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ADMINISTRATIVE AGENCY
FOR THE
BRADFORD COUNTY PLANNING COMMISSION

DEPARTMENT OF COMMUNITY PLANNING AND MAPPING SERVICES

North Towanda Annex No. 1
29 VanKuren Dr., Suite 1
Towanda, PA 18848

Minutes

BRADFORD COUNTY PLANNING COMMISSION

Public Safety Building
29 VanKuren Drive, Towanda, PA 18848
February 17, 2026
6:00 P.M.

APPROVED 17 MARCH, 2026
Data Center Subcommittee Meeting
February 17th, 2026
5:00 P.M.

Topic: BCPC Meeting for February 17, 2026
Time: Feb 17, 2026, 06:00 PM Eastern Time (US and Canada)
Join Zoom Meeting
<https://us02web.zoom.us/j/6472088458?pwd=FHdlxXc2FEJVOKsF1bBBtaVkeZ1fla.1&omn=84287722692>
Meeting ID: 647 208 8458
Passcode: FebMeet

1) Roll Call:

A. Commission Members: R. Keiper, G. Aikens, R. Azpiazu, A. Bishop, W. Knapp, S. Williams(zoom), J. Souto, M. Williams
County Staff: D. Naugle, C. Anderson, E. Burgess, A. Gandrala, S. Sunku, J. Thompson

2) Minutes: January 20, 2026

Motion to amend*: R. Keiper/M. Williams; Motion carries unanimously
Motion to Approve Amended minutes: J. Souto/M. Williams; Motion carries unanimously

*The commission reviewed January 2026 meeting minutes regarding comments made by Kurt Lafy. The minutes reflected that Mr. Lafy spoke on behalf of Sheshequin Twp. The commission requested documentation from Sheshequin Twp confirming he was authorized to speak in an official capacity; no documentation was provided. A motion was made to amend the January 2026 minutes to reflect Mr. Lafy spoke as a private citizen, not as a representative of the Township.

Commented [EB1]: Does this work?

Commented [DN1R2]: yes

PLANNING COMMISSION MEMBERS

Roy Keiper • Glenn Aikens • Raul Azpiazu • Andrew Bishop • Warren Knapp • Robert Storch • Scott Williams • Jim Souto • Matthew Williams

3) Subdivision/Land Development Administration

A.) Monthly Report:

Motion to approve: G. Aikens/W. Knapp; Motion carries unanimously

B.) New Application Acceptance (*Indicates Modification Request):

2026-012	Main Street Restoration	Rome Township*
2026-013	Brian & Danielle Carr	Wilmot Township*
2026-014	The Pathway, Inc.	N. Towanda Township
2026-015	PAL 113 Solar Facility	Sheshequin Township

	QUE	Awaiting Municipal Review	Awaiting Sanitation Review	Awaiting DEP Review	Other
SD/LD	42	17	14	9	

Motion to approve: W. Knapp/J. Souto; Motion carries unanimously

C. Visitors:

*Ben Morral (PAL112/PAL113), Geoff Graham (Vesper energy), Ejay Tyler (Vesper Energy), Austin Behrmann (Vesper Energy)
Press: Matt Hicks (The Daily Review), James Lowenstien (The Rocket Courier)*

D.)Subdivision Plan Reviews:

- ❖ **2026-003 Henry & John Miller & Rudolph Steury / Sheshequin Township:** The subdivision of lands of Miller & Steury is a two-lot subdivision of a 104-acre parcel described in Bradford County Inst. 202312777. Lot 1 (74.07 acres) is the remaining land. It is occupied by a cabin, barns, water supply, and two privies that have been inspected. This lot is to be for residential use at this time. Proposed Lot 2 (30.51 acres) is occupied by barns and is for agricultural use at this time. The surrounding parcels in this area are generally used for agricultural and residential purposes. There is no sewage collection system in the vicinity of this subdivision. This was received 12/22/2025 90 day window is 3.17.2026 Awaiting response from developer for site visit.

Action Needed: Applicant is seeking a **Modification Request** from Section 504.2 “On-Lot Septic” for Lot 2.

Justification: Lot 2 is to be for agricultural use at this time.

