

**SUSQUEHANNA COUNTY**  
**DEPARTMENT OF**  
**PLANNING AND DEVELOPMENT**



Duane A. Naugle Jr., Director

Carol Ainey, Deputy Director

Susquehanna County Planning Commission

Brandon Cleveland

John Ramsay

Chris Caterson

Richard Franks

Robert Housel

John Kukowski

Joseph Kempa

BJ Zembrzycki

**Location**

Susquehanna County Office Building 81 Public Ave, Montrose, Pa 18801

**Minutes**

**January 30<sup>th</sup>, 2024,**

**7:00 PM**

- I. Call to Order. The Meeting was called to order at 7:02 PM by Secretary Housel. In attendance were members Cleveland, Caterson, Kukowski, Kempa and Zembrzycki. President Franks phoned in at 7:05 from home due to illness. It was decided that Secretary Housel had called the meeting to order that he should continue to administer the meeting proceedings.
- II. Pledge of Allegiance.
- III. Reorganization. Secretary Housel Appointed Chris Caterson as Chairman Pro Tem. Caterson was also the nominating committee and put forth the following nominations: Chairman Rick Franks, Vice-Chair BJ Zembrzycki, and Secretary Bob Housel. John Kukowski made a motion to accept the nominations and Brandon Cleveland gave the second. Caterson called 3 times for additional nominations and there were none. The motion was made by Brandon Cleveland to close nominations and the second was made by BJ Zembrzycki. Chairman Pro Tem Caterson then instructed the secretary to cast the unanimous ballot for the slate of officers presented. Chair Pro Tem Caterson closed the reorganization meeting at 7:15 and turned the meeting back over to Secretary Housel.
- IV. Approval of Minutes – #1223. Chris Caterson made a motion to accept the minutes with a second by John Kukowski. The vote was unanimous.
- V. Public Comment – There was no Public in Attendance

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**VI. Communications:** Communications were discussed, Planning Director Naugle Informed the commission that communications were being presented in a new format and would be presented a month behind so that the full month could be presented at once instead of using the agenda cut off date.

**VII. Old Business**

1. Subdivision and Land Development Review
  1. Verizon Tower Final approval has not been requested, per Verizon construction is not complete. The generator is on Backorder until December and Fiber will not be run until July of 2024
  2. Brookhaven Land Development is still awaiting funding.
  3. Dimock Water Plant is awaiting a decision from the Commonwealth Court

A brief discussion was held about old business and the status of projects. Chris Caterson mentioned that the hospital was approached by Brookhaven for support and that the hospital responded positively. This will allow Brookhaven to move forward with more funding pursuits.

2. Report of Finalized Conditional Approvals  
**None**

**VIII. New Business**

1. Subdivision and Land Development Review  
**None**
2. Section 102.2 – Review and Comment  
**None**
3. Subdivisions and Land Developments - Staff Actions – December 19th, 2023- January 23<sup>rd</sup>, 2024
  1. *Mattes, Rudolph, - Addition to Lands – Choconut Township – (11 Acres w/100.56 Remaining Lands)*
  2. *Taylor, Robert & Yvonne – Minor Subdivision – Lenox Twp – (11.98 Acres with 55 Remaining Lands)*
  3. *Decker, Joseph R. Sr. – Minor Subdivision – Gibson Township – (45 Acres, 2 Acres)*
  4. *Grant Family Trust – Minor Subdivision – Harford Township – (29.4 Acres, 2.9 Acres, w/46.01 Remaining lands)*
  5. *Tall Pines Players Club, LLC – Minor Subdivision – Forest Lake Township – (10.1 Acres, 7.94 Acres, w/99.21 Remaining lands)*

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A motion was made to accept staff actions by BJ Zembrzycki and seconded by John Kukowski to accept staff actions. The motion carried.

**IX.** Other items of discussion

1. Letter of Support Leatherstocking NG to Mountain View School District Project
2. Municipality Update Letters
3. Open SCPC Letter sent to District 1 Municipalities.
4. PA American Water Conditional Approval for Dimock Twp.
5. Annual Report Discussion
6. YTD 2023 \$11,185 vs YTD 2022 \$6,367 59% increase

A brief discussion was held concerning updates that Director Naugle wanted the commission to be aware of. Rick Franks made a motion to present the End of Year Report to the County Commissioners for approval and was seconded by Chris Caterson. The motion was carried out with no disagreement. Bob Housel wanted the minutes to reflect that commission members received rewritten rough drafts of section I and II of the SALDO for input. Director Naugle explained the process for rewrite and the prospective timeline for adoption.

**X.** Public Comments for non-agenda Items that they wish to address the commission.  
There was no public in attendance.

**XI.** Adjournment. Chris Caterson called for adjournment at 7:29 PM and was seconded by Joe Kempa. The motion was carried out to adjourn the meeting.

Minutes Prepared by:  
Duane Naugle, Director

Certified to be a true and correct copy of the minutes of the regular meeting of the Susquehanna County Planning Commission held January 30<sup>th</sup>, 2024.

