

**Susquehanna County Planning Commission**  
**Agenda – May 26, 2026**  
**7:00 PM**

**I. Call to Order**

**II. Pledge of Allegiance**

**III. Approval of Minutes – see page 2**

**IV. Communications – see page 7**

**V. Public Comment**

**VI. Old Business**

**A. Subdivision and Land Development Review**

**1.**

**B. Report of Finalized Conditional Approvals**

**VII. New Business**

**A. Subdivision and Land Development Review**

1. Just Dandy, LLC – Land Development – Montrose Borough – see page 10
2. Columbia Hose Co #1 – Land Development – New Milford Borough – see page 12

**B. Section 102.2 – Review and Comment**

1. Lesko, Earl & Nancy – Minor subdivision – Silver Lake Twp 1 lot 2 acres
2. Teed, Stacey & Bonnie – Minor subdivision – Silver Lake Twp 1 lot 2 acres

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

Attached Listing through May 15, 2026 – see page 13

**VIII. Other items of discussion**

**IX. Adjournment**

## Susquehanna County Planning Commission

### March 24, 2026 Meeting Minutes

- I. Call to Order:** Chairman Richard Franks called the meeting to order at 7:00 PM. Members present included: Robert Housel, Joseph Kempa, BJ Zembrzycki, Bryce Beeman, Brandon Cleveland and John Kukowski. The absences were Chris Caterson and John Ramsay. Also attending was Planning Department Director, Patti Peltz. Members of the public included Brian Grose from Fagan Engineers and Willy Rowe from Dandy Mini Marts.
- II. Pledge of Allegiance** The pledge of allegiance was said.
- III. Approval of Minutes**  
**B Beeman made the motion, seconded by BJ Zembrzycki, and carried, to approve the minutes, of the February 24, 2026, Meeting.**
- IV. Communications : February 22, 2026 – March 22, 2026**
1. NOI - Folsom Engineering – ESCGP -4 – Appalachia Midstream Services - Blaisure and Kelly Properties – Dimock Twp
  2. NOI – CEC – NPDES Permit for Stormwater Discharge – Mid-Atlantic Interstate Transmission – Auburn Twp
  3. NOI – DEP – NPDES GP for Stormwater - Jessup Quarry Operation- Gary Morrison – Jessup Twp
  4. NOI – DEP – NPDES GP for Stormwater – Stankavage Quarry Operation – Enrique Vasques – Dimock Twp
  5. NOI – DEP – NPDES GP for Stormwater – Turner Quarry Operation – Meshoppen Stone - Liberty and Silver Lake Twp
  6. NOI – DEP – NPDES GP for Stormwater – Crestmont 2 Quarry Operation – DH Manufacturing – Lanesboro Borough
  7. NOI – DEP – NPDES GP for Stormwater – 858 Quarry Operation – K& J Stone, LLC – Rush Twp
  8. NOI – DEP – NPDES GP for Stormwater – Kelley 2 Quarry Operations – Pedro Sanchez – Silver Lake Twp
  9. NOI – DEP – NPDES GP for Stormwater – Homestead Farm Quarry Operation – Doolittle Stone, LLC – Liberty Twp
  10. NOI – DEP – NPDES GP for Stormwater – DRG Quarry Operation – Darwin R. Greene – Harmony Twp
  11. NOI – DEP – NPDES GP for Stormwater – Paguay Stone Operation – Paguay Stone, LLC – Liberty Twp
  12. NOI – DEP – NPDES GP for Stormwater – Bunnell Quarry Operation – Stanley Bennett – Rush Twp
  13. NOI - DEP \_ NPDES GP for Stormwater – Pigpen Quarry Operation – Backcountry Bluestone, LLC – Harmony Twp
  14. NOI - DEP \_ NPDES GP for Stormwater – Maloney Hill Operation – James E. Marcy – Lenox Twp
  15. NOI – Wayco, Inc - DEP Application – Lake Roy Quarry – William Albert – Franklin Twp
  16. NOI – DEP – Renew and Accept NPDES GP for Stormwater – Stone Street Quarry Operation – L&D Stoneworks, Inc – Forest Lake Twp
  17. NOI – Expand Operating LLC – ESCGP 4 – North Marcellus Marbaker WI – Rylee WP Temporary Waterline – Auburn Twp
  18. NOI – DEP – Renew and Accept NPDES GP for Stormwater – Timber Lane 4 Quarry Operation – Timber Lane Stone, Inc – Lathrop Twp.
  19. NOI – DEP – Renew and Accept NPDES GP for Stormwater – Aline Quarry Operation – Neilton Dias – Lathrop Twp
  20. NOI – DEP – Renew and Accept NPDES GP for Stormwater – DH MFG Crestmont 1 Quarry Operation – DH Manufacturing – Lanesboro Borough
  21. NOI – DEP – Renew and Accept NPDES GP for Stormwater – Taylor 1 Operation – Rock Lake, Inc – Liberty Twp
  22. NOI – Coterra Energy, Inc – Construction Certificate for CST Tank Installation – A&M Hibbard Centralized Treatment Facility – Dimock Twp
  23. NOI – DEP – Renew and Accept NPDES GP for Stormwater – Brooklyn Quarry Operation – Troy Ely, DBA Timberman Stone, Brooklyn Twp

