

Susquehanna County Planning Commission
Agenda – November 22nd, 2022
7:00 PM

I. Call to Order

II. Pledge of Allegiance

III. Approval of Minutes

IV. Communications

a. Oil and Gas

1. Chesapeake Energy – ESCGP-3 Permitting – Auburn Township – Gregerson Pad
2. Chesapeake Energy – Consumptive Use – Auburn Twp – Hooker Pad
3. Chesapeake Energy – Consumptive Use – Auburn Twp – Hooker
4. Chesapeake Energy – Consumptive Use – Auburn Twp – O’Dowd Pad
5. Clearwater Technology, LLC – GP5 – Forest Lake Twp – Benner
6. Coterra Energy – ESCGP-3 – Permitting – Bridgewater Twp – Lewis D Well pad
7. Coterra Energy – Consumptive Use – Bridgewater Twp – Lewis D Well pad
- 8.
9. Coterra Energy – Consumptive Use – Lathrop Twp – KielarD P1
10. Coterra Energy – Consumptive Use – Brooklyn Twp – TeddickM P3
11. Coterra Energy – Consumptive Use – Lenox Twp – ZickW P1
12. Coterra Energy – Water Withdrawal – Forest Lake Twp – Wyalusing Creek
13. Coterra Energy – ESCGP3 – Springville Township – Lopatofsky J Pad
14. DT Midstream – NOI GP-5 Renewal Application – New Milford Township – CDP-1
15. Repsol Oil & Gas – Consumptive Use – Apolacon Twp – Schmitt D Pad
16. Repsol Oil & Gas – Consumptive Use – Apolacon Twp – Repine T Pad
17. Repsol Oil & Gas – Consumptive Use – Apolacon Twp – Taylor Buckhorn Land pad
18. SWN LLC – WMGR123 Permit (Water Recycle) – New Milford Twp – Colwell west pad
19. SWN LLC – WMGR123 Permit (Water Recycle) – New Milford Twp – Odell
20. SWN LLC – GP5 GP8 – Middletown Twp – Fiondi to Knosky
21. Williams Field Service Co. LLC – Temp Gen – Springville Twp – Teel Compressor Station

b. Other Communications

1. PA Quarried Bluestone – Small Non-coal Mine Permit – Conrad New Milford Quarry 1 – New Milford Township PA
2. Robert Bonnice – Small Non-coal Mine Permit NPDES – Bonnice #2 Quarry – Thompson Twp
3. WM Quarries, LLC – Small Non-coal Mine Permit Added Operator – WM Quarries Lanesboro Quarry – Harmony Township and Lanesboro Borough
4. PA Quarried Bluestone – Small Non-coal Mine Permit – Conrad New Milford Quarry 1 – New Milford Township
5. Mack Guiton Quarry – Non-Coal Mine Permit – Middletown Township

V. Public Comment

VI. Old Business

A. Subdivision and Land Development Review

None

B. Report of Finalized Conditional Approvals

- a. Outdoor Insiders Update Site Walk on 10/26
- b. Anderson Compressor Station Site Walk on 11/1
- c. Verizon Cell Tower Update Indemnity agreement was executed

VII. New Business

A. Subdivision and Land Development Review

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

B. Section 102.2 – Review and Comment

1. WRL Family Trust – Minor Subdivision – Bridgewater Township - No objections – positive comment.
2. Laurel Lake Subdivision – Minor Subdivision – Forest Lake Township – No Objections – Positive Comment

C. Subdivisions and Land Developments - Staff Actions – September 27 – October 24th, 2022

ADDITIONS/LOT LINE ADJUSTMENTS

1. Greenip & Croasdale – Dimock Twp – 2 lots (8.57 and 2.42 acres)

MINOR SUBDIVISIONS/ NEW LOT

1. Ransom, Levi and Luann – Lenox Twp –2 Lots (57.854 and 278 acres)
2. O’Brien, Janice – Bridgewater Twp – 2 Lots (6 and 80.94 acres)
3. Tribble, Glenn Estate – Rush Twp – 2 Lots (11 and 119.42 acres)
- 4.

MAJOR SUBDIVISIONS

None

LAND DEVELOPMENT

None

VIII. Other items of discussion

- a. Approval of 2023 Meeting dates
- b. Policy for First Read Organization By-law Update

IX. Adjournment

**SUSQUEHANNA COUNTY
PLANNING COMMISSION**

To: Susquehanna County Planning Commission

From: Duane A. Naugle, Jr.

