn Twp
46. NOI – DEP – Request to Withdraw Pending Small Noncoal Surface Mining Permit – Grosvenor Quarry Operation – Liberty Township
47. NOI – DEP – NPDES General Permit for Stormwater – Karp Quarry Operation – Lenox Twp
48. NOI – DEP – NPDES General Permit for Stormwater – Pipeline Quarry Operation – Oakland Twp
49. NOI – DEP – NPDES General Permit for Stormwater – Stone Baker Quarry – Dimock Twp
50. NOI – DEP – NPDES General Permit Renewal Accept– Lucas Mack, Kaufman Quarry Operations – Brooklyn Twp
51. NOI – DEP – NPDES GP Renew & Accept – Allen Wadge Quarry Operations – Brooklyn Twp
52. NOI – DEP – NPDES GP Renew & Accept – J&J Stone Range Quarry Operations – New Milford Twp
53. NOI – DEP – NPDES GP Renew & Accept – L&D Stoneworks Middletown Quarry Operation – Middletown Twp
54. NOI – DEP – NPDES GP Renew & Accept – Adam Wilbur, Wilber K&E Quarry Operation – Liberty Twp.
55. NOI – DEP – NPDES GP Renew & Accept – S&S Stone Distribution Lewis Quarry Operation – Liberty Twp.
56. NOI – DEP – NPDES – GP Renew & Accept – Adam Wilber, Wilber 3 – Franklin Twp
57. NOI – DEP – Air Quality General Plan Approval and Operating Permit - Williams Field Services Co, LLC – Dimock Twp
58. NOI – DEP – Air Quality General Plan Approval and Operating Permit – Williams Field Services Co, LLC – Brooklyn Twp
59. NOI – DT Midstream – General Plan Approval and Operating Permit – CDP-5 Compressor Station – Harford Twp

SUSQUEHANNA COUNTY
PLANNING COMMISSION

To: Susquehanna County Planning Commission
From: Patti L. Peltz
Date: 02/12/2026
Subject: Residential Land Development

Charlie & Colleen Bennett have proposed a land development for their lands located along SR 267, in Forest Lake Township. The site is intended to be developed with a third residential structure.

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

1. By definition (Section 204) this is a land development.
2. Application, affidavit of ownership and filing fee have been received.
3. Land development plans were prepared by Butler Land Surveying.
4. The site will be served by on-lot well and on-lot septic.
5. Access to the lot is by way of private drive off State Route 267.
6. The Forest Lake Township Supervisors were notified on February 11, 2026. Their next regular meeting is scheduled for March 2, 2026.

Staff Recommendation: Grant preliminary approval of the land development plan conditioned on receipt of DEP septic approval, and the Municipality Report Form from the Forest Lake Township Supervisors, within the Commission's allowable review period. (Section 303.5)

SUSQUEHANNA COUNTY
PLANNING COMMISSION

To: Susquehanna County Planning Commission
From: Patti L. Peltz
Date: 02/18/2026
Subject: Setback waiver

Please see the following concerning a residential home setback policy for our SALDO. No resolution or Ordinance is needed, just a majority vote from the Commissioners, if the Planning Commission chooses to move forward.

Proposed Susquehanna County Single Family Home Setbacks Policy

I. Overview

Article VI of the Susquehanna County Subdivision and Land Development Ordinance (SALDO) includes design standards and specifications that apply to all subdivisions in Susquehanna County.

Among other requirements, Section 602 includes setback requirements for single-family residential lots. Traditionally, the County has viewed the regulation of the development of single-family lots as more appropriate for local municipal planning agencies and has declined to enforce the setback requirements for such developments.

II. Purpose

To set forth in writing that the policy of the County is to decline enforcement of setback requirements for single-family lots in Susquehanna County and to establish a standard waiver letter and a streamlined procedure to request such a waiver letter.

III. Scope

This Policy applies to all subdivisions in Susquehanna County.

IV. Policy and Procedures

Susquehanna County will not review or enforce building setback distances for single-family lots.

Any municipal planning agency, governing body, or owner of a single-family lot may obtain a waiver letter for a single-family development that does not meet the setback requirements of the SALDO by submitting a written request to the Susquehanna County Department of Planning and Development. The request shall set forth that a proposed development is on a single-family lot and does not satisfy the setback requirement. The request shall include the address and parcel identification number of the development. The requirements to obtain a waiver or modification, as outlined in Section 1103.3 of the SALDO, are suspended for single-family lots.

FORM WAIVER LETTER

**SUSQUEHANNA COUNTY
DEPARTMENT OF
PLANNING AND DEVELOPMENT**

To: Local Municipality or Local Municipal Planning Agency

In response to your written request dated _____, Susquehanna County hereby waives the building setback distances in Article VI of the Susquehanna County Subdivision and Land Development Ordinance for the single-family lot development located in your Township/Borough at _____, PA, Parcel ID No. _____.

Staff Approvals
January 26, 2026 – February 23, 2026

ADDITIONS/ LOT LINE ADJUSTMENT

1. none

MINOR SUBDIVISIONS/ NEW LOTS

1. Hawley, Mary Alice & Smith, Virginia – Minor Subdivision – Forest Lake Twp -2 lots (64.02 & 146.98 acres)

MAJOR SUBDIVISIONS

1. none

LAND DEVELOPMENT

1. Skurnowicz, Stephen – Land Development – Lenox Twp. – 2 lots (5.02, 1.0 acres)