

**Susquehanna County Planning Commission
Tentative Agenda – October 27, 2026
7:00 PM**

I. Call to Order

II. Pledge of Allegiance

III. Approval of Minutes – See page 2.

IV. Communications – see page 5.

V. Public Comment

VI. Old Business

A. Subdivision and Land Development Review

1. PAWC Dimock Water Treatment Facility – Dimock Twp – see page 6

B. Report of Finalized Conditional Approvals

1. None.

VII. New Business

A. Subdivision and Land Development Review

1. Bridgewater Twp – Land Development – Bridgewater Twp - see page 7

B. Section 102.2 – Review and Comment

1. Montrose Borough – Zoning Amendment – see page 8
2. Sara Michell Savage - Liberty Twp – Land Development
3. Brackney - Gagliano, Mary – Addition to Lands

C. Subdivisions and Land Developments - Staff Actions –

Attached Listing through September 28, 2026 – see page 5

VIII. Other items of discussion

- A. SCPC terms ending 12/31/2026
- B. Sketch plan - PP

IX. Adjournment

Susquehanna County Planning Commission

September 29, 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, John Ramsay, and Joe Kempa. Absent were Brandon Cleveland and BJ Zembrzycki. Also attending was Planning Department Director, Patti Peltz. Members of the public included Valerie Senese, Bob & Tammy Pornbeck, Heather DiSario, Karen Rebello, and David Young.

II. Pledge of Allegiance The pledge of allegiance was said.

III. Approval of Minutes

B Beeman made the motion, seconded by J Kempa, and so carried to approve the minutes, of the August 25, Meeting.

IV. Communications : August 25, 2026 – September 28, 2026

1. NOI – Fagen Engineering – NPDES Permit Application to DEP – Dandy Mini Mart – Montrose Borough
2. NOI – Coterra – GP 5A for Air Permit to Install two Mesa 32L Rich Burn Engines and Pumps – Smith, R. Pad 3 – Springville Twp
3. NOI – DEP – BAQ-GPA/GP-5 for Natural Gas Compression Stations, Processing Plants, and Transmission Stations – NG Advantage LLC – Springville Twp
4. NOA – Expand Operating, LLC – Minor Modifications – Wyalusing Creek – Rush Twp
5. NOI – DEP – General NPDES Stormwater Permit – D and N Bluestone, LLC Perez Quarry Operation – Harford Twp
6. NOI – PA Dept of Transportation - Application of the Department of Transportation of the Commonwealth of Pennsylvania for approval to modify the public at-grade crossings by the installation of new active traffic control devices where State Route 1017, Germantown Road – Lanesboro Borough
7. NOI – SCCD – E&S Pollution Control Plan -State Route 706 Sewer Pump Station – Montrose Borough
8. NOI – JHA – GP-BAQ-GPA/G-3 Portable Nonmetallic Mineral Processing Plant, GP-BAQ-GPA.Gp-9 Fuel-Fired Internal Combustion Engine(s) – Basita Aggregates Corp – Lathrop Twp
9. NOI – Verdantas – Improvements to UGIES's Existing Midstream Natural Gas Infrastructure – UGI Energy Services Jersey Hill Project – Auburn Twp.
10. NOI – Expand – General Plan Approval and Operating Permit (GP-5A) – RU29 Zeffer Pad – New Milford Twp.
11. NOI – Tract Engineering, PLLC – Small Noncoal Surface Mine Permit – Endless Mountain Minerals, LLC – Brushville Quarry – Oakland Twp
12. NOI – Repsol – Consumptive Use – Shaw (05-272) J Pad – Rush Twp
13. NOI – Expand Operating, LLC – Consumptive Use – Gremmel Well Pad – Jackson Twp
14. NOI – Expand Operating, LLC – Consumptive Use – Watts Well Pad – New Milford Twp
15. NOI – Expand Operating, LLC – Consumptive Use - Marbaker Well Pad – Auburn Twp
16. NOI – Expand – GP-5A for Continuing Operation - RU 17 Berkem Squirrel Pad – New Milford Twp.
17. NOI – Rettew – Expand Operating, LLC -GP-5 and GP-8 Utility Line Stream Crossings, Temporary Road Crossings – PA-706 – Rush Twp
18. NOI – Rettew – Expand Operating, LLC – ESCGP-4 – Delhagen WP, GB WP, Vanderfeltz SWW – Rush Twp
19. NOI – SCCD – PAG-02 NPDES GP Coverage Approval – Dandy Mini Mart – Montrose Borough
20. NOI – Verdantas – ESCGP-4 – Williams Field Services – Diaz Teddick Connector – Brooklyn Twp
21. NOI – Guzek Associates, Inc – DEP GP-5 Application for Replacement Engine No 2C – NG Advantage, LLC – Springville Twp

