

**Susquehanna County Planning Commission**  
**Minutes January 27, 2026**  
**7:00 PM**

**I. 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.

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

**III. 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.

**IV. Approval of Minutes –**

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

**V. Communications –**

1. NOI – Coterra – Consumptive Use – Ely P2 – Dimock Twp
2. NOI – Coterra – Consumptive Use – MerrittM P1 – Gibson Twp
3. NOI - Coterra – Consumptive Use – Jeffers Farm P5 – Gibson Twp
4. NOI – Coterra – Consumptive Use – HowellG P1 – Auburn Twp
5. NOI – Coterra – Consumptive Use – AbbpttD P2 – Bridgewater Twp
6. NOI – BKV - Consumptive Use – Baker West (Brothers) – Forest Lake Twp
7. NOI – Expand – Consumptive Use – Mitchell Well Pad – Franklin Twp
8. NOI – Expand – Consumptive Use – LRJ Well Pd – Rush Twp
9. NOI – Expand – Consumptive Use – Sadecki Well Pad – Liberty Twp
10. NOI – Expand – Consumptive Use – PMG Annie Drilling Pad #1 – Springville Twp
11. NOI – Coterra – Consumptive Use – BeneditK P1 – Bridgewater Twp
12. NOA – Expand – Water Withdrawal – Wyalusing Creek – Rush Twp
13. NOI – Coterra – DerianchoF P1 – Bridgewater Twp
14. NOI – BKV – Consumptive Use – Trecoske North Well Pad – Silver Lake Twp

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

**VI. Public Comment**

**VII. Old Business**

**A. Subdivision and Land Development Review**

1. none

**B. Report of Finalized Conditional Approvals**

1. none

**VIII. New Business**

**A. Subdivision and Land Development Review**

1. Susquehanna County Housing – Commercial Land Development – New Milford Borough

**To: Susquehanna County Planning Commission**

**From: Patti L. Peltz**

**Date: 1/12/2026**

**Subject: Susquehanna County Housing**

Susquehanna County Housing has submitted plans to develop a 1.21-acre parcel in New Milford

Borough. The site is currently vacant. It is their intention to develop with five units of housing for 55+. Each unit will be 1350 sf, 2-bedroom, one bathroom and a one car garage.

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

1. By definition (Section 204) this is a multi-family type of land development.
2. Application, affidavit of ownership, and filing fee have been received.
3. Site development plans were prepared by Trade Eastern of Wilkes-Barre, PA and contain page, existing conditions and demolition plan, site layout plan, grading and utility plan, lighting and landscape plan, post construction stormwater management plan, construction details, and an erosion and sediment control plan.
4. Sewer and water services are to be provided by the New Milford Municipal Authority. Letters from the Authority stating that there is capacity for both water and sewer service are included in the file.
5. The size, lot coverage, building height, number of stories, building setbacks, lot density and off-street parking are all governed by the New Milford Borough Zoning Ordinance. The plan was reviewed by the New Milford Borough Zoning Hearing Board on January 14. The Plan will go in front of New Milford Borough Council February 19.
6. Off-street parking will be accessed via Union Street, and the parking area will be paved.
7. The Erosion and Sediment Control plan will be submitted to the Conservation District. There will be no NPDES permit needed because the earth disturbance is under one acre.

Staff Recommendation: Grant preliminary approval of the New Milford Affordable Housing multi-family development conditioned on receipt and acceptance of the E&S Plan by the Conservation District, approval and receipt of the Municipality Report Form from the New Milford Borough Council within the Commission's allowable review period.

Ryan from Trade Easter provided a copy of the E&S Plan during the meeting.

**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.**

2. 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.**

**B. Section 102.2 – Review and Comment**

1. Hansen Equipment, Inc – North Main Storage, LLC – Lot Line Adjustment – Clifford Twp

**C. Subdivisions and Land Developments - Staff Actions  
Staff Approvals**

**December 15, 2025 – January 26, 2026**

**ADDITIONS/ LOT LINE ADJUSTMENTS**

1. Hallstead Rod & Gun Club – Addition to Lands – Great Bend Twp. (14.296, 14.295 acres)
2. Lalor, Robert & Adriana – Addition to Lands – Little Meadow Borough (144.85, 16.50 acres)

**MINOR SUBDIVISIONS/ NEW LOTS**

1. Smith, Jeanette – Minor Subdivision – Bridgewater Twp – 2 Lots (261, 2 acres)
2. Brooks, Ronald – Minor Subdivision – Rush Twp – 2 Lots (32.81, 48.22 acres)
3. Demcheck Irrevocable Family Trust – Auburn Twp – Minor Subdivision – 2 Lots (37.62, 35.00)

**MAJOR SUBDIVISIONS**

1. none

**LAND DEVELOPMENT**

1. none

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

**IX. Other items of discussion**

1. 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.

**X. Adjournment**

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

Respectfully Submitted,

Robert Housel, Secretary, SCPC