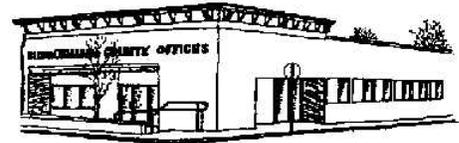
Respectfully Submitted



Robert Housel, Secretary  
Susquehanna County Planning Commission

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**SUSQUEHANNA COUNTY**  
**DEPARTMENT OF**  
**PLANNING AND DEVELOPMENT**



Duane A. Naugle Jr., Director

Carol Ainey, Deputy Director

Susquehanna County Planning Commission

Brandon Cleveland	John Ramsay	Chris Caterson
Richard Franks	Robert Housel	John Kukowski
Joseph Kempa	BJ Zembrzycki	

**Location**

Susquehanna County Office Building 81 Public Ave, Montrose, Pa 18801

**Minutes**

**April 30<sup>th</sup>, 2024**

**7:00 PM**

- I. Call to Order @7:02. In attendance were John Ramsey, Chris Caterson, Rick Franks, Bob Housel, Juhn Kukowski, Joe Kempa, BJ Zembrzycki, Duane Naugle, Carol Ainey, Martina Backarella, Kim Smith, John Devine, Lucas Taylor, Ashley Kilmer, and Nate Tompkins.
- II. Pledge of Allegiance
- III. Approval of Minutes – #0124 Bob Housel made the motion to approve the January minutes. Chris Caterson seconded. Motion carried.
- IV. Public Comment – (If members of the audience wish to address the commission on topics on the agenda, let the Chairman know what item that they wish to address. There is a 3-minute time limit)  
There was no public comment at this time.
- V. Communications (See Attached January 1-31 and February 1-29, and March 1-31, 2024)  
Duane went over the communication. Bob Housel made the suggestion to have the communications sent to the Planning Commission members for review on months when no public meeting is held. John made the motion to accept communications, Joe seconded, motion carried.
- VI. Old Business
  1. Subdivision and Land Development Review
    1. Verizon Tower Final approval has not been requested, per Verizon construction is not complete. The generator is on Backorder until December and Fiber will not be run until July of 2024
    2. Brookhaven Land Development is still awaiting funding.

2. Report of Finalized Conditional Approvals
  1. *Williams – Land Development – Jessup Twp – Bolles Compressor Station Final Inspection and approval 20 March 2024 (Application Submitted 1/12/2022)*

Duane gave a brief rundown of the above listed items.

## VII. New Business

1. Subdivision and Land Development Review
  1. *Susquehanna Recreation Center – Land Development – New Milford Twp Preliminary presentation by architect and Nate Tompkins*

Duane read the memo.

Nate gave a rundown of the preliminary plans. He stated that there would be a change to the sewer plans. They are now looking into an on lot system. The location for this will be dependent on soils testing. He also discussed the parking issues and stated they will be submitting a waiver for the required parking spaces citing a large portion of the square footage of the Center will be large playing surfaces. They will also be adding 2 handicapped parking spaces.

Martina gave an overview of the Center's design and layout. Plans include daycare space to be run by the YMCA and the possibility of leasing office space. Possible tenants are Trehab, NEPA Area Agency on Ageing, and Johnson College.

Bob Housel made a motion to accept Staff Recommendation for Conditional Approval pending receipt of Municipality Report form from New Milford and Harford Townships within the Commission's allowable review period (Section 306.5), DEP approval, and a Preliminary approval for a waiver required number of parking spaces. Chris Catterson seconded the motion. Motion carried. Nate then asked if the Commission would consider waiving the application fee. Rick made the motion to waive the application fee. Chris Seconded. Motion carried.

2. Section 102.2 – Review and Comment
  1. *Graham & Newman – Lot Line Adjustment – Clifford Twp*
  2. *Coney, James & Katherine – Addition to Lands – Silver Lake Twp*

Rick read the Review and comments. John Ramsey made the motion to concur with the review and comments. John Kukowski seconded. Motion carried.

3. Subdivisions and Land Developments - Staff Actions – January 23<sup>rd</sup>, 2024 – April 23<sup>rd</sup>, 2024
  1. *Homestead Village at the Glen – Minor Subdivision – Apolocan Twp (6 lots, 138.62 acres, 10.00 acres, 10.12 acres, 85.58 acres, 15.47 acres, 0.28 acres)*
  2. *Bischoff – Minor Subdivision – Dimock – 2 Lots (3.03 Acres each)*

3. *Perry, William – Minor Subdivision – Susquehanna Depot Borough – 2 Lots (.026, .057 Acres)*
4. *Marvin Estate – Minor Subdivision – Jackson Twp – 2 Lots (128.14, 121.13 Acres each)*
5. *W.A.Y. Storage – Land Development – Great Bend Twp – Additional 2000 Sq Ft Structure*
6. *Richards, James L – Addition to Lands Subdivision – Franklin Twp – 2 Lots (80, 75.91)*
7. *Galazin, Kathleen – Addition to Lands Subdivision – Auburn Twp – 2 Lots (2.82 acres, 44.27 acres)*
8. *Corson, Thaddeus – Addition to Lands Subdivision – Choconut Twp – 2 Lots (2.69 acres, 15.35 acres)*
9. *Hunsinger Estate – Minor Subdivision – Rush Twp – 3 Lots (135 acres, 12 acres, 10 acres)*
10. *Dimock Twp – Land Development – Dimock Twp – 6000 Sq Ft (Salt Storage)*
11. *Deangelo, Nicholas, and Elizabeth – Minor Subdivision – New Milford Twp – 2 Lots (0.15 acres, 0.5 acres)*
12. *Leonard, Edward & Beth – Minor Subdivision – Choconut Twp – 2 Lots (11.66 acres, 36.06 acres)*
13. *Mirabito Holdings – Minor Subdivision – Bridgewater Twp – 2 Lots (21.16 acres, 0.16 acres)*
14. *Driesbaugh Estate – Minor Subdivision – Rush Twp – 2 Lots (103.13 acres, 1.67 acres)*
15. *Tatarka, Breann & Heather – Addition to Lands Subdivision – Lenox Twp – 2 Lots (.2 acres, 1.71 acres)*
16. *Hellmuth, Greg & Karen – Addition to Lands Subdivision – Bridgewater Twp – 2 Lots (1.82 acres 51.17 acres)*
17. *Mirabito Holdings – Addition to Lands Subdivision – Bridgewater Twp – 2 Lots (.16 Acres, 1.16 Acres)*

Rick read the Staff Actions. Chris made a motion to concur with Staff approval, removing #13 as it was a duplicate. John Ramsey seconded and the motion carried.

