

Susquehanna County Planning Commission
Tentative Agenda – July 28, 2026
7:00 PM

I. Call to Order

II. Pledge of Allegiance

III. Approval of Minutes – see page 2

IV. Communications – see page – page 7

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. PVT 1445, LLC – Dollar General- Land Development – Dimock Twp. - see page 8

B. Section 102.2 – Review and Comment

1. None.

C. Subdivisions and Land Developments - Staff Actions –

Attached Listing through July 27, 2026 – page 10.

VIII. Other items of discussion

1. Sketch Plan review – Benedict
2. Sketch Plan review - Lindsey

IX. Adjournment

Susquehanna County Planning Commission

June 30, 2026 Meeting Minutes

- I. Call to Order:** Chairman Richard Franks called the meeting to order at 7:00 PM. Members present included: Robert Housel, Bryce Beeman, Chris Caterson, John Kukowski, Brandon Cleveland and John Ramsay. The absences were Joe Kempa and BJ Zembrzycki. Also attending was Planning Department Director, Patti Peltz. Members of the public included Christina Cosmello, Justin Lindsey, Sara Price, and Jesse Benedict.
- II. Pledge of Allegiance** The pledge of allegiance was said.
- III. Approval of Minutes**
C Caterson made the motion, seconded by B Cleveland, and so carried to approve the minutes, of the May 26, 2026, Meeting.
- IV. Communications : May 16, 2026 – June 26, 2026**
 1. NOI - DEP – Renew and Accept Coverage Under NPDES GP for Stormwater - DRR 1 Quarry Operation – DH Manufacturing, LLC – Liberty Twp
 2. NOI – Expand – General Plan Approval and Operating Permit (GP-5A) – WR - 73 Webster Pad – Franklin Twp
 3. NOI – Expand – General Plan Approval and Operating Permit (GP-5A) – RU-05 Drann Pad – New Milford Twp
 4. NOI – SLTMA – Renewal of NPDES – Discharge of treated wastewater into unnamed tributary of Little Rhiney Creek – Silver Lake Twp
 5. NOI – DEP - Renew and Accept Coverage Under NPDES GP for Stormwater –Castrogiovanni Quarry Operation – Natstone LLC, DBA Rock Ridge Stone – Bridgewater Twp
 6. NOI – DEP - Renew and Accept Coverage Under NPDES GP for Stormwater – Hoffius Quarry Operation – MM Quarries, Inc – Liberty Twp
 7. NOI – DEP - Renew and Accept Coverage Under NPDES GP for Stormwater – Maple Highland Quarry Operation – Maple Highlands, LLC – Clifford Twp
 8. NOI – DEP - Renew and Accept Coverage Under NPDES GP for Stormwater – Chamberlain Quarry Operation – F.S.Lopke Contracting, INC – Jackson Twp
 9. NOI – DEP - Renew and Accept Coverage Under NPDES GP for Stormwater – Winkleblech 4N Quarry Operation – DH Manufacturing, LLC – Franklin Twp
 10. NOI – DEP - Renew and Accept Coverage Under NPDES GP for Stormwater – White Quarry Operation – James C. White – Clifford Twp
 11. NOI – DEP - Renew and Accept Coverage Under NPDES GP for Stormwater – Seamans Quarry Operation – Clyde Seamans – Clifford Twp
 12. NOI – Coterra – Consumptive Use – GreenwoodR P2 – Bridgewater Twp
 13. NOI – Coterra – Consumptive use – LopatofskyJ P1 – Springville Twp
 14. NOI – Coterra – Consumptive Use – Mogridge P1 – Springville Twp
 15. NOI – Coterra – Consumptive Use – MeadB P2 – Bridgewater Twp
 16. NOI – CEC – ESCGP-4 North Marcellus Ruth WP – McGavin WP Temporary Waterline – Auburn Twp
 17. NOI – GFT – GP-8 Temporary Road Crossing – State Route 1018 over Norfolk Southern Railroad Bridge Replacement project – New Milford Twp