24. NOI – DEP – Renew and Accept NPDEP – GP for Stormwater – Conklin Quarry Operation – Mitchell Conklin, New Milford Twp
25. NOI – DEP – Renew and Accept NPDES-GP for Stormwater – Squid 1 Operation – Squid Holdings, Inc – Harford Twp
26. NOI – DEP – Renew and Accept NPDES-GP for Stormwater – Herberts Farm Quarry Operation – Richard Herbert – Lenox Twp
27. NOI – DEP – Renew and Accept NPDES-GP for Stormwater – Noldy Hibbard RD Quarry Operation – Matthew Noldy – Auburn Twp
28. NOI – DEP – Renew and Accept - NPDES-GP for Stormwater – Herbert Quarry Operation – Richard Herbert – Lenox Twp
29. NOI – DEP – Renew and Accept NPDES-GP for Stormwater – Shimer Quarry Operation – S&M Bluestone, LLC – Forest Lake Twp
30. NOI – DEP – Renew and Accept NPDES-GP for Stormwater – MES Site 1 Operation – GKO Aviation, LLC – New Milford Twp
31. NOI – DEP – Renew and Accept NPDES-GP for Stormwater – Canfield Quarry Operation – 4DS Ventures, Inc – Franklin Twp.
32. NOI – DEP – Accept and Renew NPDES-GP for Stormwater – HB Williams Quarry Operation – HB Williams, INC – Brooklyn Twp
33. NOI – DEP – Renew and Accept NPDES-GP for Stormwater – Shimer Quarry Operation – Enrique Vasquez – Forest Lake Twp
34. NOI – DEP – Renew and Accept NPDES-GP for Stormwater – O’Dell Quarry Operation – F>S> Lopke Contracting, Inc - Harford Twp
35. NOI – DEP – Renew and Accept – NPDES-GP for Stormwater – Rozell 2 Quarry Operation – Jason Rozell – Bridgewater Twp
36. NOI – Expand - Consumptive Use – RU-75-SGL A-Pad – Great Bend 7 New Milford Twps
37. NOI – Coterra - Consumptive Use – GeigerK P1 – Bridgewater Twp
38. NOI – Expand – DEP – Renew GP-5A for continued operation of emission sources – Maris Sus Pad – Auburn Twp
39. NOI – Coterra – Consumptive Use – Augustine P1 – Springville Twp
40. NOI – Coterra – Consumptive Use – LymanJ P1 – Springville Twp
41. NOI – Endeavor Professional Services – Coterra – ESCGP-3 Earth Disturbance– FoltzJ P1 – Brooklyn Twp
42. NOI – DEP – Renew and Accept NPDES – GP for Stormwater – Vannort Quarry Operation – David Vannort – Jessup Twp
43. NOI – DEP – Renew and Accept NPDES GP for Stormwater – Weida Quarry Operation – DH Manufacturing, LLC – Harford Twp
44. NOI – DEP – Renew and AcceptNPDES-GP for Stormwater – Wartman Quarry Operation – Timothy Mark Smith – Franklin Twp
45. NOI – DEP – Renew and Accept NPDES-GP for Stormwater – Carter3 Quarry Operation – Enrique Vasquez – Dimock Twp
46. NOI – DEP – Renew and Accept – NPDES-GP for Stormwater – Butler Quarry Operation – Rockstar Quarries, LLC – Apolacon Twp
47. NOI – DEP – Renew and Accept NPDES -GP for Stormwater – Middletown Quarry Operation – K&J Stone, LLC – Middletown Twp
48. NOI – DEP – Renew and Accept NPDES-GP for Stormwater – Forest Lake Quarry Operation – MM Quarries, Inc – Forest Lake Twp
49. NOI – DEP – Renew and Accept NPDES-GP for Stormwater – Smith Quarry Operation – Craig R Reeves – Jessup Twp
50. NOI-DEP – Renew and Accept NPDES-GP for Stormwater – Kelley No 1 Quarry Operation – Pedro Sanchez – Silver Lake Twp
51. NOI-DEP – Renew and Accept NPDES-GP for Stormwater – B&B Quarry Operation – Robert Linden – Brooklyn Twp
52. NOI – DEP – Renew and Accept NPDES-GP for Stormwater – Torney Quarry Operation – Warner Quarry, LLC – Jessup Twp
53. NOI – DEP – Renew and Accept NPDES-GP for Stormwater – Taylor 1 Operation – Rock Lake, Inc – Liberty Twp.
54. NOI – Coterra – Consumptive Use – ConboyT P1 – Middletown Twp