22. NOI – DEP – GP-105 for Bluestone Mining – Stevens Point Operation – Harmony Twp

V. **Public Comment:** Valerie Senese introduced herself and thanked the Planning Commission for all they do.

VI. **Old Business –**

C. **Subdivision and Land Development Review**

1. None.

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

VII. **New Business**

D. **Subdivision and Land Development Review**

1. Zymblosky – Major Subdivision – Harford Twp

To: Susquehanna County Planning Commission

From: Patti L. Peltz

Date: September 16, 2026

Subject: Zymblosky Major Subdivision

Gerald & Rita Zymblosky have proposed a major subdivision of their lands. It is located along State Route 547, Blanding Lake Road, and adjacent to Route 81.

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

1. By definition (Section 204) this is a major subdivision as it contains no road frontage.
2. Application, affidavit of ownership and filing fee have been received.
3. Kempa Surveying prepared the maps.
4. Access to the site is via a proposed driveway from Blanding Lake Road. A copy of a driveway permit as issued by Harford Township is required prior to preliminary approval.
5. This location has access to public water and public septic.
6. The Harford Township Supervisors will be notified. Their next regular meeting is scheduled for October 20.

Staff Recommendation: Grant preliminary approval of the major subdivision pending receipt of a driveway permit as issued by Harford Township (Section 403.2H), and receipt of the Municipality Report Form from the Harford Township Supervisors within the Commission's allowable review period (Section 306.5).

R Housel made the motion to concur with staff recommendations and grant conditional preliminary approval based on receipt of Harford's Municipal Report Form , and a township driveway permit. Seconded by J Kukowski and so carried. J Kempa recused himself from the discussion.

E. **Section 102.2 - Act 170 – Review and Comment**

1. Curcio- Minor Subdivision – Clifford Twp

Subdivisions and Land Developments - Staff Actions

**Staff Approvals
August 24, 2026 – September 28, 2026**

ADDITIONS/ LOT LINE ADJUSTMENT

1. Marcho, Gary & Mary Ann – Addition to Lands Subdivision – Gibson Twp – 3 Lots (21.20, 13.33, 9.68 acres)
2. Place, Eric & Nathan – Addition to Lands Subdivision – Auburn Twp – 2 lots (.71, 310 acres)

MINOR SUBDIVISIONS/ NEW LOTS

1. Reynolds, Joseph & Linda – Minor Subdivision – Jessup Twp – 2 lots (54.34, 29.66 Acres)

MAJOR SUBDIVISIONS

1. None.

LAND DEVELOPMENT

1. Millard, Kevin – Minor Land Development – Jessup Twp - Residential

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

VIII. Other items of discussion

1. Sketch Plan – Pornbeck
2. Sketch Plan – WAY Storage

IX. Adjournment

C Caterson made the motion seconded by R Housel and carried to adjourn the meeting at 7:25 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 September 29, 2026.

Respectfully Submitted,

Robert Housel, Secretary, SCPC

IV. Communication September 28, 2026 – October 28, 2026

1. NOI - JHA – Individual NPDES Permit for Stormwater Discharges Associated with Construction Activities – David Crawford – Ararat Twp
2. NOI – SCCD – E&S Pollution Control Plan – Susquehanna County Bridge #11 Replacement over Silver Creek – Franklin Twp
3. NOI – JHA – NPDES Permit Renewal – Elk Lake School District – Dimock Twp
4. NOI – DEP – General NPDES Permit for Bluestone Mining – James W Barber Trucking & Excavating – Glenwood Quarry Operation – Lenox Twp
5. NOI – Coterra – Consumptive Use – Shields P2 – Dimock Twp
6. NOI - Wayco, Inc – GP-105 for Bluestone – Stevensville Stone Supply, LLC – Rush Twp
7. NOI – Coterra – Consumptive Use – LippincottF P1 – Brooklyn Twp
8. NOI – Consumptive Use – HessR P1 – Dimock Twp
9. NOI – Expand – GP-5A – Nickolyn Sus Pad – Auburn Twp

***SUSQUEHANNA COUNTY
PLANNING COMMISSION***

**To: Susquehanna County Planning Commission
From: Patti L. Peltz
Date: 10/15/2026
Subject: PAWC Dimock Water Treatment Facility**

The Susquehanna County Planning Commission, at their regular meeting held on May 20, 2025, reviewed the plan for a water treatment facility located on State Route 3023 and 50 Meshoppen Creek Road in Dimock Township. It was conditionally approved pending items listed in the preliminary approval letter on May 20, 2025.