18. NOI – DEP – Renewal GP – 105 for Bluestone Mining – Bulls & Bears Quarry Operation – Center Street Rentals, LLC – Lenox Twp –
19. NOI – Franko’s Water Quality – NPDES Renewal – Village of Four Seasons – Herrick Twp
20. NOI – Folsom Engineering – General Permit GP-5 (Utility Line Stream Crossing) and GP-8 (Temporary Road Crossing) – Gesford K P1 – Dimock Twp
21. NOI – Susquehanna County Conservation District – GP – Dam Safety and Encroachment – Choconut Gravel Bar Removal – Choconut Twp
22. NOI – Expand – DEP Air Quality Program - GP-5A – RU-45 Freitag Pad – New Milford Twp
23. NOI – Expand – DEP Air Quality Program – GP-5A – RU-39 – Sweeney Pad – New Milford Twp
24. NOI – PA Dept of Transportation – Bridge Rehabilitation – State Route 547 over State Route 81 NB & SB – Harford Twp
25. NOI – SESI – NPDES Permit for Stormwater to include construction of 10,640 sf Retail Store, Access Drive, Parking Lot and Utilities – Dimock Twp
26. NOI – Folsom Engineering – GP-105 – General Permit for Bluestone and NPDES GP-104 - Penn - York Lower Quarry – Harmony Twp
27. Noi – Folsom Engineering - GP-105 – General Permit for Bluestone and NPDES GP-104 - McClain Quarry – Springville Twp
28. NOI – Renew and Accept Under the March 2026 NOI for Coverage Under the NPDES GP for Stormwater Associated with Mining GP-104 - 858 Quarry Operation – Middletown Twp
29. NOI – DEP - Renew and Accept Under the April 2026 NOI for Coverage Under the NPDES GP for Stormwater Associated with Mining GP-104 – Bluestone Source 1 Quarry – Forest Lake Twp
30. NOI – DEP - Renew and Accept Under the March 2026 NOI for Coverage Under the NPDES GP for Stormwater Associated with Mining GP-104 – Teel Quarry Operation – Springville Twp
31. NOI – DEP - Renew and Accept Under the March 2026 NOI for Coverage Under the NPDES GP for Stormwater Associated with Mining GP-104 – Hollister Quarry Operation – Auburn Twp
32. NOI – DEP - Renew and Accept Under the March 2026 NOI for Coverage Under the NPDES GP for Stormwater Associated with Mining GP-104 – Turner 2 Quarry Operation – Liberty Twp
33. NOI – Verdantas – ESCGP – 4 - Appalachia Midstream Services, LLC — Przybyszewski Well Line Upgrade – Auburn Twp
34. NOI – DEP – Request to terminate Approval under Statewide Beneficial Use Permit – Pennsy Supply, Inc – Lawton Quarry – Lawton Asphalt Plant
35. NOI – DEP – Small Noncoal Surface Mining Permit Denial – Bowtie Tower Quarry Operation – Great Bend and Oakland Townships
36. NOI – Expand Operating, LLC – Consumptive Use – HDK Well Pad – Franklin Twp
37. NOI – Expand Operating, LLC – Consumptive Use – Skelly Well Pad – New Milford Twp
38. NOI – Expand Operating, LLC – Consumptive Use – Innes Well Pad – New Milford Twp

V. Public Comment: None.

VI. Old Business

A. Subdivision and Land Development Review – None.

B. Report of Finalized Conditional Approvals – None.

C. New Business

D. Subdivision and Land Development Review

1. Susquehanna County Conservation District – Land Development – Bridgewater Twp.

To: Susquehanna County Planning Commission

From: Patti L. Peltz

Date: June 4, 2026

Subject: Susquehanna County Conservation District – Land Development - Bridgewater Township

The Susquehanna County Conservation District has proposed a land development of their land located in the MAIDA industrial park along State Route 29 in Bridgewater Township. The site contains 4.01 acres.

In reviewing the plan, the following items are called to your attention.

1. By definition (Section 204) this is a land development.
2. Application, affidavit of ownership and filing fee have been received.
3. Site development plans were prepared by John Puzo of Earth Farm Studios and Carlo Schneller, P.E.
4. The proposed building will be 60' X 36' with a full walk-out basement and will be used for an education center, offices and meeting rooms for the Conservation District. It will be connected to the existing building via a 7' x 12' breezeway.
5. Access to the site is along Industrial Drive, a Bridgewater Township road, which was part of the original MAIDA industrial park development. A driveway permit from Bridgewater Township is existing (Section 403.2H).
6. Bridgewater Municipal Sewer Authority currently serves the site.
7. Earth disturbance will be less than one acre and will not require an NPDES permit from DEP.
8. An on lot well will supply water to the building.
9. No exterior lighting is proposed other than that on the building itself.
10. The Bridgewater Township Supervisors will be notified.

Staff Recommendation: Grant preliminary approval of the Susquehanna County Conservation District land development in Bridgewater Township conditioned on receipt of the Municipality Report Form from the Bridgewater Township Supervisors within the Commission's allowable review period (Section 306.5), and an approved Erosion and Sediment plan.

R Housel made the motion to concur with staff recommendation and grant conditional preliminary approval based on receipt of Bridgewater Township Municipal Report Form within the allowable period, and an approved Erosion and Sediment plan. Seconded by B Beeman and so carried.