V. **Public Comment:** None.

VI. **Old Business**

**A.Subdivision and Land Development Review**

1. Summit Ridge Farms – Land Development – Requesting Final Approval

**To: Susquehanna County Planning Commission**

**From: Patti L. Peltz**

**Date: 03/18/2026**

**Subject: Summit Ridge Farms**

The Susquehanna County Planning Commission, at their regular meeting held on March 25, 2025, reviewed the plan for a 6,696-sf addition to Summit Ridge Farms located on State Route 2073 in Gibson Township. It was conditionally approved pending items listed in the preliminary approval letter on March 26, 2025.

The preliminary conditions have been met, and the addition has been completed. Summit Ridge Farms is now requesting Final Approval for their addition.

Staff visited the site on March 18, 2026, and found the site to be built according to plans.

**Staff Recommendation:** Grant Final Approval of the Summit Ridge Land Development in Gibson Township.

**BJ Zembrzycki made a motion to grant final approval from the Planning Commission, B Beeman seconded, and so carried.**

**B. Report of Finalized Conditional Approvals – None.**

VII. **New Business**

**A. .Subdivision and Land Development Review**

1. Just Dandy, LLC – Land Development – Montrose Borough

**To: Susquehanna County Planning Commission**

**From: Patti L. Peltz**

**Date: 03/18/2026**

**Subject: Dandy Mini Mart**

Just Dandy, LLC, Thomas Brothers Enterprises, owner, Sayre, PA, have proposed a Dandy Mini Mart store on land located along Grow Avenue (SR0706 and SR0029) in Montrose Borough. The site is currently developed with a vacant, dated, commercial building. Which will be demolished.

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. Site development plans were prepared by Brian Grose of Fagan Engineers & Land Surveyors.

4. The developer proposes to erect a Mini Mart store 85'x70', a fuel canopy 42'x96', and diesel pumps 28.8'x47' on the 4.88-acre lot. The store will include a drive-through lane.
5. This is a single-phase plan and will start within 60 days of receiving all permits. They expect the construction will last approximately 5 months.
6. The entrance and exit will be off Grow Avenue. A copy of the PennDOT permit is required (Section 403.2H). There will be specific circulation patterns for traffic flow, and designated entrance and exit.
7. The plan shows parking for 64 off-street parking spaces. 52 passenger vehicle spots and 12 commercial vehicle parking stalls. These include 3 handicap spots at the entrance of the store.
8. A landscaping plan and a lighting plan are included. The SALDO states *"706.3 Lighting - Any lighting used to illuminate any off-street parking shall be so arranged as to reflect the light away."* Since there is a residence in proximity, consider letting a county engineer review the full plan including lighting and buffer setbacks. The fee for the engineer would be charged back to the applicant as stated in *"1105.3 Review and inspection fees – 1105.4 - If the review fees collected at the time of application are not sufficient to cover the cost of engineering services and other related professional consulting services incurred by the Planning Commission, an additional fee shall be collected from the Applicant prior to any action on the plan."*
9. Sewer and water will be provided by the Bridgewater Municipal Sewer Authority and Pennsylvania American Water Company. Letters from both entities will need to be submitted which state that they will serve the development.
10. Fagan is working on the Stormwater Plan to begin permitting. Once they have those permits in hand, they can go back to PaDEP for the culvert extension permit. They have already had a meeting with PaDEP about the process.
11. Montrose Borough Council will be notified in time for their next regular meeting to be held on April 6. A copy of the Municipality Report Form, within the Commissions allowable review period is required. Along with any Montrose Borough permits required for the project.
12. If an NPDES or E&S permit is required, a copy will be required.

