

# Susquehanna County Planning Commission Minutes

## January 25, 2022 7:00 PM

**I. Call to Order:** Chairman Richard Franks called the meeting to order at 7:00 PM. Members present included: Richard Franks, Chairman, Nancy Harvatine, Vice-Chairman, Bob Housel, Secretary, Chris Caterson, Matt Curley. Kathie Shelly, Joe Kempa, and John Ramsay. Absent was Loren Salsman. Also attending were Planning Department Director Patti Peltz, Deputy Director Carol Ainey, Barry Mahar, Williams Field Services, LLC and Michael Sopinski of Civil and Environmental Consultants.

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

**III. Reorganization** - Chairman Franks asked the Nominating Committee for their report. C. Caterson reported that the Nominating Committee recommends R. Franks as Chairman, N. Harvatine as Vice-Chairman, and R. Housel as Secretary. Chairman Franks called three times for additional nominations from the floor. There were none. C. Caterson made the motion, seconded by J. Ramsay and carried to close the nominations. Chairman Franks instructed the Secretary to cast the unanimous ballot for the slate of officers as presented. K Shelly made a motion to close the reorganization meeting, N Harvatine seconded and so carried. Chairman Franks closed the Reorganization meeting. The officers assumed their positions.

**IV. Approval of Minutes**

N Harvatine made the motion, seconded by M Curley, to approve the minutes, of the December 21, 2021 Meeting, and so carried.

**V. Communications**

1. NOI – **Coterra Energy, Inc.** – Consumptive Water Use – BerryD P1 – Dimock Twp.
2. NOI – **Coterra Energy, Inc.** – Consumptive Water Use – FoltzJ P2 – Brooklyn Twp.
3. NOI – **Coterra Energy, Inc.** – Consumptive Water Use – RussoB P1 – Springville Twp.
4. NOI – **SWN Production Company, LLC** – Consumptive Water Use – Tonya West Drilling Pad – New Milford Twp.
5. NOI – **PAPUC** – Bridge Structure load posting thirty (30) tons – Old Lackawanna Trail (T-821) at the track of Norfolk Southern Railway Company - Great Bend Twp.
6. NOI – **Mid-Atlantic Interstate Transmission (MAIT)/First Energy Company** – Applying for a General NPDES permit for Stormwater Discharge due to construction – Chapter 102 Permits - Rebuild project for the construction and replacement of approximately 22.6 miles of new and existing overhead transmission line, and associated wood poles with steel monopoles- East Towanda to North Meshoppen – Auburn Twp.
7. NOI – Chesapeake Appalachia, LLC – Consumptive Water Use – Milochik Drilling Pad – Auburn Twp.
8. NOI – Chesapeake Appalachia, LLC - Consumptive Water Use – Bluegrass Drilling Pad – Auburn Twp.

**VI. Public Comment:** No public comment.

**VII. Old Business**

**A. Subdivision and Land Development Review**

None

**VIII. Report of Finalized Conditional Approvals**

None.

**IX. New Business**

**A. Subdivision and Land Development Review**

Williams Field Services, LLC – Industrial Land Development – Bolles Compressor Station - Jessup Township – Preliminary Plan – Requesting preliminary approval. B Housel asked if the mine reclamation on the property would be done according to the original mining permit. Barry Mahar, Williams Field Services, stated yes it would. B Housel also questioned if on-site materials would be used to reclaim the quarry and asked about minimizing truck traffic. N Harvatine asked about a sound study. Barry Mahar stated there was a sound study scheduled.

M Curley made the motion to Grant preliminary approval of the Williams Field Services / Bolles compressor station plan conditioned on receipt of the Municipality Report Form within the Commission’s allowable review period (Section 403.2F) ESCGP-1 approval from DEP (Section 403.2G), NPDES Construction permit (Section 403.2J), and pending the sound study results. B Housel seconded, and so carried.

**B. Section 102.2 - Act 170 – Review and Comment**

None.

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

**Additions/ Lot Line Adjustments –**

1. Howard, Jonathan & Margaret – Addition to Lands/Lot Line Adjustment – New Milford Twp – 1 lot (.22 acres)
2. Jubinski, Nicholas, Addition to Lands – Union Dale Borough – 1 lot – 5.11 acres
3. Petrochko, Sheila – Addition to Lands – Lenox Twp – 1 lot – 5.00 acres

**Minor Subdivisions/ New Lots –**

1. Dibble, David R – Minor Subdivision - Oakland Twp – 2 lots (10.372 acres & 10 acres)
2. CMA Land Co, LLC – Minor Subdivision – Bridgewater Twp 2 lots (121+, 43.31)
3. Carlsen, Lois – Minor Subdivision – New Milford Twp – 2 lots (113+, 22.211)

**Major Subdivisions**

None.

**Land Development**

1. Anderson, George & Susan – Minor Land Development – Auburn Twp – 90+ acres
2. Endless Mountain Resort – Major Land Development – Herrick Twp – 58.8 acres

N Hurley made the motion, J Ramsay seconded, and carried, to concur with staff actions.

**VIII. Other items of discussion:**

- A. P Peltz discussed the February meeting. The Planning Commission Members discussed a Resolution that was adopted stating the rules for speakers, during public comment. They asked that it be reviewed and implemented.

**IX. Adjournment**

C Caterson made the motion, seconded by R Housel and carried, to adjourn the meeting at 7:25 pm.

Minutes Prepared by:

Patti L. Peltz, 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 January 25, 2022.

Respectfully Submitted,

Robert A. Housel, Secretary