#### **VIII. Other items of discussion**

1. Letters of Support generated for the following:
  1. Clifford Twp Stream Bank/ADA compliant fishing access
  2. Brooklyn Twp Park ADA Improvements
  3. Herrick Twp Park ADA Improvements
  4. EMHR C2P2 Grant Application
2. Other Issues
  1. Sinkiewicz Complaint
  2. Great Bend 911 Tower
  3. Thompson Solar Project
  4. Eureka Project Dimock Twp
  5. Subdivision Fees Collected EOM Mar 2024 \$1770 vs EOM Mar 2023 \$2965 down 40%.
  6. 16 Subdivisions in the pipeline

Letters of support and other issues were read, with little discussion.

- IX.** Public Comments for non-agenda Items that they wish to address the commission.  
(There is a 3-minute time limit)

There were no public comments

- X.** Adjournment

Chris Caterson made the motion to adjourn at 8:30. John Ramsey seconded. Motion carried and meeting was adjourned.

Respectfully Submitted



Robert Housel, Secretary  
Susquehanna County Planning Commission

**SUSQUEHANNA COUNTY  
DEPARTMENT OF  
PLANNING AND DEVELOPMENT**



Duane A. Naugle Jr., Director

Carol Ainey, Deputy Director

Susquehanna County Planning Commission

Brandon Cleveland

John Ramsay

Chris Caterson

Richard Franks

Robert Housel

John Kukowski

Joseph Kempa

BJ Zembrzycki

**Location**

Susquehanna County Office Building 81 Public Ave, Montrose, Pa 18801

**Meeting Minutes**

**May 28<sup>th</sup>, 2024**

**7:00 PM**

- I. Call to Order The meeting was called to order by President Franks at 7:05 P.M. In attendance were members Franks, Ramsay, Caterson, Housel, Cleveland, Kukowski, Kempa, and Zembrzycki. Also in attendance were Planning Director Naugle, and Loren Salsman representing Bollinger Solar.
- II. Pledge of Allegiance The Pledge Was Said
- III. Approval of Minutes – #0424 Member Caterson made a motion to approve the Minutes from April, second by Member Housel. The motion carried.
- IV. Public Comment – (If members of the audience wish to address the commission on topics on the agenda, let the Chairman know what item that they wish to address. There is a 3-minute time limit). There was no Public Comment.
- V. Communications (See Attached April 1-30, 2024) Communications were discussed. Member Zembrzycki questioned water testing for the 911 Gibson Facility. Because this is used as a public meeting place and emergency shelter water tests must be done annually. Member Zembrzycki made a motion to approve communications and a second was made by member Housel. The Motion Carried
- VI. Old Business
  1. Subdivision and Land Development Review

1. Verizon Tower- Final approval has not been requested, per Verizon construction is not complete. The generator is on Backorder until December and Fiber will not be run until July of 2024
2. Susquehanna County Recreation Center – Awaiting plan submission. Old business was discussed without further comment.

2. Report of Finalized Conditional Approvals  
*None*

## VII. New Business

1. Subdivision and Land Development Review

1. *Planning Commission Review and Comment Bollinger Solar – Thompson Twp*

A lengthy discussion was held concerning the Thompson Solar project with the majority in agreement that this was a Thompson project and that we had no dog in the fight. Adherence to the township SALDO Solar Amendment was talked about with questions concerning enforcement. Member Housel made an argument to not comment, and a response was worded as such: “The Planning Commission has reviewed the proposal and chosen to reserve comment until such time as it falls under county jurisdiction.” Member Housel made the motion to accept the commission recommendation and the second was made by Member Zembrzycki. The motion carried with Member Kempa abstaining from the vote.

2. Section 102.2 – Review and Comment

1. *Cramer & Jones – Minor Subdivision – Clifford Twp*
2. *Amato – Minor Subdivision – Clifford Twp*
3. *Jane Matthews – Lot Line Adjustment – Clifford Twp*

The motion to accept Staff Actions Review and Comment was made by member Kukowski and the second by member Kempa. The motion Carried.

3. Subdivisions and Land Developments - Staff Actions – January 23<sup>rd</sup>, 2024 – April 23<sup>rd</sup>, 2024

1. *Anthony, Daniel & Linda – Addition to Lands – Brooklyn Twp (2 lots, 10.94 acres, .58 Acres)*
2. *Weida/Whengreen – Addition to Lands – Lenox Twp (2 lots, 48.27 acres, 51.19 Acres)*
3. *Stoneback et al – Addition to Lands – Apolacon Twp (2 lots, 75.45 acres, 13.23 Acres)*
4. *Dimock Church – Addition to Lands – Dimock Twp (2 lots, 2.076 acres, 0.28 Acres)*
5. *Jenner, Pamela – Minor Subdivision – Rush Twp (4 lots, 10.56 acres, 2.86 Acres. .08 Acres (x2))*

6. *MVPGB, LLC – Minor Subdivision – Great Bend Twp (2 lots, 6.9 acres, .07 Acres)*
7. *Rought, Kevin – Minor Subdivision – Brooklyn Twp (3 lots, 6.68 acres, 1.34 Acres, 1.98 Acres)*

The motion to accept Staff Actions Subdivisions and Land Developments was made by member Caterson and the second by member Kukowski. The motion Carried.

**VIII.** Other items of discussion

1. Letters of Support generated for the following:
  1. Rail-Trail Council NEPA DCED Greenways, Trails, and Recreation Program
2. Other Issues
  1. Subdivision Fees Collected EOM Apr 2024 \$2960 vs EOM Mar 2023 \$4320 down 32%.
  2. 17 Subdivisions in the pipeline

A brief conversation was held about enforcement of SALDO actions within municipalities and possible courses of action. Director Naugle will reach out to other counties to find out what methods they are using.