**Staff Recommendation:** Send the submitted plans to the county engineer for review and a recommendations report. Revisit at the first Planning Commission meeting, following receipt of the engineer's report, to review the report.

**Pending revised plans, R Housel made the motion that the plans be reviewed by the County Engineer, including a full review of the lighting plan, as well as a specific review of the proposed landscaping and planned privacy fence between the parking lot and the neighboring residential property. The SCPC will revisit after the county engineer reviews and sends recommendations. BJ Zembrzycki seconded and so carried.**

**B. Section 102.2 - Act 170 – Review and Comment – None.**

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

**Staff Approvals**

February 22, 2026 – March 20, 2026

**ADDITIONS/ LOT LINE ADJUSTMENT**

1. Livezey, Jeffery & Sandra – Lot Line Adjustment – Herrick Twp.

**MINOR SUBDIVISIONS/ NEW LOTS**

1. GDS Gassearch Drilling Services – Minor Subdivision – Lenox Twp 2 lots 8.14 & 4.08 acres
2. Warner, Allana – Minor Subdivision – Dimock Twp 2 lots 2 & 123 acres
3. Stauffer, Jeffery – Minor Subdivision – Springville Twp – 2 Lots (30.63, 1.88 Acres)

**MAJOR SUBDIVISIONS**

1. None.

**LAND DEVELOPMENT**

1. Cherkauskas, John – Minor Subdivision – Lathrop Twp – second residence.

**VIII. Other items of discussion**

1. Any Planning Commission member concerns.

County Planning Director shared the public meeting for a Data Center Ordinance amendment/BESS (Battery Energy Storage System) Ordinance public meeting would be April 8, 2026 @9:00AM in the Commissioners large meeting room at the county courthouse.

**IX. Adjournment**

**R Housel made the motion seconded by J Kempa and so to adjourn the meeting at 7:34 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 March 24, 2026.

Respectfully Submitted,

Robert Housel, Secretary, SCPC

Pending revised plans, R Housel made the motion that the plans be reviewed by the County Engineer, including a full review of the lighting plan, as well as a specific review of the proposed landscaping and planned privacy fence between the parking lot and the neighboring residential property.