The preliminary conditions have been met, and the facility has been completed. Pennsylvania American Water Company is now requesting Final Approval for their facility.

Staff visited the site on October 20, 2026, and found the site to be built according to plans.

Staff Recommendation: Grant Final Approval of the Pennsylvania American Water Company, Dimock Treatment Facility, in Dimock Township with receipt of a copy of the PA Water Supply Permit.

***SUSQUEHANNA COUNTY
PLANNING COMMISSION***

**To: Susquehanna County Planning Commission
From: Patti L. Peltz
Date: 10/15/2026
Subject: Bridgewater Twp Land Development**

Bridgewater Township Supervisors have submitted an application to develop their land with an 80' x 80', 6,400-sf storage building. There is an existing shop, office and storage shed on the property.

In reviewing the plans, 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 John Seamans, Fleetville, PA.
4. Bridgewater Township intends to develop the 4.23 acres with an 80' X 80' commercial storage building.
5. No new sewage or water is proposed for the building. No lighting is proposed in the building.
6. The land is developed with other storage buildings and existing driveways.
7. The Bridgewater Township Supervisors have been notified in time for their regular meeting which is scheduled for October 20, 2026.
8. Municipal Report Form has been received.

Staff Recommendation: Grant preliminary approval of the Bridgewater Township commercial land development.

***SUSQUEHANNA COUNTY
PLANNING COMMISSION***

To: Susquehanna County Planning Commission

From: Patti L. Peltz

Date: 10/15/2026

**Subject: Montrose Borough Zoning Ordinance Amendments –
Montrose Borough – Review and Comment**

The Montrose Borough Council has scheduled a public hearing for Monday, December 7, 2026 at 6:30pm, at the Montrose Borough Building (89 Cherry St., Montrose PA). The purpose of this hearing is to consider and act on an Amendment modifying the current zoning district and zoning map from Residential to Commercial for properties owned by Christopher Dana Hall and James Scott Hall, located at 128 Beech St, Montrose Borough.

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

1. According to the Municipal Planning Code Section 609 E – If a county planning agency shall have been created for the county in which the municipality proposing the amendment is located, then at least 30 days prior to the hearing on the amendment by the local governing body, the municipality shall submit the proposed amendment to the county planning agency for recommendations
2. The proposed change in zoning would be consistent with the County's Comprehensive Plan whereas Montrose Borough has been identified as a designated growth area.
3. The change in zoning would be close in proximity to the already existing commercial district.

Staff Recommendation: Advise Montrose Borough to adopt the proposed change.

To: Susquehanna County Planning Commission
From: Carol Ainey
Date: October 19, 2026
Subject: Karen Rebello Add-on Subdivision

Robert Pornbeck, owner of 10 Quaker Lake Rd, LLC, has submitted an application for an Add-on Subdivision to his parcel along Quaker Lake Rd in Choconut Township. It is the intention of Mr Pornbeck, along with Karen Rebello, to add .58 acres (proposed Lot A) of her 1.37 acres to his adjoining 1.59 acres.

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

1. By definition (Section 204) this is an Add-On Subdivision, also known as a lot improvement subdivision or Lot Line Adjustment.
2. Application, affidavit of ownership and filing fee have been received.
3. Subdivision map was prepared by Butler Land Surveying, LLC
4. Owner, Ms. Rebello, is requesting a variance to the minimum 1-acre lot requirement. Her remaining lot (proposed Lot 1) will be .79 acres.
- 5 Lot 1, remaining land, has a house, inspected sewage system, and water supply.
6. Lot A is to be added to adjoining lands of 10 Quaker Lake Rd, LLC which has buildings, sewage system and water supply.
7. Ms. Rebello has submitted a letter of full support of the Addition to lands of 10 Quaker Lake Rd, LLC.

Staff Recommendation: Grant the variance to the minimum 1 acre lot requirement to allow the Add-on Subdivision of .58 to the lands of 10 Quaker Lake Rd, LLC leaving .79 acres to the lands of Karen Rebello, pending receipt of the Municipality Report Form from Choconut Township within the Commission's allowable review period (Section 306.5).

Staff Approvals
September 28, 2026 – October 28, 2026

ADDITIONS/ LOT LINE ADJUSTMENT

3. None.

MINOR SUBDIVISIONS/ NEW LOTS

1. Runne, Andre & Melonie – Middletown Twp – Minor Subdivision – 2 lots (72.99, 1.36 acres)
2. Glover, Todd & Sharon – Ararat Twp – Minor Subdivision – 2 lots (10, 48.96 acres)

MAJOR SUBDIVISIONS

1. None.

LAND DEVELOPMENT

1. None.