

Susquehanna County Planning Commission
Agenda – October 25th, 2022
7:00 PM

I. Call to Order

II. Pledge of Allegiance

III. Reorganization

IV. Approval of Minutes

V. Communications

a. Oil and Gas

1. BKV Operating – Water Withdraw – Middletown Township – North Branch Wyalusing Creek
2. Chesapeake Appalachia, LLC – ESCGP-3 – Rush Twp – Decker Farms Pad
3. Chesapeake Appalachia, LLC – ESCGP-3 – Rush Twp – LRJ Site
4. Southwestern Energy – Consumptive Use – Franklin Twp – Bolles South Pad
5. Southwestern Energy – Consumptive Use – Harford Twp – Harris Pad
6. Southwestern Energy – Consumptive Use – New Milford Twp – Conklin East Pad
7. Southwestern Energy – Consumptive Use – New Milford Twp – Loke Pad
8. Southwestern Energy – Consumptive Use – New Milford Twp – Platus Pad
9. Southwestern Energy – Consumptive Use – New Milford Twp – Racine Pad
10. Southwestern Energy – Consumptive Use – New Milford Twp – Sweeney Pad
11. Southwestern Energy – Consumptive Use – New Milford Twp – Tingley Pad
12. Southwestern Energy – Consumptive Use – Thompson Twp – Sheldon East Pad

b. Other Communications

1. Kowalewski (Tompkins Eng.) – Culvert Replacement – Great Bend Township – 4669 Highland Rd New Milford
2. Endless Mountains Minerals, LLC – Industrial Stormwater Discharge – Oakland Twp.
3. WSP – Historic Property Review for Norfolk Southern – Great Bend Township pending Construction of 70 ft Monopole tower

VI. Public Comment

VII. Old Business

A. Subdivision and Land Development Review

1. Susquehanna County – Commercial Land Development (911 Tower) – Auburn Twp

B. Report of Finalized Conditional Approvals

- a. Outdoor Insiders Update
- b. Anderson Compressor Station Update
- c. Verizon Cell Tower Update

VIII. New Business

A. Subdivision and Land Development Review

1.

B. Section 102.2 – Review and Comment

1. Montrose Borough – Zoning Change – Ordinance 2022-01

C. Subdivisions and Land Developments - Staff Actions – August 29 – September 23, 2022

ADDITIONS/LOT LINE ADJUSTMENTS

None

MINOR SUBDIVISIONS/ NEW LOTS

1. Thakral – Great Bend Twp – 2 Parcels (1.00 and 5.96 Acres)

MAJOR SUBDIVISIONS

None

LAND DEVELOPMENT

1. DFLP – Bridgewater Twp – Pole Barn construction

VIII. Other items of discussion

IX. Adjournment

SUSQUEHANNA COUNTY
PLANNING COMMISSION

To: Susquehanna County Planning Commission
From: Duane A. Naugle, Jr.
Date: October 13th, 2022
Subject: Montrose Borough Zoning Ordinance Amendments
Montrose Borough – Review and Comment

The Borough of Montrose Council has submitted for your review a proposed ordinance, Ordinance 2022-01 which would amend the existing Montrose Borough Zoning Ordinance of December 17, 2012.

The Borough Council proposes to amend the ordinance to allow for the operation of Mobile Food Facilities in the following zones:

- 1) X-1 Office, Institutional and Professional District
- 2) C-1 Commercial District
- 3) I-1 Industrial District

According to the letter dated October 13th from the Borough, and the ordinance itself, this change is being made to:

- 1) Stimulate Economic Growth within the community
- 2) Protect health, safety and general welfare of present and future habitants
- 3) Sustain High Quality neighborhoods and to protect individual property values; and
- 4) Foster, provide and maintain a sound tax structure.

This ordinance provides for a more robust community while protecting the residential areas. The zoning ordinance identifies Brew Pubs, Nightclubs, Restaurants, and Taverns as principal permitted uses in the C-1 Commercial District and I-1 Industrial District.

This zoning amendment will support recent trends in the restaurant industry supporting Mobile Food Facilities in districts X-1 Office, Industrial, and Professional District, C-1 Commercial District, and I-1 Industrial District.

Staff Recommendations: Recommend 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.