#### **IV. Communication March 23, 2026 – May 15, 2026**

1. Notice of Permit Correction – DEP – Addendum to original permit to add a Small Noncoal Blast Plan – Arnold 1 Quarry Operation – Springville Twp
2. NOI – DEP – Renew and Accept Coverage under NPDES GP for Stormwater – Robinson-Maher Quarry Operation – Michael & Robert Pavelski – Gibson Twp
3. NOI – DEP – Renew and Accept Coverage under NPDES GP for Stormwater – Rock Ridge Stone Montrose Quarry Operation – Natstone, LLC, DBA Rock Ridge Stone – Bridgewater Twp
4. NOI – DEP – Renew and Accept Coverage under NPDES GP for Stormwater – Springville Quarry Operation – Carl Johnson – Springville Twp
5. NOI – DEP – Renew and Accept Coverage under NPDES GP for Stormwater – New Milford Quarry Operation – Three Lakes Stone, LLC – New Milford Twp
6. NOI – DEP – Renew and Accept Coverage under NPDES GP for Stormwater – Parks Quarry Operation – P&P Stone, LLC – Franklin Twp
7. NOI – DEP – Renew and Accept Coverage under NPDES GP for Stormwater – Jackson Quarry Operation – Robert Reddon – Jackson Twp
8. NOI – DEP – Renew and Accept Coverage under NPDES GP for Stormwater – Reddon Szili Quarry Operation – Backcounty Bluestone, LLC – Harmony Twp
9. NOI – DEP – Renew and Accept Coverage under NPDES GP for Stormwater – Jeff & Beth Quarry Operation – Jeffery Williams – Brooklyn Twp
10. NOI – Expand – Consumptive Use – Susan Pad – Auburn Twp
11. NOI – Expand – Consumptive Use – Tyler Pad – Auburn Twp
12. NOI – Expand – Consumptive Use Lyncott Corp Pad - New Milford Twp
13. NOI – Expand – Consumptive Use – Bark'em Squirrel Pad – New Milford Twp
14. NOI – DEP – General NPDES Stormwater Permit – Dias Quarries – Lathrop Twp
15. NOI – Expand – Consumptive Use – Folger Pad – New Milford Twp
16. NOI – Expand – Consumptive Use – Cramer Pad – New Milford Twp
17. NOI – Expand – Consumptive Use – Kerr B Drilling Pad #1 – Lathrop Twp
18. NOI – Expand - Consumptive Use – Berstein Pad – Clifford & Lenox Twp
19. NOI – DEP – Renew and Accept Coverage under NPDES GP for Stormwater - Grosvenor Stienhoff Quarry - New Milford Twp
20. NOI – DEP - Renew and Accept Coverage under NPDES GP for Stormwater – Grossman Quarry – Harmony Twp
21. NOI – DEP - Renew and Accept Coverage under NPDES GP for Stormwater – Lenox Quarry – Lenox Twp
22. NOI – DEP – Renew and Accept Coverage Under NPDES GP for Stormwater – Yachymiak Quarry – Brooklyn Twp
23. NOI – DEP - Renew and Accept Coverage under NPDES GP for Stormwater – S McClain Stone 6 Quarry – Dimock Twp
24. NOI – DEP - Renew and Accept Coverage under NPDES GP for Stormwater – True Blue Quarry – Jessup Twp
25. NOI – DEP - Renew and Accept Coverage under NPDES GP for Stormwater – Casselbury 2 Quarry – Liberty Twp
26. NOI – DEP – Renew and Accept Coverage Under NPDES GP for Stormwater - Forces Stone & Landscape Quarry – Springville Twp

27. NOI – DEP –Renew and Accept Coverage Under NPDES GP for Stormwater –Guaman Quarry – Springville Twp
28. NOI – DEP –Renew and Accept Coverage Under NPDES GP for Stormwater – Bulls and Bears Quarry – Lenox Twp  
NOI – DEP – Renew and Accept Coverage Under NPDES GP for Stormwater – Cook Van Dykes Betty’s Rock Quarry – Springville Twp
29. NOI – DEP – Renew and Accept Coverage Under NPDES GP for Stormwater – Rainbow Quarry – Middletown Twp
30. NOI – DEP – Renew and Accept Coverage Under NPDES GP for Stormwater – King Hill Quarry – Harmony Twp
31. NOI – DEP – Renew and Accept Coverage Under NPDES GP for Stormwater - S McClain Stone 3 Quarry – Brooklyn Twp
32. NOI – DEP –Renew and Accept Coverage Under NPDES GP for Stormwater – Tobon Benjamin 1 Quarry – Great Bend Twp
33. NOI – DEP –Renew and Accept Coverage Under NPDES GP for Stormwater - Dias 2 Quarry – Lathrop Twp
34. NOI – DEP – Renew and Accept Coverage Under NPDES GP for Stormwater – Star Quarry – Harmony Twp
35. NOI – Coterra – Renew Air Permit –Lambert, R. Pad - Gibson Twp
36. NOI – DEP – Renew and Accept Coverage Under NPDES GP for Stormwater – NA Stone Supply Solus Quarry – Lathrop Twp
37. NOI – DEP – Renew and Except Coverage Under NPDES GP for Stormwater – Bakers Taylor Quarry – Lenox Twp
38. NOI - DEP – Renew and Accept Coverage Under NPDES GP for Stormwater – Loja Sol Quarry – Liberty Twp
39. NOI – DEP – Renew and Accept Coverage Under NPDES GP for Stormwater – Cook Hare Ridge Quarry – Rush Twp
40. NOI – DEP – Renew and Accept Coverage Under NPDES GP for Stormwater – Loja Buechel Quarry – Liberty Twp
41. NOI – Entech Engineering – ESCGP-4 for Earth Disturbance - Coterra Energy Gillinham Well Site – Forest Lake Twp
42. NOI – BKV – Consumptive Use – Giangrieco Well Pad – Forest Lake Twp
43. NOI – AKRF – Chapter 102 Individual Permit and Chapter 102 Joint Permit for Solar Development – Penn Goldenrod Solar, LLC – Clifford Twp
44. NOI – DEP – NPDES GP for Bluestone Mining Stormwater – EMCL, LLC – Lenox Twp
45. NOI – DEP – NPDES GP for Bluestone Mining Stormwater – Endless Mountain Minerals, LLC – Harmony Twp
46. NOI – Expand – GP Approval and Operating Permit (GP-5A) - RU 38 Scarlet Oak Pad – New Milford Twp
47. NOI – Tract Engineering – Development of Small Noncoal Mine – Adam allen Partnership – Lands of Christopher Chamberlin – Harford Twp
48. NOI – Repsol – Consumptive use – Camp Comfort - Middletown Twp
49. NOI – CEC – ESCGP-4 Earth Disturbance – Coterra Energy, proposed IJ Minerals Well Pad - Gibson and Herrick Twps
50. NOI – Expand Operating, LLC – Consumptive Use – Robinson Well Pad – Liberty Twp
51. NOI – Expand Operating, LLC – Consumptive Use – Carty-Wisemen Well Pad – Liberty Twp
52. NOI – Expand Operating, LLC – ESCGP-4 Permitting – Squier Freshwater Impoundment Location – Springville Twp
53. NOI – Expand Operating, LLC – Consumptive Use – Scott Pad – New Milford Twp