- IX.** Public Comments for non-agenda Items that they wish to address the commission. There is a 3-minute time limit)
- X.** Adjournment The motion to adjourn was made at 8:12 PM by member Caterson and seconded by member Kempa. The Motion Carried

Minutes Prepared by:  
Duane Naugle, Director

Certified to be a true and correct copy of the minutes of the regular meeting of the Susquehanna County Planning Commission held May 28<sup>th</sup>, 2024.

Respectfully Submitted



Robert Housel, Secretary  
Susquehanna County Planning Commission



2. Report of Finalized Conditional Approvals
  1. Clearwater Technology – Industrial Development – Jessup Twp  
***Brandon Cleveland made a motion to give final approval for Clearwater technology. Chris Caterson gave a second, the motion carried.***

## **VII. New Business**

1. Subdivision and Land Development Review  
*None*
2. Section 102.2 – Review and Comment
  1. *Diane Nowik – Minor Subdivision – Silver Lake Twp*
3. Subdivisions and Land Developments - Staff Actions – April 26<sup>th</sup>, 2023-September 19<sup>th</sup>, 2023
  1. *Coleman, Kevin & Paula– Minor Subdivision – Rush Twp – 2 Lots (10.54, 1 Acre)*
  2. *Warner, Richard & SCHRA – Addition to Lands – New Milford Borough – 2 Lots (.57, .42 Acres)*
  3. *Richards, Gail & James – Addition to Lands – Franklin Township – 2 lots (17, 1 Acres)*
  4. *Decker, Roland & Nancy – Addition to Lands – Harford Township – 2 lots (13.1, .46 Acres)*
  5. *Colwell, Jay, Estate of, – Minor Subdivision – Great Bend Township – 3 lots (62.09, 1.5, 1.5 Acres)*
  6. *Alexander, Robert & Cheryl, et al – Minor Subdivision – New Milford Township - 3 lots (22.81, 22.81, 22.81 Acres)*
  7. *Vullo, Charles – Minor Subdivision – Jessup Township – 2 Lots (43.11, 1.836 acres)*
  8. *Maxey, Peter – Minor Subdivision – Great Bend Township – 2 Lots (87.85, 2 acres)*
  9. *Hollister Estate – Minor Subdivision – Auburn Township – 4 lots (1.505, 29.197, 29.197, 29.197 Acres)*
  10. *Hawley, Ben – Addition to Lands – Choconut Township – 2 lots (120.03, 10)*
  11. *Vaverchak Estate – Minor Subdivision – Ararat Township – 4 lots (10.35, 4, 4, 4 acres)*
  12. *Troup, Noah – Lot Line Adjustment Subdivision – Susquehanna Depot Borough – 2 lots (.030 acres, .004 acres)*
  13. *Liepinis, William and Cindy – Minor Subdivision – Jackson Twp 3 lots (191.13, 12, 2)*

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X. Adjournment:

**Chris Catterson made a motion to adjourn the meeting @ 8:22.**

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 July 30, 2024.

Respectfully Submitted



Robert House, SCPC

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2. Report of Finalized Conditional Approvals
  - I. None

## **VII. New Business**

1. Subdivision and Land Development Review
  1. *Freds Market – Land Development – Susquehanna Borough - 2 lots (31, 6 acres) (Preliminary Approval)*
  2. *Bollinger Solar Wrighter Road Project – Commercial Land Development- 10 Acre Solar Farm (Conditional Approval)*
  3. *Bollinger Solar Stark Road Project – Commercial Land Development- 40 Acres (Conditional Approval)*
  4. *Gilleran, James – Thompson Township - Major Subdivision – Sketch Plan Review*

**Jude Cooney with A&E Group presented the plans for Trehab Land Development, Fred’s Market in Susquehanna Depot Borough. Bob Housel made a motion to approve Staff Recommendation to grant conditional approval to A&E Group/Trehab pending a favorable Municipality Report and approval of sewer and water availability. Brandon Cleveland seconded. All were in favor, with Joe Kempa abstaining. Motion carried.**

**Loren Salsman presented the plan for the Wrighter Lake, Bollinger Solar Project Commercial Land Development in Thompson Twp. He explained that they would be avoiding wetlands, eliminating the need for Chapter 105 Wetland Permit. Jared Martin gave an overview of Solar Farm Operations and answered questions from the Planning Commission. John Ramsey made a motion to grant conditional approval to Bollinger Solar pending receipt of a favorable Municipal Report Form, Landowner agreement, Utility agreement letter, Highway Occupancy Report, DEP Sewar Waiver, Clean and Green Rollback Estimate Form and receipt of NPDES permit. Chris Caterson seconded. All were in favor, Joe Kempa abstained. Motion carried.**

**Loren Salsman presented the plan for the Stark Rd, Bollinger Solar Project Commercial Land Development in Thompson Twp. Jared Martin answered Planning Commission members questions. Chris Caterson made a motion to grant conditional approval to Bollinger Solar pending receipt of a favorable Municipal Report Form, Deed of Ownership, Utility Agreement Letter, Highway Occupancy Permit, DEP Sewer Waiver, Chapter 105 Wetland permit, Clean and Green Rollback**

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**Estimate Form and receipt of NPDES permit. John Ramsey seconded the motion. All were in favor. Joe Kempa abstained.**

**Duane Naugle read the read the memo for the Gilleran Major Subdivision in Thompson Twp. BJ Zembrzycki made the motion to accept the Staff Recommendation as presented. All were in favor. Joe Kempa and Bob Housel abstained. Motion carried.**

