

Sullivan County Planning Commission

*Sullivan County Courthouse
Laporte, Pennsylvania 18626
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Minutes

September 1, 2022

Sullivan County Courthouse

I. CALL TO ORDER

Commission Chairman Melvin Lewis, called the meeting to order at 3:01 PM and stated Roll Call will be taken from the sign-in sheet.

II. ROLL CALL –

Present: Melvin Lewis, Leo Lambert, Jim Lambert, Bob Henderson, & Laurie Cimino, Planning Director Christopher Roenning & Assistant Planner Erica Lutz.

V. APPROVAL OF MINUTES

A motion was made by Leo Lambert to approve the minutes of the August 4th, 2022, meeting, as presented. The motion was seconded by Jim Lambert and unanimously approved in the affirmative.

VI. VISITORS- Scott Williams, Carol Williams, & Suzan Mann President Lake Mokoma Association.

VII. SUBDIVISION

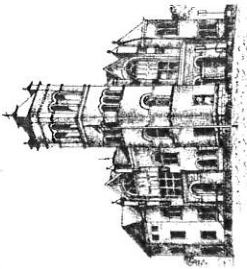
1.) Pedro, Gilbert J

One lot subdivision located in Cherry Township on Chinatown RD. Review for final approval. Chris Roenning presented specifics for this subdivision.

Following a discussion Jim Lambert made a motion to grant final approval. The motion was seconded by Leo Lambert and received unanimous approval, with Laurie Cimino abstaining.

2.) Eagles Mere Country Club

One Lot subdivision located in Shrewsbury Township/Eagles Mere Borough near Linwood Avenue. Eagles Mere Country Club seeking waiver requirements of Table 1, “Minimum Design Standards for Public and Private Streets” of Sullivan County Subdivision & Land Development Ordinance.



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The Eagles Mere Country Club, Inc., is proposing to subdivide a non-building lot of 75.03 acres, designated as Lot 1, from its lands, located as noted above parcel # 13-048-0002, per Glen Yasharian Professional Land Surveyor subdivision plat #: 218.07. The parcel is to be conveyed to the Eagles Mere Conservancy, Inc for non-developmental, recreational, and preservation use. The Conservancy, per its bylaws, is a non-profit corporation, whose purpose is “land acquisition for water and soil conservation, wildlife sanctuary and refuge, and preservation of scenic beauty.”

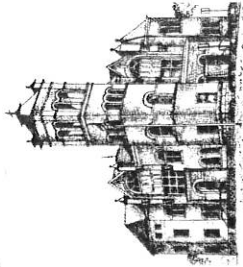
The proposed lot 1 doesn't front on a public road, an access right of way (private street or driveway) is being created through adjacent lands to connect to Pennsylvania Avenue in Eagles Mere Borough, a public street. The first section of this right of way will be through the adjoining lands of the Commonwealth of Pennsylvania (Loyalsock State Forest).

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In the waiver request letter (Dated 08/29/2022) Professional Land Surveyor Glenn Yasharian wrote on behalf of the Eagles Mere Country club, Per the District Forester, the Bureau of Forestry is proposing to limit the width of this access right of way through the State Forest to 16 feet. This is the approximate width of the existing physical cartway (a former logging railroad) along this proposed route, including side ditches, which does not require significant construction or modification for the intended use (pedestrian traffic and possible logging equipment for forest maintenance).

A waiver (modification) from the requirement of table 1, “Minimum Design Standards for Public and Private Streets” of the Sullivan County Subdivision and Land Development Ordinance is being requested by the subdividers for this section of the proposed access right of way, specifically with regard to right of way width, which otherwise would be 50 feet.

A motion was made by Leo Lambert to approve the waiver of right of way to 16 feet on the Commonwealth of Pennsylvania (Loyalsock State Forest) through the existing cartway of the former logging railroad. The motion was seconded by Bob Henderson and received unanimous approval by the planning commission.



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VIII. LAND DEVELOPMENT

IX. OLD BUSINESS

X. NEW BUSINESS

XI. COMMUNICATIONS

-Chesapeake Appalachia, LLC – Location: Forksville Borough. Notice that they are applying for a General Permit 8 & 11 through the Department of Environmental Protection. They are proposing to replace the existing surface water intake within the Loyalsock Creek and install approximately 386-feet of 2” diameter PVC conduit for the intake’s air-burst system.

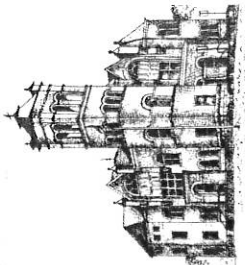
-Chesapeake Energy – Notice of Intent (NOI-2022-0061) for Consumptive Use at G & S Big Rigger Well Site located in Cherry Township, Sullivan County. The requested consumptive use amount for drilling and development at the above drilling pad is 7,500,000 gallons/day.

-Cetarus (USA) Ltd. – Location Cherry Township. GP-5A Permit Application for A-3H Mehalick Well Pad.

XII. OPEN FORUM

Attorney Scott A. Williams said that he would like to discuss the approval of the subdivision for his parcel in Laporte Borough. Scott A. Williams referenced that Lake Mokoma Association President Suzan Mann was present.

Attorney Scott A. Williams asked the Sullivan County Planning Commission if they would approve the Retracement Survey of Scott A & Carol Williams. The motion to grant approval of the lot addition was made by Leo Lambert pending that the planning office receives all the necessary subdivision paperwork and correct the subdivision plan. The motion was



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seconded to grant seconded by Melvin Lewis pending that that the planning office receives all the necessary subdivision paperwork and correct the subdivision plan. Planning Board members Jim Lambert, Laurie Cimino, and Bob Henderson voted no. The motion was not passed.

XIII. ADJOURN

Leo Lambert made a motion for adjournment at 3:58PM. The motion was seconded by Melvin Lewis and unanimously approved.

Leo Lambert
10-6-22