54. NOI – Expand Operating, LLC - Consumptive Use – Zeffer Pad – New Milford Twp
55. NOI – Expand Operating, LLC – Consumptive Use – Roman Pad – New Milford Twp
56. NOI – Expand Operating, LLC – Consumptive Use – Squier B Drilling Pad #1 – Springville Twp
57. NOI – Expand Operating, LLC – Consumptive Use – Grizzanti Pad – New Milford Twp
58. NOI – Expand Operating, LLC – Consumptive Use – Kass North Well Pad – Liberty Twp
59. NOI – DEP – Permit for Small Noncoal Operations – S&M Blue Stone, LLC – Powell Quarry Operation – Forest Lake Twp
60. NOI – Expand - GP-5A – Continued operation of emission sources - GU-Y Loomis Pad – Rush Twp
61. NOI – DEP - Renew and Accept Coverage Under NPDES GP for Stormwater – Rzepecki Peter the Rock Stone Quarry Operation – Bridgewater Twp
62. NOI – DEP - Renew and Accept Coverage Under NPDES GP for Stormwater – Barlow Satunus Quarry Operation – Clifford Twp
63. NOI – DEP - Renew and Accept Coverage Under NPDES GP for Stormwater – Bennett Noldy Quarry Operation – Rush Township
64. NOI – GPI – County Bridge Painting – Bridges 05, 18, 21, 25, and 27
65. NOI – PADOT – Embankment Repair – State Route 4007
66. NOI – Tract Engineering, PLLC – NPDES GP-104 – re-permit existing bluestone quarry – Onyon Quarry – New Milford Twp
67. NOI – Coterra – Submit to renew GP5a – Mead, B Pad 1 – Bridgewater Twp
68. NOI – DEP – Update existing blast plan – AP Quarry Operation – Middletown Twp
69. NOI – Tract Engineering – Small Noncoal Mine Development – Vannort #3 Quarry – Jessup Twp
70. Noi – LaBella – Revetment Replacement – Carmalt Rd over Choconut Creek – Choconut Twp
71. NOI – Tract Engineering – Small Noncoal Mine Development – Vannort #2 Quarry – Jessup Twp

***SUSQUEHANNA COUNTY  
PLANNING COMMISSION***

**To: Susquehanna County Planning Commission**  
**From: Patti L. Peltz**  
**Date: 05/01/2026**  
**Subject: Dandy Mini Mart**

-Susquehanna County Planning Commission voted in their March 24, 2026, meeting, pending revised plans, made the motion that the plans be reviewed by the County Engineer. Including a full review of the lighting plan, as well as a specific review of the proposed landscaping and planned privacy fence between the parking lot and the neighboring residential property. The SCPC would revisit after county engineer review and recommendations.