2. Section 102.2 – Review and Comment

1. *Marrer, John – Minor Subdivision – Silver Lake Twp - 2 lots (31, 6 acres)*
2. *Koloski, Linda – Minor Subdivision – Silver Lake Twp – (16, 2 acres)*

3. Subdivisions and Land Developments - Staff Actions –July 26, 2024 – August23, 2024

1. *Stein, Phillip et al. – Land Development – Harford Twp – Additional residential structure added to property*
2. *Kemp, Charlene – Minor Subdivision – Forest Lake Twp – 2 lots (113.60, 3.02 Acres)*
3. *Shimer, Roger – Minor Subdivision – Forest Lake Twp – 2 lots (96.29, 17.54 Acres)*
4. *White/LaRue – Addition to Lands – Rush Township – 2 Lots (55.55, 12.4 acres)*
5. *Comely, Jeanne – Addition to lands – Springville Twp – 2 lots (4.59 32.51 Acres)*

***Bob Housel made the motion to accept Item 2, Section 102.2 – Review and Comment and Item 3, Subdivisions and Land Development – Staff Actions. BJ Zembrzycki seconded. All were in favor. Motion carried.***

**VIII. Other items of discussion**

1. YTD (8/1) 2024 \$4870 (53 Actions) vs YTD 2023 \$5135 (53 Actions)
2. Ararat Township possible Planning Commission reinstatement (Public Meeting 29 August 2024)
3. Herrick Twp SALDO and Zoning Ordinance Amendments
4. Planning Director Resignation

**All items were discussed. Bob Housel made a motion to accept the Herrick Township SALDO as submitted. Chris Caterson seconded. All were in favor. BJ Zembrzycki abstained. Motion carried.**

**IX. Public Comments for non-agenda Items that they wish to address the commission. There is a 3-minute time limit)**

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X. Adjournment:

**Chris Catterson made a motion to adjourn the meeting @ 8:22.**

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 August 27, 2024.

Respectfully Submitted

Robert Housel, SCPC

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# Susquehanna County Planning Commission Minutes

## December 17, 2024 7:00 PM

**I. Call to Order:** The meeting was called to order at 7:00 PM. Members present included: Chairman Richard Franks, Vice-Chair BJ Zembrzycki, Secretary Robert Housel, Chris Catterson, John Kukowski, and Brandon Cleveland. Absent were Joseph Kempa and John Ramsay. Also attending was Planning Department Director Patti Peltz.

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

### **III. Approval of Minutes**

C Catterson made the motion, seconded by B Cleveland, to approve the minutes, of the August 27, 2024 Meeting, and so carried.

### **IV. Communications August 2024 – December 17, 2024**

1. NOA – SWN Production Company, LLC - Consumptive Use – Susquehanna River (Hinkle) Renewal – Oakland Twp.
2. 2. NOI – SWN Production Company, LLC – Consumptive Use – Ivey Pad – Forest Lake Twp.
3. 3. NOI – SWN Production Company, LLC – Consumptive Use – Colwell Pad – New Milford Twp.
4. 4. NOI – SWN Production Company, LLC – Consumptive Use – Coleman Pad - Great Bend Twp.
5. 5. NOI – Clear Water Technology, LLC – Residual Waste Permit Application – Shaskas Facility – Jessup Twp.
6. 6. NOI – Keystone Clearwater Solutions, LLC – Chapter 105 Water Obstruction and Encroachment General Permit – Utility line temporary water crossing – Springville Twp.
7. 7. NOI – PENDOT - Embankment repair SR 106 East Branch Tunkhannock Creek – Clifford Twp.
8. 8. NOI – Coterra Energy, Inc. – Erosion and Sediment control General Permit – Housenick Well Site – Rush Twp.
9. 9. NOA – Southwestern Energy – Application renewal for water withdrawal – Tunkhannock Creek, Lenox Township.
10. 10. NOI – Regency Marcellus Gathering, LLC - Requesting continued operation – Auburn Twp.
11. 11. NOA – Hawley Family Farms – Small Noncoal Mining Permit – Granted by PA DEP
12. 12. NOI – Chesapeake Appalachia, LLC – Consumptive Use Renewal – Teel Unit Drilling Pad #2H – Springville Twp.
13. 13. NOI – Chesapeake Appalachia, LLC – Consumptive Water Use – Roger Drilling Pad – Auburn Twp.
14. 14. NOI – Coterra Energy, Inc. – Erosion and Sediment Control General Permit – Dimock Twp.
15. 15. NOI - NOI – Chesapeake Appalachia, LLC – Consumptive Use Renewal – Teel Unit Drilling Pad #3H – Springville Twp.
16. 16. NOI – Chesapeake Appalachia, LLC – Consumptive Use Renewal – Roger Drilling Pad – Auburn Twp.
17. 17. NOA – Coterra Energy, Inc.- ESCGP-3 or ESCGP-4 – Constructing tank pad and widening 25 ft of access road – E. Tank Pad 2 – Dimock Twp.
18. 18. NOI – Coterra Energy, Inc. - Consumptive Use – Smith P1 – Springville Twp.
19. 19. NOI – Coterra Energy, Inc. - Consumptive Use – Lathrop P1 – Springville Twp.
20. 20. NOI – Coterra Energy, Inc. - Consumptive Use – Smith P3 – Springville Twp.
21. 21. NOI – Coterra Energy, Inc. - Consumptive Use – PijanowskiJ P1 – Springville Twp.
22. 22. NOI – Coterra Energy, Inc. - Consumptive Use – Friedland Farms P1 – Lenox Twp.
23. 23. NOI – Coterra Energy, Inc. - Consumptive Use – Plonskill – Gibson Twp.
24. 24. NOI – Coterra Energy, Inc. - Consumptive Use – SevercoolB P1 – Dimock Twp.
25. 25. NOI – Coterra Energy, Inc. - Consumptive Use – Rozanski P1 – Dimock Twp.

