

**Susquehanna County Planning Commission Agenda
December 17, 2024 7:00 PM**

I. Call to Order

II. Pledge of Allegiance

III. Approval of Minutes

IV. Communications – See Attached Listing

V. Public Comment

VI. Old Business

A. Subdivision and Land Development Review

1. None

B. Report of Finalized Conditional Approvals

1. None.

VII. New Business

A. Subdivision and Land Development Review

1. None

B. 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. 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)

C. Subdivisions and Land Developments - Staff Actions –

Attached Listing through December 13, 2024

VIII. Other items of discussion

1. Nominating Committee for Slate of Officers 2025.
2. January 28th, 2025 will be the Planning Commission reorganization meeting. Newspapers will be contacted to run reorganization notification
3. Approve attached meeting dates for 2025.
4. Recommendations for vacancy on Planning Commission. District 1, Apolocan Twp, Forest Lake, Friendsville, Little Meadows, Middletown Twp, Rush Twp.

IX. Adjournment

Susquehanna County Planning Commission Minutes

August 2024 7:00 PM

Minutes

August 27, 2024,

7:00 PM

I. Call to Order

The meeting was called to order @ 7:00

In attendance were Planning Commission members, Brandon Cleveland, John Ramsey, Chris Caterson, Richard Franks, Robert Housel, Joe Kempa, Bernard Zembrzycki, Planning Director Duane Naugle, Deputy Director, Carol Ainey, Jude Cooney, Jared Martin, and Loren Salsman

II. Pledge of Allegiance

The Pledge of Allegiance was said

III. Approval of Minutes –

A motion to approve the minutes of the July 2024 meeting was made by Chris Caterson. Joe Kempa seconded. 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 Spreadsheet)

The Planning Commission looked over the Communications

VI. Old Business

VII.

1. Subdivision and Land Development Review

Verizon Tower Final approval is awaiting a walk through.

Duane reported that he is still waiting to hear from Verizon for a final walk through.

2. Report of Finalized Conditional Approvals

1. None

2.

VIII. New Business

IX.

2. 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 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.

3. 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.

4. 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.

X. 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.

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

XII. Adjournment:

XIII.

Chris Caterson 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

IV. Communications August 2024 – December 17, 2024

1. NOA – SWN Production Company, LLC - Consumptive Use – Susquehanna River (Hinkle) Renewal – Oakland Twp.
2. NOI – SWN Production Company, LLC – Consumptive Use – Ivey Pad – Forest Lake Twp.
3. NOI – SWN Production Company, LLC – Consumptive Use – Colwell Pad – New Milford Twp.
4. NOI – SWN Production Company, LLC – Consumptive Use – Coleman Pad - Great Bend Twp.
5. NOI – Clear Water Technology, LLC – Residual Waste Permit Application – Shaskas Facility – Jessup Twp.
6. NOI – Keystone Clearwater Solutions, LLC – Chapter 105 Water Obstruction and Encroachment General Permit – Utility line temporary water crossing – Springville Twp.
7. NOI – PENDOT - Embankment repair SR 106 East Branch Tunkhannock Creek – Clifford Twp.
8. NOI – Coterra Energy, Inc. – Erosion and Sediment control General Permit – Housenick Well Site – Rush Twp.
9. NOA – Southwestern Energy – Application renewal for water withdrawal – Tunkhannock Creek, Lenox Township.
10. NOI – Regency Marcellus Gathering, LLC - Requesting continued operation – Auburn Twp.
11. NOA – Hawley Family Farms – Small Noncoal Mining Permit – Granted by PA DEP
12. NOI – Chesapeake Appalachia, LLC – Consumptive Use Renewal – Teel Unit Drilling Pad #2H – Springville Twp.
13. NOI – Chesapeake Appalachia, LLC – Consumptive Water Use – Roger Drilling Pad – Auburn Twp.
14. NOI – Coterra Energy, Inc. – Erosion and Sediment Control General Permit – Dimock Twp.
15. NOI - NOI – Chesapeake Appalachia, LLC – Consumptive Use Renewal – Teel Unit Drilling Pad #3H – Springville Twp.
16. NOI – Chesapeake Appalachia, LLC – Consumptive Use Renewal – Roger Drilling Pad – Auburn Twp.
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. NOI – Coterra Energy, Inc. - Consumptive Use – Smith P1 – Springville Twp.
19. NOI – Coterra Energy, Inc. - Consumptive Use – Lathrop P1 – Springville Twp.
20. NOI – Coterra Energy, Inc. - Consumptive Use – Smith P3 – Springville Twp.
21. NOI – Coterra Energy, Inc. - Consumptive Use – PijanowskiJ P1 – Springville Twp.
22. NOI – Coterra Energy, Inc. - Consumptive Use – Friedland Farms P1 – Lenox Twp.
23. NOI – Coterra Energy, Inc. - Consumptive Use – Plonskill – Gibson Twp.
24. NOI – Coterra Energy, Inc. - Consumptive Use – SevercoolB P1 – Dimock Twp.
25. NOI – Coterra Energy, Inc. - Consumptive Use – Rozanski P1 – Dimock Twp.
26. NOI – Coterra Energy, Inc. - Consumptive Use – Ratzel P1 – Dimock Twp.
27. NOI – Coterra Energy, Inc. - Consumptive Use – Hubbard P1 – Dimock Twp.
28. NOI – Coterra Energy, Inc. - Consumptive Use – HeitsmanA P2 – Dimock Twp.
29. NOI – Coterra Energy, Inc. - Consumptive Use – Heitsman P1 – Dimock Twp.
30. NOI – Coterra Energy, Inc. - Consumptive Use – Greenwood P1 – Dimock Twp.
31. NOI – Coterra Energy, Inc. - Consumptive Use – Gesford P4 – Dimock Twp.
32. NOI – Coterra Energy, Inc. - Consumptive Use – Gesford P1 – Dimock Twp.
33. NOA – Chesapeake Energy – ESCGP-3 - Restoration of existing well pad – Blanche Poulsen – Auburn Twp.
34. Notice – PA DEP - General Permit for Bluestone Denied - Kevin Holgate – Lenox Twp.
35. Notice – PA DEP - General Permit for Bluestone Denied – Daniel Warner – Jessup Twp.
36. Notice – PA DEP – NPDES Stormwater Permit Approved – Clifford Grosvenor – New Milford Twp.
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.

Staff Approvals

August 2024 – October 29, 2024

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 (
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, 32.51acres)
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. Viercinski/Cooleen – Land Development – Thompson Twp. – Additional residential structure added to property.

MEETING DATES 2025

January 28

February 25

March 25

April 29

May 20 (one week early due to Memorial Day)

Jun 24

July 29

August 26

September 30

October 28

November 25

December 16 (If needed)