-Some recommendations made were corrections to maps, to provide final stormwater management plan, and to provide calculations to confirm parking meets the required criteria. Parking was provided in the original notification. 64 off-street parking spaces, 52 for passenger vehicles, and 12 for commercial vehicles.

-The setback/buffer requirements for the county are 20' on Commercial Land Development, with an additional 50% when it borders a residential parcel. No fencing would be allowed in the buffer area.

-A recommendation to extend privacy fencing was made as well.

-There is some concern on the driveway furthest west, as it narrows from three lanes to two lanes. The reviewing engineer suggested a traffic study. Dandy Project Manager doesn't believe a traffic study will be necessary as they are not creating anymore traffic but rather hoping to pull passersby. Consider internal traffic flow be regulated.

-Planned landscape is not adequate to meet the ordinance, including landscaping of interior parking spaces.

-It was recommended that lighting be included under the canopies to determine light levels, and to provide shielded fixtures to further protect adjacent residential structures.

-Project is pending final stormwater plans, updated maps, PennDOT Highway Occupancy Permit, NPDES or E&S if required, Montrose Borough Report Form, any required zoning permits, DEP permits, and a Pennsylvania American Water Company will serve letter.

Staff Recommendations: Consider the County Engineers' recommendations. Require a plan that meets the ordinance, including buffering areas, lighting and proper setbacks according to the ordinance. The following items are still outstanding: final stormwater plans, updated maps, PennDOT HOP, NPDES or E&S Plan if required, Montrose Borough Report Form, DEP permits, and a PA American Water will serve letter. Recommend revisiting the plan at a future meeting.

***601.1 B Zoning - The use of land in any subdivision or land development shall conform to any applicable municipal or County zoning ordinance.***

***601.4 Whenever other County or local municipal ordinances and/or regulations impose more restrictive standards and requirements than those contained herein, such other ordinances and/or regulations shall be observed, otherwise, the standards and requirements of this Ordinance shall apply.***

**SUSQUEHANNA COUNTY  
PLANNING COMMISSION**

**To: Susquehanna County Planning Commission**

**From: Patti L. Peltz**

**Date: May 13, 2026**

**Subject: Columbia Hose Company #1 and Rescue – Land Development – New Milford  
Borough**

The Columbia Hose Company #1 has proposed a land development on their lands located along State Route 11/ Main Street in New Milford Borough. The Fire Company intends to build a 7,540 sf, five (5) bay building.

In reviewing the plans, 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 Carlo Schneller Engineering along with Earth Farm Studios. Survey information provided by Butler Land Surveying.
4. Columbia Hose Company owns a 2.29-acre parcel with access from State Route 11.
5. PennDOT driveway permit for access is included in the file.
6. Septic and water in the Borough are served by New Milford Municipal Authority. A will serve letter has been received stating they have sufficient capacity to serve the new facility.
7. The number of parking spots will need to be provided, and labeled on the updated maps, for the project.
8. An Erosion and Control Plan will need to be submitted to the Soil Conservation District office for their review and approval.
9. New Milford Borough Council was notified on May 13.

**Staff Recommendation:** Grant preliminary approval of the Columbia Hose Company land development conditioned on the requested updated maps, approval of the Erosion and Sediment Control Plan by the Soil Conservation District, and receipt of the Municipality Report Form from the New Milford Borough Council within the Commission's allowable review period.

**Staff Approvals**  
**March 23, 2026 – May 15, 2026**

**ADDITIONS/ LOT LINE ADJUSTMENT**

1. Tall Pines Players, LLC – Addition to Lands – Forest Lake Twp – .50 acres

**MINOR SUBDIVISIONS/ NEW LOTS**

1. Belcher, Donald & Kelly – Minor Subdivision – Gibson Twp – 2 Lots (8.03, 2.64 acres)
2. Elk Mountain Ski Center, Inc & Harriet F. Moore – Minor Subdivision – Herrick Twp – 3 Lots – (9.63, 4.28, 629+ acres)
3. Panatech, LLC – Minor Subdivision – Harford Twp – 2 Lots (55, 27.60 acres)
4. Lake Partners, LLC – Minor Subdivision -Herrick Twp – 2 Lots (31.16, 9.32)

**MAJOR SUBDIVISIONS**

1. None.

**LAND DEVELOPMENT**

1. None.