26. 26. NOI – Coterra Energy, Inc. - Consumptive Use – Ratzel P1 – Dimock Twp.
27. 27. NOI – Coterra Energy, Inc. - Consumptive Use – Hubbard P1 – Dimock Twp.
28. 28. NOI – Coterra Energy, Inc. - Consumptive Use – HeitsmanA P2 – Dimock Twp.
29. 29. NOI – Coterra Energy, Inc. - Consumptive Use – Heitsman P1 – Dimock Twp.
30. 30. NOI – Coterra Energy, Inc. - Consumptive Use – Greenwood P1 – Dimock Twp.
31. 31. NOI – Coterra Energy, Inc. - Consumptive Use – Gesford P4 – Dimock Twp.
32. 32. NOI – Coterra Energy, Inc. - Consumptive Use – Gesford P1 – Dimock Twp.
33. 33. NOA – Chesapeake Energy – ESCGP-3 - Restoration of existing well pad – Blanche Poulsen – Auburn Twp.
34. 34. Notice – PA DEP - General Permit for Bluestone Denied - Kevin Holgate – Lenox Twp.
35. 35. Notice – PA DEP - General Permit for Bluestone Denied – Daniel Warner – Jessup Twp.
36. 36. Notice – PA DEP – NPDES Stormwater Permit Approved – Clifford Grosvenor – New Milford Twp.
37. 37. Notice – PA DEP - General Permit for Bluestone Denied – S & S Stone Distributors – Liberty Twp.
38. NOI – Coterra Energy, Inc. – GP 5 & GP 8 – Jeffers Farm Freshwater Pipeline Project - Harford & Lenox Twps.
39. NOA – Williams Field Services Co, LLC – GP 5 – re-authorization to use Air Quality GP 5 – White Compressor Station – Springville Twp.
40. NOA – Williams Field Services Co, LLC – GP 5 – re-authorization to use Air Quality GP 5 – Jones Compressor Station – Middletown Twp.
41. NOA – Williams Field Services Co, LLC – GP 5 – re-authorization to use Air Quality GP 5 – Gibson Compressor Station – Springville Twp.
42. Notice – PA DEP General Permit for Bluestone Mining Approved – Pigpen Quarry - Harmony Twp.
43. Notice – PA DEP NPDES Permit granted – New Milford 1 Quarry Operation – New Milford Twp.
44. Notice – PA DEP NPDES Permit granted – Bennett Middletown Operation – Middletown Twp.
45. Notice – PA DEP NPDES Permit granted – Bennett 858 Operation – Rush Twp.
46. Notice – PA DEP Technical Deficiency – Bring tanks up to code - A&M Hibbard Centralized Treatment Facility – Dimock Twp.
47. NOI – Reilly Associates – to PA DEP – Bridge replacement SR492, Jackson Street over Little Butler Creek – Jackson Twp.
48. NOI – Clearwater Technology – General Permit to DEP Temporary Waterline – Benners/Powers/Guiton Wellpads – Forest Lake and Middletown Twps.
49. NOI – Chesapeake Appalachia – Consumptive Use – Stone Drilling Pad #1 – Springville Twp.
50. NOI – Chesapeake Appalachia – Consumptive Use – Masso Pad – Auburn Twp.
51. NOI – Chesapeake Appalachia – Consumptive Use – LaRue 1A Pad – Rush Twp.
52. NOI – Chesapeake Appalachia – Consumptive Use – Kupscznk Drilling Pad #1 – Springville Twp.
53. NOI – Chesapeake Appalachia – Consumptive Use – Claude Well Pad – Auburn Twp.
54. NOI – Chesapeake Appalachia – Consumptive Use – Stone Drilling Pad #1 – Springville Twp.
55. NOI – Chesapeake Energy – ESCGP-3 Permit – Przybyszewski Location, Garrett Bellas Property – Auburn Twp.
56. NOI – Williams – General Permit 5 – Miller Compressor Station – Harford Twp.
57. NOI – Williams – General Permit 5 – Teel Compressor Station – Springville Twp.
58. NOI – Williams – General Permit 5 – Zick Compressor Station – Lenox Twp.
59. NOI – Coterra – Consumptive Use – Ely Pad 1 – Dimock Twp.
60. NOI – Coterra – Consumptive Use – Teel Pad 6 – Springville Twp.
61. NOI – Coterra – Consumptive Use – Teel Pad 1 – Springville Twp.
62. NOI – Coterra – Consumptive Use – Teel Pad 5 – Springville Twp.
63. NOI – Coterra – Consumptive Use – Butler Pad 1 – Lathrop Twp.
64. NOI – Coterra Energy – ESCGP application – Bennett C P1 Well Pad – Jessup Twp.
65. NOI – Coterra Energy – ESCGP application – Warriner P2 Well Pad – Dimock Twp.
66. NOI – SWN Production Company, LLC – Consumptive Use – Colwell Pad – Oakland Twp.
67. NOI – SWN Production Company, LLC – Consumptive Use – Carrar Pad – Liberty Twp.

