

Susquehanna County Planning Commission
Minutes February 4, 2025
7:00 PM

- I. Call to Order:** Chairman Richard Franks called the meeting to order at 7:02 PM. Members present included: Richard Franks, Chairman, Robert Housel, Secretary, John Kukowski, Chris Catterson, Joseph Kempa and Brandon Cleveland. Absent were John Ramsay and BJ Zembzycki. Also attending were Planning Department Director Patti Peltz, Loren Salsman of Salsman Engineering, Tim Seibert and Jared Martin of Bollinger Solar.
- II. Pledge of Allegiance** The pledge of allegiance was said.
- III. Reorganization Meeting** The reorganization meeting was held with Richard Franks nominated and elected as Chairman, Robert Housel as Secretary and Bernard John “BJ” Zembrzycki as Vice Chairman.
- IV. Approval of Minutes**
C Catterson made the motion, seconded by B Cleveland and carried to approve the minutes, of the December 17, 2024, Meeting.
- V. Communications** December 15, 2024 – January 24, 2025
1. Notice - PA DEP – Coterra Energy approval for Construction Certification – Secondary Containment Berm Install – A& M Hibbard Centralized Treatment Facility – Dimock Twp.
 2. NOI- PennDOT – Chapter 105 Permits – State Route 2034 (Old Newburgh Tpke) – Herrick Twp.
 3. Notice- PA DEP – Surface Mining Permit – PA Bluestone Supply, LLC – Approved – Harmony Twp & Lanesboro Borough
 4. Notice – PA DEP – Surface Mining Permit – Forest Lake Quarry Operation – Approved – Forest Lake Twp.
 5. Notice- PA DEP – GP 5A- SWN Production – Authorized – New Milford Twp.
 6. NOI – Mid Atlantic Transmission – Warriner Pond Sub Station – Transmission line poles – Bridgewater Twp.
 7. Notice – PA DEP – Monteforte Treatment Plant – Denial for Exemption, must resubmit as a new Land Development – Harford/New Milford Twps.
 8. Notice – PA DEP – Air Quality General Plan approval – Susquehanna Gathering Compressor Station – New Milford Twp.
 9. Notice- PA DEP – GP105 Permit Withdrawal – Jorge Armando Tobon/Banko Tobon Operation – Jackson Twp.
 10. Notice – PA DEP – BAQ-GPA/GP- 9 -Approval – Johnson Quarries/S&K Stone – Auburn Twp.
 11. Notice – PA DEP – BAQ-GPA/GP-9 – Approval – Buckhorn Wellpad – Oakland Twp.
 12. Notice – PA DEP – BAQ-GPA/GP- 3 -Approval – Johnson Quarries/S&K Stone – Auburn Twp.
 13. Notice – NPDES Permit Approval – Three Lakes Stone – New Milford Twp.
 14. Notice – NPDES Permit Approval – S McClain Stone – Dimock Twp.

15. Notice – NPDES Permit Approval – Warriner Quarry – Rush Twp.
16. Notice – Consumptive Use Approval – Teel P7 – Springville Twp.
17. NOI – Sawmill Valley Hardwoods – Air Quality Control Permit – SR 92 – South Gibson.
18. NOI – NPDES Permit – Powers Stone – Forest Lake Twp.
19. NOI – SWN - GP 5A – Bolles South Pad – Franklin Twp.
20. NOI – SWN - GP 5A – Buckhorn Pad – Oakland Twp.
21. NOI – SWN - GP 5A – Bolles South Pad – Franklin Twp.
22. NOI – SWN - Consumptive Use – Oak Ridge Pad – Oakland Twp.
23. NOI – SWN - Consumptive Use/New water Withdraw – New York Ave – Great Bend Twp
24. NOI – SWN - Consumptive Use – Coyle Pad – Liberty Twp.
25. NOI – SWN - Consumptive Use – Haley Pad – Great Bend Twp.
26. NOI – SWN - Consumptive Use – Brant Pad – Great Bend Twp.
27. NOI – SWN – GP 5 – Endless Mountain Pad – New Milford Twp.
28. Notice – SWN – New Water Withdrawal location – Susquehanna River – New York Ave – Great Bend Twp.
29. NOI – Coterra – Consumptive Use - Diaz Family P1 – Brooklyn Twp.
30. NOI – Coterra – Consumptive Use - StraussE P1 – Harford Twp.
31. NOI – Coterra – Consumptive Use - Hoover P1 – Dimock Twp.
32. NOI – Coterra – Consumptive Use - HunsingerA P1 – Dimock Twp.
33. NOI – Coterra – Consumptive Use - ShieldsG P1 – Dimock Twp.
34. NOI – Coterra – Consumptive Use - GrimsleyJ P1 – Dimock Twp.
35. NOI – Coterra – Consumptive Use – LernerG P1 – Ararat Twp.
36. NOI – Coterra – Consumptive Use - FontanaC P1 – Bridgewater Twp.
37. NOI – Coterra – Consumptive Use - ColwellA P1 – Harford Twp.
38. NOI – Coterra – Consumptive Use – DysonW P1 – Springville Twp.
39. NOI – Coterra – Consumptive Use – Wyalusing Creek – Forest Lake Twp.
40. NOI – Coterra – Applying for ESCGP-4 – Hunsinger Well Pad – Dimock Twp.
41. NOI – Act 14 Notice for Dam Permit – Gillespie’s Pond Dam – New Milford Twp.

