

Susquehanna County Planning Commission
Agenda – September 27th, 2022
7:00 PM

I. Call to Order

II. Pledge of Allegiance

III. Approval of Minutes

IV. Public Comment (Agenda Items)

V. Communications

A. Oil and Gas

1. NOI – BKV Operating, LLC – Consumptive Use – Bonnice 2 – Jessup Twp.
2. NOI – Chesapeake Appalachia, LLC – Consumptive Use – Carty- Lasher Pad – Auburn Twp
3. NOI – Chesapeake Appalachia, LLC – Consumptive Use – Taylor Pad B – Lenox Twp
4. NOI – Coterra Energy, Inc – Stream Crossing – Dimock Township

B. Other Communications

1. NOI – Tract Engineering – Open Surface Mine – Clifford Twp.

VI. Old Business

A. *Subdivision and Land Development Review*

1. Cellco Partnership d/b/a Verizon Wireless – Bell Atlantic Mobile Systems, Inc. – Phillips, John Michael - Commercial Land Development – Great Bend Township – Indemnity Agreement Received - *This action is for preliminary approval*

B. *Report of Finalized Conditional Approvals - None at this time*

VII. New Business

A. *Subdivision and Land Development Review*

1. GDS – Lenox Twp – Major Subdivision – 2 lots (8.14 Acres, 4.08 Acres)
2. DFLP – Bridgewater Township – Major Land Development (Pole Barn Construction – 7,000 sq ft)
3. LTS Holdings – Aararat Township – Major Land Development – Initial Review

B. *Section 102.2 – Review and Comment*

1. None Reviewed

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

ADDITIONS/LOT LINE ADJUSTMENTS

1. Price, Edward – Addition to Lands Subdivision – Herrick Twp – 2 lots (16 and 2.324 acres)
2. Corse, Paul & Catherine – Addition to Lands Subdivision – Lanesboro Borough – 1 Lot - (1.36 acres)
3. Durko, Sherri – Addition to Lands Subdivision – Union Dale Borough -1 Lot - (6.31 acres)

MINOR SUBDIVISIONS/ NEW LOTS

1. Carpenter, Dale – Lenox Township – 2 Parcels (59.04 and 62.67 Acres)
2. Whitney, Tracy & Doris – New Milford Twp – 2 lots (12.18, 65+) 1 lot Addition to Lands (.67 acres)

MAJOR SUBDIVISIONS

None

LAND DEVELOPMENT

None

VIII. Other items of discussion

A. Current Financial Status FY22 VS FY21

B. Fee Reset (Vote Needed)

Proposed Fee Changes:

Addition to Lands/Lot line Adjustments: \$80

Minor Subdivision: \$60 +\$25 for each newly created lot

Review and Comment: \$25

SALDO Modifications: \$50

Current Fees:

Addition to Lands: \$25

Minor Subdivision: \$60 +\$20 for each additional lot

Review and Comment: \$0

SALDO Modifications: \$0

“Motion by _____ to approve the Susquehanna County Planning Office fee schedule, with changes, as attached”.

IX. Public Comment (Non-Agenda Items)

X. Adjournment

SUSQUEHANNA COUNTY
PLANNING COMMISSION

To: Susquehanna County Planning Commission
From: Duane A. Naugle Jr.
Date: September 19, 2022
Subject: GDS – 1 Lot Major Subdivision - Lenox Township

Gassearch Drilling Services Corp. (Nate Tompkins), has proposed a non-residential subdivision of their 12.22-acre lands located along SR 92, in Lenox Township. This lot is 4.08 acres, and sits across SR 92 from the larger, developed parcel.

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

1. By definition (Section 204) this is non-residential use.
2. In accordance with SALDO section 306 c this must be processed as a major subdivision.
3. Plans were prepared by Nathanael Tompkins.
4. Regarding the Major Subdivision classification, the SALDO states (*Section 306 c*) “*Land developments which involve the transfer of any interest in real estate other than rental or short-term lease shall comply with sections 303 and 304 of the SALDO.*”
5. GDS has a facility directly across from this parcel with two existing driveway access points. PENNDOT will not issue a third driveway permit to allow them access to the smaller parcel (4.08 acres) on the opposite side of SR92. It is the intention of GDS to transfer this acreage to a shell company to gain a third driveway permit for the use of this area for storage of material.

Staff Recommendation: Grant preliminary approval of the GDS requested major subdivision plan, pending approval and receipt of the PennDOT Highway Occupancy Permit (Section 706.8C), receipt of the Municipality Report Form from the Lenox Township Supervisors within the Commission’s allowable review period (Section 306.5), and any additional information required by The Susquehanna County Planning Commission (Section 403.3).

**SUSQUEHANNA COUNTY
PLANNING COMMISSION**

To: Susquehanna County Planning Commission
From: Duane A. Naugle Jr.
Date: September 20, 2022
Subject: DFLP – Bridgewater Township – Major Land Development – 7,000 sq ft

The Diaz Family Limited Partnership is seeking approval to place a 7,000 Sq Ft pole barn on existing property along T – 732 in Bridgewater Township

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

1. By definition (Section 307.1 a.1) this is Major Land Development.
2. In accordance with SALDO section 306 b this can receive both preliminary and final approval at the same time.
3. There will be no disruption of top soil and per Don Hibbard, Susquehanna County Conservation District, no erosion and sediment control plan are needed.
4. Regarding the Major Land Development, the SALDO states (Section 307.1 a.1) *“The gross floor area of all principal structures proposed or existing on the project property does not exceed one thousand five hundred (1,500 square feet.” At 7,000 sq ft this building exceeds the minor threshold.*
5. DFLP originally intended for this building to be constructed at Tall Pines Golf Course but business needs have changed and is no longer needed at that sight.
6. Bridgewater Township approval letter has been received with no concerns.

Staff Recommendation: Grant preliminary and final approval of the DFLP requested Major Land Development plan. Allow project to move forward with owner responsibility to gain occupancy permit from Bridgewater Township upon completion of construction.