Date: October 27th, 2022

Subject: Susquehanna County 911 Communications Tower Auburn Township

Susquehanna County has submitted for your review a Land Development Plan consisting of the construction of a 196ft tower to support enhanced 911 communications in the south-western portion of the county.

This plan will locate the tower on the property of Myron and Geraldine Mokris off of Dean Road in Auburn Township. This tower will be located on a parcel that already contains a Verizon cell tower and is access by a private service road.

This 50' x 50' site will house the communications tower, a 12' x 12' shelter and ice bridge, a propane generator, 1000-gallon propane tank and will be surrounded by an 8ft tall fence. This location will be accessed by a new road from the existing access road to the Verizon tower.

This plan meets all the specifications of the Susquehanna County Subdivision and Land Development Ordinance Article VII Section 708, Communication Towers.

Staff Recommendations: Recommend the Planning Commission vote to approve this land development project in support of Susquehanna County with the purpose of providing for enhanced emergency communications.

**SUSQUEHANNA COUNTY
PLANNING COMMISSION**

To: Susquehanna County Planning Commission

From: Duane A. Naugle Jr.

Date: October 27th, 2020

**Subject: CBH Investments – Commercial Land Development – Outdoor Insiders – New
Milford and Harford Townships**

The Susquehanna County Planning Commission, at their regular meeting held on July 27th, 2021 granted preliminary approval of the CBH Investments commercial land development in New Milford and Harford Townships conditioned on receipt of the DEP approval of the sewer planning module (SALDO section 403.2f)

In a letter dated July 23rd to the Planning Commission, Director Peltz mentions that James Kane from JHA asked about reviewing revised plans or if they would accept an “as built”. The July Planning Commission meeting minutes make no mention of the acceptance of an “as built” plan and instead accepts the revised plan.

The staff visited the site on October 26th and found phase one to be complete according to the phase 1 plan with one exception, **a large outdoor pavilion was built on a separate permit**. The size of this Pavilion is 72 x 32 and is equal to 2304 Sq Ft. We do have a copy of the building permit issued by Barry Isett and Associates.

Staff Recommendation: Grant final approval of the CBH Investments Commercial Land Development in New Milford and Harford Townships with instruction to request approval for construction of Phase 2 when appropriate.

SUSQUEHANNA COUNTY

PLANNING COMMISSION

To: Susquehanna County Planning Commission
From: Duane A. Naugle Jr
Date: November 1st, 2022
**Subject: UGI Utilities – Anderson Compressor Station - Industrial Land Development
– Auburn Township**

The Susquehanna County Planning Commission, at their regular meeting held on September 28, 2021, granted conditional approval for UGI Energy Services, One Meridian Boulevard, Wyomissing, PA to conduct a proposed an expansion project along SR0267 in Auburn Township. UGI Energy Services intends to develop the site with one (1) additional compressor to be housed in a 42' x 50' building.

Construction is complete and the developer has requested final approval.

The staff visited the site on November 1st, 2022 and found it to be completed as per the approved preliminary plan.

Staff Recommendation: Grant final approval of the UGI Energy Anderson Compressor expansion as submitted and built.

SUSQUEHANNA COUNTY

PLANNING COMMISSION

To: Susquehanna County Planning Commission
From: Duane A. Naugle Jr
Date: November 1st, 2022
Subject: Barry and Marcia Yoselson Minor Land Development Dimock Twp

Barry and Marcia Yoselson have submitted for approval a minor land development consisting of the addition of a care taker residence to an existing property. After working with JHA, the COG, DEP and Laurel F. Mueller at Soil Services Company, it was determined that the existing septic could support the additional temporary structure to house the care taker.

Supporting documentation from DEP in the form of email citing the reference for the proposed “Granny Flat”.

Staff Recommendation: Grant approval of the Yoselson Minor Land Development with conditions that when it is no longer needed it is removed.

SUSQUEHANNA COUNTY

PLANNING COMMISSION

To: Susquehanna County Planning Commission

From: Carol Ainey

Date: November 22, 2022

Subject: Vancott Major Subdivision – 1 Lot – New Milford Township

William J Vancott, 351 East Lake Rd, New Milford PA 18834, has proposed a Major Subdivision of their lands along East Lake Rd in New Milford Township.

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

1. By definition (Section 204) this is a Major Subdivision due to the fact that it is lot 11 and has no public road frontage.
2. Application, affidavit of ownership and filing fee have been received.
3. Subdivision plans were prepared by Barry Wheaton, PLS of JHA Companies.
4. Lot 11 contains 21.65 acres and has an average width of 950 ft. (130 ft required)
5. Lot 11 is dedicated for the express purpose of agricultural use. A Request for Planning Waiver & Non-Building Declaration from DEP has been applied for.
6. Access to the site is by way of an easement to East Lake Rd.
7. The New Milford Township Supervisors were notified on September 23, 2022. A Municipal Report has been returned with No Objections.