VI. Public Comment: There was no public comment.

VII. Old Business

A. Subdivision and Land Development Review

1. Dimock Township Cinder Storage Garage – Commercial Land Development – Final Approval.

R Housel made the motion to grant final approval for Dimock Township Commercial Land Developments, J Kukowski seconded, and so carried.

VIII. Report of Finalized Conditional Approvals – none.

IX. New Business

A. Subdivision and Land Development Review

1. Komar Solar Site/Bollinger Solar – Major Land Development – Thompson Township.

Staff Recommendation: Grant conditional approval to Bollinger Solar pending receipt of a favorable Municipality Report Form, Deed of Ownership, Utility Agreement Letter from Penelec, Copy of the Sound Study, Highway Occupancy Permit, DEP Sewer Waiver, Chapter 105 Wetland permit, Clean and Green Rollback Estimate form, Decommissioning Plan and bonding/escrow agreement, Erosion and Sediment Control Plan, and receipt of NPDES permit and wetlands survey.

C Caterson made the motion to grant preliminary conditional approval, based on staff recommendations, R Housel seconded, and so carried. J Kempa abstained.

B. Section 102.2 - Act 170 – Review and Comment

1. Anthony & Deborah Monticello – Addition to Lands – Silver Lake Twp.
2. Ordinance Amendment – Silver Lake Township – Fine for penalties to be decreased.

The Silver Lake Township Supervisors submitted for your review a proposed ordinance amendment, Section 1104.2 A, which would amend the existing Silver Lake Township Subdivision and Land Development Ordinance, and reduce penalties for violations, from \$5000 to \$500.

Staff Recommendation: Recommend the Silver Lake Township Supervisors adopt the proposed Ordinance of amendments, following advertisement and public hearing, in accordance with the procedures required by the Pennsylvania Municipalities Planning Code.

R Housel made the motion, seconded by C Caterson, and carried, to concur with staff action on Act 170 Review and Comment.

C. Subdivisions and Land Developments - Staff Actions –

Additions/ Lot Line Adjustments –

1. Herrmann, Karl & Nelson – Addition to Lands Subdivision – Herrick Township – 2 Lots (27.28 acres, 1.86 acres)
2. Gibson United Methodist Church – Addition to Lands Subdivision – Gibson Twp – 2 Lots (.70 acres, .07 acres)

Minor Subdivisions/ New Lots –

1. Smith, Jeanette – Minor Subdivision – Bridgewater Township – 2 Lots (265 acres, 2 acres)
2. Traver Estate – Minor Subdivision – Choconut Township – 6 Lots (20.64 acres, 35.12 acres, 19.27 acres, 106.60, 11.27 acres, 36.60 acres)
3. Teel, Theresa M, Family LP – Minor Subdivision – Springville Twp – 2 Lots (35.33, 2.00)

Major Subdivisions – None.

Land Development – None.

C Caterson made the motion, J Kukowski seconded, and carried, to concur with staff actions.

VIII. Other items of discussion:

1. Summit Ridge Farms – Sketch Plan - Commercial Land Development – Gibson Twp.

Ryan Krupovich with Summit Ridge Farms has submitted an application and a sketch plan, to be reviewed by the Susquehanna County Planning Commission. It is his intention to build a 6,696-sf addition, to an agricultural building. The parcels in the sketch plan are currently assessed as agricultural.

Council of Governments has requested Summit Ridge Farms come through Susquehanna County Planning for any future buildings to be added to the parcel.

Staff Recommendation: Please review the available sketch plan and application and make recommendations for a proposed plan.

R Housel made the recommendation to present the sketch plan to the County Solicitor for review. R Franks and C Caterson concurred.

2. 2024 Planning Commission Annual Report. – R Housel made the motion to accept the 2024 Planning Commission Annual Report and present it to Susquehanna County Commissioners, J Kukowski seconded, and so carried.
3. C Caterson shared that he had some positive feedback regarding Coterra. How they went above and beyond to help local landowners.

IX. Adjournment

C Caterson made the motion seconded by J Kukowski and carried, to adjourn the meeting at 7:32 pm.

Minutes Prepared by:
Patti L. Peltz Director, Planning

Certified to be a true and correct copy of the minutes of the regular meeting of the Susquehanna County Planning Commission held on February 4, 2025.

Respectfully Submitted,



Robert A. Housel, Secretary