68. NOI – SWN Production Company, LLC – Consumptive Use – Four Bucks Pad – Great Bend Twp.
69. NOA – SWN Production Company, LLC - Consumptive Use – Unnamed Tributary to Middle Branch Wyalusing Creek – Forest Lake Twp.
70. NOA – SWN Production Company, LLC - Consumptive Use – Susquehanna River – Washington Twp.
71. NOI – Chesapeake Appalachia, LLC – Consumptive Use Renewal – Nikolyn Pad – Auburn Twp.
72. NOI – Chesapeake Appalachia, LLC – Consumptive Use Renewal – Koromlan Pad – Auburn Twp.
73. NOI – Chesapeake Appalachia, LLC – Consumptive Use Renewal – Blanche Poulsen Pad – Auburn Twp.
74. NOI – Chesapeake Appalachia, LLC – Consumptive Use Renewal – Angie Pad – Auburn Twp.
75. NOI – Chesapeake Appalachia, LLC – Consumptive Use Renewal – Amburke Pad – Auburn Twp.
76. NOI – Chesapeake Appalachia, LLC – Consumptive Use Renewal – Holtan Pad – Auburn Twp.
77. NOI – Chesapeake Appalachia, LLC – Consumptive Use Renewal – Oliver Pad – Springville Twp.
78. Notice – PA DEP – E&S Plan Chapter 102 Permits Safety Improvements Route 11 – Harford, Lenox, Lathrop Twps
79. Notice PA DEP – SWN Air Pollution Penalty Collected, 25 % to Jackson Twp.
80. Notice – PA DEP – Air Quality Permit Granted – Jones Compressor Station – Middletown Twp.
81. Notice – PA DEP – Air Quality Permit Granted – Regency Compressor Station – Auburn Twp.
82. Notice – PA DEP – Wastewater General Permit – Shaskas Compressor Station – Jessup Twp.
83. Notice – PA DEP – Air Quality Permit Granted – Zick Compressor Station – Lenox Twp.
84. NOA – PA DEP – Permit Application Under Review – Shaskas Facility - Jessup Twp.
85. Notice – PA DEP - General Permit for Bluestone Approved – Kazmierczak – New Milford Twp.
86. Notice – PA DEP – NPDES Permit Transfer from Dean Mack to Lucas Mack – Mack Quarry Operation - Twp.
87. Notice – PA DEP – Surface Mining Permit Correction to Small Noncoal Blast Plan –Oakland Twp.
88. Notice – PA DEP - General Permit for Bluestone Mining Approved – D & H Manufacturing, LLC – Harmony Twp.
89. NOA – PA DEP - General Permit for Bluestone – Robert Schnieder – Lenox Twp.
90. NOA – Coterra Energy – General Permits 5 & 8 Temporary Access Road and Utility Line Crossing – Busik Freshwater Pipeline Project - Dimock & Springville Twps.
91. NOA – PA American Water – General Permits 5 Utility Line Crossing – Dimock Water Distribution Project - Dimock Twp.
92. NOA - PA DEP – General Permit 11 Small Non-Coal Mine Permit – Little Apples Quarry - Harford Twp.
93. NOA – PA DEP – General Permit 5 Air Quality – DT Midstream – New Milford Twp.
94. NOA – SWN Production Company, LLC – Consumptive Use – BKV Operating – Susquehanna River.
95. NOA – SWN Production Company, LLC – Consumptive Use – BKV Operating – Forest Lake Twp.
96. NOI – SWN Production Company, LLC – Consumptive Use – Markovitch Site Pad – Bridgewater Twp.
97. NOI – SWN Production Company, LLC – Consumptive Use – NR-27-Coleman Pad – Oakland Twp.
98. NOI – SWN Production Company, LLC – Consumptive Use – Micks Pad – Forest Lake Twp.
99. NOI – SWN Production Company, LLC – Consumptive Use – Knosky Pad – Rush Twp.
100. NOI – SWN Production Company, LLC – Consumptive Use – RU-06- Flohs Pad – Great Bend Twp.
101. NOI – SWN Production Company, LLC – Consumptive Use – RU-71-Blue Beck Pad – JacksonTwp.
102. NOI – SWN Production Company, LLC – Consumptive Use – RU-51-Whitehead Pad – Jackson Twp.
103. NOI – SWN Production Company, LLC – Consumptive Use – NR-04-DiazPad – New Milford Twp.
104. NOI – SWN Production Company, LLC – Consumptive Use – RU-47-Karmazin Pad – Jackson Twp.
105. NOI – SWN Production Company, LLC – Consumptive Use – Markovitch Pad – Bridgewater Twp.

- 106. NOI – SWN Production Company, LLC – Consumptive Use – Carty Pad – Liberty Twp.
- 107. NOI – SWN Production Company, LLC – Consumptive Use – Knosky Pad – Rush Twp.
- 108. NOI – SWN Production Company, LLC – Consumptive Use – Micks Pad – Forest Lake Twp.
- 109. NOI – Coterra – Consumptive Use – Gesford Pad 2 – Dimock Twp.
- 110. NOI – Coterra – Consumptive Use – Brooks W P1 – Springville Twp.
- 111. NOI – Coterra – Consumptive Use – HullR P1 – Springville Twp.
- 112. NOI – Coterra – Consumptive Use – SmithR P2 – Springville Twp.
- 113. NOI – Coterra Energy, Inc. - Consumptive Use – Heitsman P1 A – Dimock Twp.
- 114. NOI – Coterra – Consumptive Use – Teel Pad 7 – Springville Twp.
- 115. NOI – Coterra – Consumptive Use – WeissM P1 – Springville Twp.
- 116. NOI – Williams – General Permit 5 – Central Compressor Station – Brooklyn Twp.
- 117. NOA - HRG – NPDES Permit – Dimock Water Distribution System – Dimock Twp.
- 118. NOA – Stahl Sheaffer Engineering/Clear Water Technologies – GP 5 -Birchard Takepoint-  
Forest Lake Twp.
- 119. NOA – Dewberry – NPDES Permit – SR 81/848 Entrance/Exit Ramps – New Milford & Harford  
Twps.
- 120. NOA – Folsom Engineering – NPDES Permit – Tracee Fabrizio Pond Project – Silver Lake  
Twp.
- 121. NOI – Entech Engineering/Coterra – ESCGP-4 – Mogridge C Pad 1 – Springville Twp.
- 122. NOI – Entech Engineering/Coterra – ESCGP-4 – Reilly J Pad 1 – Gibson Twp.
- 123. Notice – PA DEP - General Permit Approved – Kazmierczak II Quarry– New Milford Twp.
- 124. Notice – PA DEP - General Permit Approved – Seamans Quarry – Clifford Twp.
- 125. Notice – PA DEP - General Permit Approved – Kazmierczak – New Milford Twp.
- 126. Notice – PA DEP - General Permit Approved – Oak Mountain Quarry – Oakland Twp.
- 127. Notice – PA DEP - General Permit Approved – Clifford Quarry Operation – New Milford Twp.
- 128. Notice – Coterra – GP 5 renewal application – Jeffers Farm Pad 5 – Gibson Twp.