Staff Recommendation: Grant final approval of the Vancott Major Subdivision

SUSQUEHANNA COUNTY

PLANNING COMMISSION

To: Susquehanna County Planning Commission
From: Duane A. Naugle Jr
Date: November 1st, 2022
Subject: Proposed By-Law Update

The organizational By-laws were found to be lacking in several areas and needed to be updated. Specifically, those updates are:

Article III

Section 1 was amended to include “and shall serve a term of four years or until his/her successor is appointed according to S. 203 (b) of the Pennsylvania Municipalities Planning Code. “

Section2: The wording was added “The Planning Director shall immediately notify the County Commissioners of any pending or current vacancy and such vacancy shall be filled for the unexpired term.”

Section 3 The former Section 2, was renumbered to Section 3

Article IV

Section 1 Removes the inclusion of the position of Treasurer

Section 5 Removes the description of Treasurer responsibilities

Article VI

Section 1 Time was changed to reference a 7:00 P.M. start time

Staff Recommendation: Approve the above listed wording changes to align the By-laws more closely with the organizational operational standards

SUSQUEHANNA COUNTY

PLANNING COMMISSION

To: Susquehanna County Planning Commission
From: Duane A. Naugle Jr
Date: November 1st, 2022
Subject: Proposed Meeting dates for 2023

In preparation for the upcoming reorganization of the planning commission and to meet regulatory requirements under The Pennsylvania Sunshine Act, 65 Pa. C.S. Sections 701-716, meeting dates will be established and presented to the commissioners for approval and public notice.

The Following are recommended dates for Planning Commission meetings:

Jan 31 st	Feb 28 th	Mar 28 th	Apr 25 th	May 30 th
Jun 27 th	Jul 25 th	Aug 29 th	Sep 26 th	Oct 24th
Nov 21th	Dec 19			

Staff Recommendation: Approve the above listed meeting dates so that they may be forwarded to the County Commissioners for notification and approval.

Susquehanna County Planning Commission
Meeting Minutes
October 25, 2022 7:00 PM

IX. Call to Order: Robert Housel called the meeting to order @ 7:03 PM. Members Present were Joe Kempa, Robert Housel, Matt Curley, John Ramsey, and Brandon Cleveland. Also in attendance were Planning Department Director, Duane Naugle and Planning Department Deputy Director, Carol Ainey

X. Pledge of Allegiance: The Pledge of Allegiance was said

XI. Approval of Minutes: Matt Curley made the motion to approve the minutes of the September 27, 2022 meeting. It was seconded by Brandon Cleveland and so carried.

XII. 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.

Communications were discussed briefly by the Commission

XIII. Public Comment : There was no public comment

XIV. Old Business

C. Subdivision and Land Development Review
None

D. Report of Finalized Conditional Approvals : Updates were given on the status of the following old agenda items. Matt Curley spoke briefly about the Verizon Cell Tower and the Indemnification Agreement.

- a. Outdoor Insiders Update Site Walk on 10/26 @ 9:30
- b. Anderson Compressor Station Update Awaiting Coordination for Site Walk
- c. Verizon Cell Tower Update Digital Copy of agreement received, waiting on hard copy

XV. New Business

D. Subdivision and Land Development Review

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

An update was given on the Commercial Land Development for the Susquehanna County 911 Tower. Action will be taken at next months meeting pending a memo and Staff Recommendation from the Susquehanna County Planning Department.

E. Section 102.2 – Review and Comment

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

Matt Curley made the motion, seconded by John Ramsey and carried to give a favorable comment and approve Staff Recommendation that 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.

Subdivisions and Land Developments - Staff Actions – September 27 – October 24th, 2022: John Ramsey made the motion, seconded by Joe Kempa, and carried to approve the following Staff Action for Minor Subdivision/ New Lots. The Land Development was inadvertently put on this list, no action was needed for this at this time.

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 (9/27)

VIII. Other items of discussion: None at this time

IX. Adjournment: John Ramsey made the motion to adjourn the meeting at . Brandon Cleveland seconded. Motion carried.

Minutes Prepared By:

Carol Ainey, Deputy 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 October 25, 2022.

Respectfully Submitted

Original Signature on File

Robert Housel, Secretary
Susquehanna County Planning Commission

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 habitans
- 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