E. Section 102.2 - Act 170 – Review and Comment

1. None.

Subdivisions and Land Developments - Staff Actions

Staff Approvals

May 16, 2026 – June 26, 2026

ADDITIONS/ LOT LINE ADJUSTMENT

1. Bonavita, Cindy – Addition to Lands – Auburn Twp - .43 acres

MINOR SUBDIVISIONS/ NEW LOTS

1. Esslinger, Christine – Minor Subdivision – Brooklyn Twp – 2 Lots (101.00, 3.8 acres)
2. Cassidy, Larry F – Herrick Twp – 2 Lots (53.629, 2 acres)
3. Bocan, Paul & Donna – Herrick Twp – 2 Lots (89.70, 4.13 acres)

MAJOR SUBDIVISIONS

1. None.

LAND DEVELOPMENT

1. None.

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

F. Other items of discussion

1. Sketch plan review – Claverack
2. Sketch plan review – Eastlake
3. Sketch plan review – Benedict
4. Sketch plan review - Lindsey

G. Adjournment

C Caterson made the motion seconded by R Housel and so carried to adjourn the meeting at 7:33 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 June 30, 2026.

Respectfully Submitted,

Robert Housel, Secretary, SCPC

IV. Communication June 26, 2026 – July 27, 2026

1. NOI- Kimley-Horn – INPDES Permit for Stormwater – Bollinger Solar, LLC – Thompson Twp
2. NOI – Susq Co Conservation District – PAG-12 NPDES GP - Determined Incomplete – Dandy Mart - Montrose Borough
3. NOI – Susq Co Conservation District – E&S Permit - Determined Incomplete – Columbia Hose Co – New Milford Twp
4. NOI – BVK Operating, LLC – Consumptive Use – Bush Well Pad – Forest Lake and Bridgewater Twps
5. NOI – Folsom Engineering – ESCGP-4 – Coterra Energy – Corbin J P1 Well Pad – Springville Twp
6. NOI – BVK Operating, LLC – Consumptive Use – Henninger Well Pad – Forest Lake & Bridgewater Twps
7. NOI – DEP – GP for Stormwater Associated with Surface Mining – Holgate 1 Quarry Operation – Lenox Twp
8. NOI – DEP – Renew and Accept Coverage Under NPDES GP for Stormwater Associated with Mining – Weida Stone Products Stalter Quarry Operation – Lenox Twp
9. NOI – Guzek Associates, Inc – DEP (GP-5) Application for Replacement Engine No. 2B – NG Advantage, LLC – Springville Twp
10. NOI – ERM – GP-5 Modification Permit – UGI Auburn Compressor Station – Auburn Twp
11. NOI – Reilly Associates – Culvert replacement State Route 171 and State Route 1009 over Canawacta Creek – Lanesboro Borough

***SUSQUEHANNA COUNTY
PLANNING COMMISSION***

To: Susquehanna County Planning Commission

From: Patti L. Peltz

Date: July 7, 2026

Subject: Dollar General Dimock – Land Development – Dimock Twp

Robert McCullom and PVT 1445, LLC, Pittsburg, PA, have proposed a minor subdivision, along with a commercial development on land presently owned by Graham MacDonald. It would be located along SR29 in Dimock Township. PVT 1445, LLC intends to construct a Dollar General retail store on 1.85 acres.

In reviewing the plan, the following items are called to your attention:

1. By definition (Section 204) this is a commercial land development.
2. Application, affidavit of ownership and filing fee have been received.
3. Development plans were prepared by Michael Lusaitis, SESI Engineering.
4. PVT 1445, LLC is purchasing 1.85 acres of land from Graham MacDonald. Subdivision map is on Sheet C3.
5. PVT 1445, LLC is proposing to construct a 10,640-S.F. Dollar General retail store and parking area on the 1.85-acre lot. 27 parking spaces will be provided, along with 2 handicap spaces.
6. On-lot septic will serve the development. The location is shown on Sheet C6. DEP approval of the sewer planning module will be required prior to preliminary approval (Section 403.2F). On-lot water will serve the development, and the location of the well is shown on Sheet C6.
7. Access to the site is via a proposed driveway from SR29. A copy of a driveway permit as issued by PaDOT is required prior to preliminary approval (Section 403.2H).
8. NPDES permit and E & S plan are required.
9. Landscape plan is shown on Sheet C8.
10. A lighting plan on Sheet C9 shows that light from the development will not impact on neighboring properties.

11. The Dimock Township Supervisors were notified on July 6th. Their next regular meeting is scheduled for August 3rd.
12. Minor map corrections would need to include a Susquehanna County block for signature and add surrounding landowners.

Staff Recommendation: Grant preliminary approval of the Dimock Dollar General commercial development conditioned on receipt of DEP approval of the sewer planning module (Section 403.2F), receipt of a copy of a driveway permit as issued by PaDOT (Section 403.2H), NPDES permit, an approved Erosion and Sediment Plan, minor map corrections, and receipt of the Municipality Report Form from the Dimock Township Supervisors within the Commission's allowable review period (Section 306.5).

Staff Approvals
June 26, 2026 – July 27, 2026

ADDITIONS/ LOT LINE ADJUSTMENT

1. None.

MINOR SUBDIVISIONS/ NEW LOTS

1. Allen Family at Twin Creeks Trust – Minor Subdivision – Rush Twp – 2 lots (64 acres, 10.05 acres)

MAJOR SUBDIVISIONS

1. None.

LAND DEVELOPMENT

1. None.