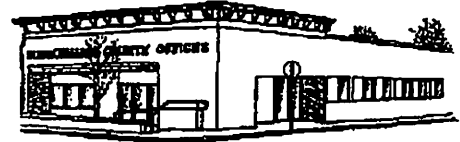


**SUSQUEHANNA COUNTY
DEPARTMENT OF
PLANNING AND DEVELOPMENT**



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

Bernard "BJ" Zembrzycki

Location

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

**Agenda
PM**

August 27, 2024,

7:00

- I. Call to Order
- II. Pledge of Allegiance
- III. Approval of Minutes – #0724
- 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)
- V. Communications (See Attached Spreadsheet)
- VI. Old Business
 1. Subdivision and Land Development Review
 1. Verizon Tower Final approval is awaiting a walk through.
 2. Report of Finalized Conditional Approvals
 1. None

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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*

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 – April 26th, 2023- September 19th, 2023
 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)*

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

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

X. Adjournment

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**SUSQUEHANNA COUNTY
PLANNING COMMISSION**

To: Susquehanna County Planning Commission
From: Duane Naugle
Date: 21 August 2024
Subject: Fred's Market Land Development – 2 Lots – Susquehanna Borough

AE Group has submitted on behalf of Trehab a land development application and plan for an apartment complex to be located at 140 Grand St. Susquehanna Borough, Pa. 18847. In reviewing the plans, the following items are called to your attention:

1. By definition (Section 204) this is a Major Land Development, further classified as a multi-family project.
2. Application, affidavit of ownership and filing fee have been received.
3. Subdivision plans were prepared by Robert Marchesky of RJM Surveying.
4. Building plans have been submitted by AE Group.
5. Lot 1 (the building lot) will contain 9100 Sq ft after lot line adjustment.
6. Lot 2 will contain 7501.55 sq ft.
7. Access to property is off Grand Street.
8. Confirmation of Sewer and Water service from the Tri Boro Sewer and Water Authority has been requested.
9. The Borough has installed a zoning hearing committee and verification of approval has been requested.
10. The Susquehanna Depot Planning Commission has recommended to Borough Council to approve conditional use and issue a zoning permit without conditions.
11. Susquehanna Depot Borough Council was notified on August 23rd, 2024.

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Staff Recommendation: Grant conditional approval to AE Group/Trehab pending receipt of a favorable Municipality Report Form, approval of sewer and water availability. And receipt of NPDES permit.

**SUSQUEHANNA COUNTY
PLANNING COMMISSION**

To: Susquehanna County Planning Commission
From: Duane Naugle
Date: 21 August 2024
Subject: Wrighter Lake, Bollinger Solar Project – 1 lot – Thompson Township

Loren Salsman has submitted on behalf of Bollinger Solar a land development application and plan for a 10 Acre Solar Farm consisting of 8,136 solar modules, on the property of Robert Gauthrie, 1280 Wrighter Lake Road, Thompson, Pa. 18465. In reviewing the plans, the following items are called to your attention:

1. By definition (Section 204) this is a Major Land Development.
2. Application, affidavit of ownership and filing fee have been received.
3. Survey plans were prepared by Joseph Kempa of Kempa Surveying with engineering plans done by Loren Salsman of Salsman Engineering.
4. Decommissioning Documentation has been received. Bond is calculated at \$147,900.
5. Access to property is off Wrighter Lake Road.
6. DEP Nonresidential sewer use is required.
7. Thompson Township has no zoning ordinance.
8. Thompson Twp Supervisors were notified on August 22nd, 2024.

Staff Recommendation: Grant conditional approval to Bollinger Solar pending receipt of a favorable Municipality Report Form, Landowner Agreement, Utility Agreement Letter,

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Highway Occupancy Permit, DEP Sewer Waiver, Chapter 105 Wetland permit, Clean and Green Rollback Estimate form, and receipt of NPDES permit.

**SUSQUEHANNA COUNTY
PLANNING COMMISSION**

To: Susquehanna County Planning Commission
From: Duane Naugle
Date: 21 August 2024
Subject: Stark Road, Bollinger Solar Project – 4 lots 40 acres – Thompson Township

Loren Salsman has submitted on behalf of Bollinger Solar a land development application and plan for a 40 Acre Solar Farm on 4 properties, 114.00-1,015.01 and 114.00-1,015.03 owned by Charles Snyder and 114.00-1,015.02 and 114.00-1,015.04 owned by Ann Marie Snyder Walker. It is the intent of the developer to explore the possibility of construction before actual purchase of these properties. In reviewing the plans, the following items are called to your attention:

1. By definition (Section 204) this is a Major Land Development.
2. Application and affidavit of ownership has not been received. Filing fee has been received.
3. Survey plans were prepared by Joseph Kempa of Kempa Surveying with engineering plans done by Loren Salsman of Salsman Engineering.
4. Decommissioning Documentation has not been received.
5. Access to property is off Stark Road.
6. DEP Nonresidential sewer use is required.
7. Thompson Township has no zoning ordinance.
8. Thompson Twp Supervisors will be notified upon Planning Commission approval.

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9. Three wetland areas have been identified within the proposed construction area.

Staff Recommendation: Grant conditional approval to Bollinger Solar pending receipt of a favorable Municipality 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.

**SUSQUEHANNA COUNTY
PLANNING COMMISSION**

To: Susquehanna County Planning Commission
From: Duane Naugle
Date: 21 August 2024
Subject: James Gilleran – Major Subdivision – Thompson Township Sketch Plan Review

James Gilleran has submitted a Major Subdivision application and plan for property in Thompson Township. In reviewing the plans, the following items are called to your attention:

3. By definition (Section 204) this is a Major Subdivision, a third lot on a private drive.
2. Application, affidavit of ownership and filing fee have not been received.
3. Subdivision plans were prepared by Joseph Kempa.

Staff Recommendation: Grant approval to James Gilleran pending receipt of a favorable Municipality Report Form, approved DEP Sewer approval, and deed showing easement to access property through existing private drive.

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