**V. Public Comment:** No Public Comment.

**VI. Old Business**

**A. Subdivision and Land Development Review**

None

**B. Report of Finalized Conditional Approvals**

None.

**VII. New Business**

**A. Subdivision and Land Development Review**

None.

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

- 1. Marrer, John – Minor Subdivision – Silver Lake Twp - 2 lots (31, 6 acres)
- 2. Koloski, Linda – Minor Subdivision – Silver Lake Twp – (16, 2 acres)
- 3. Dynamic Solar/Penn Goldenrod Solar – Clifford Twp – Commercial Land Development
- 4. Holgash, Stephen & Kristopher, Richard & Tracy – Minor Subdivision – Silver Lake Twp –  
(205.65, 40 acres)

R Housel made the motion, seconded by J Kukowski and carried, to concur with staff action one review and comment numbers one, two, three, and four.

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

**August 2024 – December 13, 2024**

#### **Additions/ Lot Line Adjustments –**

##### **ADDITIONS/ LOT LINE ADJUSTMENT**

1. Stone/Markarian – New Milford Twp – Addition to Lands Subdivision – 2 Lots (1.05, 1.05 acres)
2. Trehab/Fred’s Market – Susquehanna Borough Depot – Addition to Lands – 2 Lots (.21, .38 acres)
3. Robinson, Loren & Linda – Harford Twp – Addition to Lands 3 Lots (.77, 1.75 acres)
4. Arnold/Coy – Franklin Twp – Addition to Lands Subdivision – 2 Lots (1.30, 54.45)
5. Kempa, Katherine – Jackson Twp – Addition to Lands Subdivision – (14.23, 2, 10.97)
6. Wooten, Robert – Jessup Twp – Addition to lands Subdivision – 2 Lots (268, .33)

##### **MINOR SUBDIVISIONS/ NEW LOTS**

1. Mattes to Aukema – Minor Subdivision – Choconut Twp. 2 Lots (85, 15.68 acres)
2. Comly, Jeanne – Minor Subdivision - Springville Twp 2 Lots (4.59, 32.51 acres)
3. Douglas, Sheila and Hall, Morris & Dawn – New Milford Twp – 2 Lots (6.1, 1.73 acres)
4. Aiken, Robert & Patty – Minor Subdivision – Bridgewater Twp – 2 Lots (.32, .32 acres)
5. Romeika, Jerome & Ester – Minor Subdivision – Gibson Twp – 2 Lots (42, 25.71 acres)
6. Tyler, Brian – Minor Subdivision – Auburn Twp – 2 lots (10.01, 99.26)
7. Route 267 Properties, LLC/Mario Fasullo – Rush Twp – 2 lots (10.91, 1.21 acres)
8. Rayias/Locey/Radwanski – Minor Subdivision – Dimock Twp – 2 lots (13.03, 85.97 acres)
9. Shay, William & Aileen – Minor Subdivision – Thompson Twp – 2 Lots (2, 53.47 acres)
10. Davis, John & Bonnie – Gibson Twp – Minor Subdivision 2 Lots (2.63, 2.51)
11. Elk Properties L.P. – Herrick Twp – Minor Subdivision – 2 Lots (124, 20.00)
12. Liepinis, William & Cindy – Jackson Twp – Minor Subdivision – 3 Lots (191, 2, 12)
13. McCullum, Shirley Estate – Bridgewater Twp – Addition to Lands Subdivision – 2 Lots (39.98, 10.00)
14. Rose, Edward L. Conservancy – Dimock Twp – Mnor Subdivision – 2 Lots (623, 1.00)
15. Sova, Jacob W. Jr – Auburn Twp – Minor Subdivision – 4 Lots (30.00, 12.71, 107.10, 18.46)

##### **MAJOR SUBDIVISIONS**

1. Gilleran, James & Ryan – Major Subdivision – Thompson Twp – 2 Lots (2, 46.18 acres)

##### **LAND DEVELOPMENT**

1. Vircinski/Cooleen – Land Development – Thompson Twp. – Additional residential structure added to property.

R Housel made the motion to concur with staff actions, J Kukowski seconded, and so carried.

### **VIII. Other items of discussion:**

1. Nominating Committee for Slate of Officers 2025. R Housel made the motion to nominate C Caterson for the nominating committee, B Zembrzycki seconded, and so carried. C Caterson nominated R Franks for Chairman, B Zembrzycki for Vice-Chair, and R Housel for Secretary.
2. January 28<sup>th</sup>, 2025 will be the Planning Commission reorganization meeting. Newspapers will be contacted to run reorganization notification
3. Approve attached meeting dates for 2025. R Housel made a motion to approve the meeting dates for 2025, J Kukowski seconded, and so carried.
4. Recommendations for vacancy on Planning Commission. District 1, Apolocan Twp, Forest Lake, Friendsville, Little Meadows, Middletown Twp, Rush Twp.

### **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 December 17, 2024.

Respectfully Submitted,



Robert Housel, Secretary  
Susquehanna County Planning Commission