

Susquehanna County Planning Commission
Agenda – December 20th, 2022
7:00 PM

I. Call to Order

II. Pledge of Allegiance

III. Approval of Minutes

IV. Communications

a. Oil and Gas

- i. Williams Field Services – ESCGP-3 Permitting – Springville Twp – SmithR Pad Pipeline connect
- ii. BKV – Water Withdrawal Renewal – Jessup Twp – EB Wyalusing Creek
- iii. Chesapeake – ESCGP-3 Auburn Twp – McGavin Pad
- iv. Chesapeake – Consumptive Use – Lenox Twp – Spencer Pad
- v. Williams – GP5 – Springville Twp – Lathrop Compressor

b. Other Communications

- i. Monteforte Enterprises – Water Quality Mgmt Permit – New Milford Township PA
- ii. Lopke – NPDES -Lenox Twp – Fallon Lenox Quarry
- iii. NTM – Culvert Replacement – SR247/Dundaff Creek – Clifford Twp
- iv. 4D’s Ventures – NPDES – Harmony Twp – Q2 Quarry
- v. John & James White – NPDES – Clifford Twp – White Quarry
- vi. Linden – GP104 – Brooklyn Twp - B&B Quarry
- vii. Loja – Permit Denial – Harford Twp – Harford Quarry

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

VII. New Business

A. Subdivision and Land Development Review

1. David A. & Alice Marie Reeder, Aaron and Shannon Morang and Scott and Amber Reeder – Land Development (Additional Dwelling) – Bridgewater Twp

B. Section 102.2 – Review and Comment

None

C. Subdivisions and Land Developments - Staff Actions – November 23rd – December 19th, 2022

ADDITIONS/LOT LINE ADJUSTMENTS

1. Brainard, Kate – Lenox Twp – 3 additions .76 to Metzler/Stahl, 1 Acre to Cipilewski, and .11 to Sheridan
2. Seaman/Hopkins – Herrick Twp – 2 lots 1.85 and 106
3. O'Donnell, Dennis – Gibson Twp – 2 lots 15.05 Acres ea

MINOR LAND DEVELOPMENT

1. Reeder – Additional housing structure being added to a 24.91 acre tract

MINOR SUBDIVISIONS/ NEW LOT

1. Tarbox – Lanesboro Borough – 2 lots 3.128 and 4.072

VIII. Other items of discussion

1. Letter has been sent to those municipalities that have their own planning commission outlining requirements for review and comment and that per the Municipalities Planning code it must come to us for review. The Register/Recorders office will not register anything without the Review and Comment Form from our office. (See attached)
2. Nominating Committee for Slate of Officers 2023.
3. January 31st, 2023 will be the Planning Commission reorganization meeting. Newspapers have been contacted to run reorganization notification
- 4.

IX. Adjournment

SUSQUEHANNA COUNTY

PLANNING COMMISSION

To: Susquehanna County Planning Commission

From: Duane A. Naugle Jr.

Date: November 22, 2022

Subject: Reeder Minor Land Development – 2nd Dwelling – Bridgewater Township

David A. & Alice Marie Reeder, Aaron and Shannon Morang and Scott and Amber Reeder, 505 Reynolds Pond Road, Montrose, Pa. 18801, have proposed a land development with the addition of a second dwelling structure to an existing 24.90 acre of their lands bordered by T-646 (Lewis Rd) and T-724 (Reynolds Rod) in Bridgewater Township.

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

1. By definition (Section 204) this is a land development with the addition of the second residential structure.
2. Application, affidavit of ownership and filing fee have been received.
3. Subdivision plans were prepared by Barry Wheaton, PLS of JHA Companies.
4. Driveway access has been granted by Bridgewater Township off of T-724 Reynolds Pond Road.
5. DEP and COG approval of Sewer Plan has been received.
7. The Bridgewater Township Supervisors were notified on July 25, 2022. A Municipal Report has been returned with No Objections.

Staff Recommendation: Problems identified earlier in the application process with septic have been resolved. Recommend granting final approval of the Reeder Land Development

PLANNING COMMISSION

To: Susquehanna County Planning Commission

From: Duane A. Naugle Jr.

Date: December 20, 2022

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 original building was built per the submitted plan dated April 19th, 2021

Per a letter from James Kane, JHA, dated 23 July 2021, the building size increases, there is a corresponding map with no stamp.

The pavilion is considered an accessory structure (204, pg. II-1)

The size of this Pavilion is 72 x 32 and is equal to 2304 Sq Ft.

The overall building square footage is 6400 and 25% increase would be 3100 sq ft. Therefore, in accordance with section 204 it has no bearing on the submitted plan.

We do have a copy of the building permit for the pavilion 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
Meeting Minutes
November 22, 2022

Chairman Rick Franks called the meeting of the Susquehanna County Planning Commission to order at 7:01. Members present were Nancy Harvatine, Vice Chairman, Robert Housel, Secretary, John Ramsey, Brandon Cleveland, Matt Curley, and Joe Kempa. Also present were Duane Naugle, Director of Planning and Carol Ainey, Deputy Director of Planning.

The Pledge of Allegiance was said

Minutes:

M. Curley made the motion to approve the minutes of the October 25, 2022 meeting. J. Kempa seconded and motion carried.

Communications:

a. Oil and Gas

- i. Chesapeake Energy – ESCGP-3 Permitting – Auburn Township – Gregerson Pad
- ii. Chesapeake Energy – Consumptive Use – Auburn Twp – Hooker Pad
- iii. Chesapeake Energy – Consumptive Use – Auburn Twp – Hooker
- iv. Chesapeake Energy – Consumptive Use – Auburn Twp – O’Dowd Pad
- v. Clearwater Technology, LLC – GP5 – Forest Lake Twp – Benner
- vi. Coterra Energy – ESCGP-3 – Permitting – Bridgewater Twp – Lewis D Well pad
- vii. Coterra Energy – Consumptive Use – Bridgewater Twp – Lewis D Well pad
- viii.
- ix. Coterra Energy – Consumptive Use – Lathrop Twp – KielarD P1
- x. Coterra Energy – Consumptive Use – Brooklyn Twp – TeddickM P3
- xi. Coterra Energy – Consumptive Use – Lenox Twp – ZickW P1
- xii. Coterra Energy – Water Withdrawal – Forest Lake Twp – Wyalusing Creek
- xiii. Coterra Energy – ESCGP3 – Springville Township – Lopatofsky J Pad
- xiv. DT Midstream – NOI GP-5 Renewal Application – New Milford Township – CDP-1
- xv. Repsol Oil & Gas – Consumptive Use – Apolacon Twp – Schmitt D Pad
- xvi. Repsol Oil & Gas – Consumptive Use – Apolacon Twp – Repine T Pad
- xvii. Repsol Oil & Gas – Consumptive Use – Apolacon Twp – Taylor Buckhorn Land pad

- xviii. SWN LLC – WMGR123 Permit (Water Recycle) – New Milford Twp – Colwell west pad
- xix. SWN LLC – WMGR123 Permit (Water Recycle) – New Milford Twp – Odell
- xx. SWN LLC – GP5 GP8 – Middletown Twp – Fiondi to Knosky
- xxi. Williams Field Service Co. LLC – Temp Gen – Springville Twp – Teel Compressor Station

b. Other Communications

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

IX. Public Comment: None

X. Old Business

C. Subdivision and Land Development Review:

CBH Investments – Commercial Land Development – Outdoor Insiders – New Milford and Harford Townships – requesting final approval. D Naugle read the memo. Following discussion J. Ramsey made the motion, seconded by M. Curley and carried to deny final approval due to the lack of professional certification on the maps presented. CHB has until the December Planning Commission meeting to resubmit stamped plans or the project may be subject to further legal action.

D. Report of Finalized Conditional Approvals

1. UGI Utilities – Anderson Compressor Station – Industrial Land Development – Auburn Township -D. Naugle read the memo. B. Housel made the motion, seconded by N. Harvatine and carried to accept staff recommendation to grant final approval of the UGI Energy Anderson Compressor expansion as submitted and built. M. Curley abstained from the vote.

2. Susquehanna County 911 Communications Tower – Land Development – Auburn Township – D. Naugle read the memo. Motion was made by B. Cleveland, seconded by B. Housel and carried to accept staff recommendation to approve the land development project in support of Susquehanna County with the purpose of providing for enhanced communications.

XI. New Business

D. Major Subdivision and Land Development Review:

Barry and Marcia Yoselson Minor Land Development – Dimock Township- D. Naugle read the memo. M Curley made the motion seconded by J. Kempa and carried to accept staff recommendation to grand final approval of the Yoselson Minor Land Development with the condition that when it is no longer needed it is removed.

Vancott Major Subdivision – 1 Lot – New Milford Township. C. Ainey read the memo. Motion was made by R. Franks seconded by J. Ramsey and carried to accept staff recommendation to grant final approval of the Vancott Major Subdivision.

E. Section 102.2 – Review and Comment

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

N. Harvatine made the motion, seconded by J. Ramsey and carried to concur with staff action on Act 170 Review and Comment, numbers 1 and 2 with the correction of #2 being in Silver Lake Twp, not Forest Lake Twp.

F. Subdivisions and Land Developments - Staff Actions – October 25th, 2022 – November 22nd, 2022

ADDITIONS/LOT LINE ADJUSTMENTS

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

MINOR SUBDIVISIONS/ NEW LOT

- i. Ransom, Levi and Luann – Lenox Twp –2 Lots (57.854 and 278 acres)
- ii. O’Brien, Janice – Bridgewater Twp – 2 Lots (6 and 80.94 acres)
- iii. Tribble, Glenn Estate – Rush Twp – 2 Lots (11 and 119.42 acres)
- iv. McCullum Minor Subdivision – Bridgewater Twp

MAJOR SUBDIVISIONS

None

LAND DEVELOPMENT

None

B.Housel made the motion seconded by B. Cleveland and carried to concur with staff actions on Additions, Lot line adjustments and Minor Subdivisions listed.

XII. Other items of discussion

- a. Approval of 2023 Meeting dates

Motion as made by J. Ramsey, seconded by M. Curley and carried to accept staff recommendation to approve the listed meeting dates and times so that they can be forwarded to the Susquehanna County Commissioners for notification and approval.

- b. Policy for First Read Organization By-law Update:

Motion was made by B. Housel, seconded by J. Ramsey and carried to accept staff recommendation to approve the listed wording changes to align the By-Laws more closely with the MPC.

IX. Adjournment:

N. Harvatine made the motion, seconded by B. Housel and carried to adjourn at 8:23pm.

**Minutes Prepared by:
Carol Ainey, Deputy Director**

**Certified to be a true and correct copy of the minutes of the regular meeting of the
Susquehanna County Planning Commission held on November 22, 2022.**

Original Signed