*Motion to approve: A. Bishop/S. Williams; Motion carries 6-1
(Opposed: W. Knapp; Abstained: R. Kieper)*

- ❖ **2026-012 Main Street Restoration / Rome Township:** Lot 1 (62.608 acres) is the remaining lands. It is vacant and is for silvicultural use at this time. Access will be granted by way of a 50’ easement along the south side of lot #2. Proposed Lot 2 (10.827 acres) has an existing driveway & 2 story garage and is to be used for residential use. Highway occupancy permits and easement agreements are included in the applicants packet.

Action Needed: Applicant is seeking a **Modification Request** from 404.1 “All Lots Must Abut a Street” for Lot 2.

Justification: Lot 2 has a proposed 50’ Easement.

Motion to approve: A. Bishop/J. Souto; Motion Carries unanimously

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- ❖ **2026-013 Brian & Danielle Carr / Wilmot Township:** The minor subdivision of lands of Brian & Danielle Carr is a two-lot subdivision on a 51.5-acre parcel described in Bradford County Inst. 202307027. Proposed Lot 2 (2.54 acres) is vacant and has percolation testing as shown for a proposed three-bedroom house. There is a proposed 50' access easement that will serve this lot. Lot 1 (47+/- acres) is the remaining land. It has buildings, a spring house, but no sewage systems on lot and is for agricultural use currently. The surrounding parcels in this area are generally used for agricultural and residential purposes. There is no sewage collection system in the vicinity of this subdivision.

Action Needed: Applicant is seeking a Modification Request from Section 404.1 "Every Lot Shall Abut a Street" for Lot 2.

Justification: Lot 2 has proposed Access Easement.

Motion to approve: M. Williams/A. Bishop; Motion carries unanimously

Action Needed: Applicant is seeking a Modification Request from Section 504.2 "On Lot Septic" for Lot 1.

Justification: Lot 1 is to be for agricultural use.

Motion to approve: J. Souto/R. Keiper; Motion carries unanimously

E.) Land Development Reviews

- ❖ **2025-111 Keith T. & Catherine J. Bonin / Orwell Township:** Pivot Energy PAL 112, LLC is proposing to develop a Solar Energy Facility on the existing property located at Cragle Road in Orwell Township. The overall property is approximately 92 acres, and the intent is to construct the solar facility within approximately 25 acres of existing agricultural fields. The solar facility development will include construction of a previous gravel access road, equipment pad areas, two areas of solar arrays, and storm water management facilities. No public sewer or public water facilities are planned for construction.
 - o Originally RCVD on 11/6/25 as Minor LD, at the November meeting this was returned with instructions to resubmit as a Major LD.

Action Needed: Applicant is seeking **Preliminary/Final Approval** for this development contingent upon; Municipal Comment form, Engineer comments.

Motion to require a change of application type from Minor LD to Major LD: J. Souto/ M. Williams; Motion carries unanimously

- ❖ **2025-113 Rome Dollar General (LD) / Windham Township:** The Major Land Development project tract is approximately 2.38 acres, and it is anticipated that much will be disturbed because of construction activities. The project site is currently the location of a meadow which is not mowed. Overall surface elevations across the proposed development area range from approximately 925 to 934 feet. Proposed improvements include the construction of a 10,640 square foot retail store, access drive, parking lot, utilities, and associated stormwater management facilities. The anticipated site disturbance shall include minor grading as well as additional impervious areas which will be treated on-site by stormwater management BMPs.

Action Needed: Applicant is seeking **Conditional/Preliminary approval** on this development contingent upon Municipal Comment & HUNT's Engineer Comments. Engineer zoom meeting is set for February 24th, 2026.

Motion to table pending engineer comments and NPDES submission: M. Williams/J. Souto; Motion carries 7-1 (A. Bishop opposed)

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- ❖ **2025-115 Soltier, LLC / Wysox Township:** Soltier is proposing the construction of a Crypto Data Mine at 133 Sullivan Street, Towanda, PA 18848 (Bradford County Parcel ID #62-087-06-005). The existing site is a 2.686-acre parcel. The existing property includes gravel parking and driveways, a main building with attached car port, electrical equipment and existing Antboxes for the purpose of crypto mining. This proposed project will remove the existing gravel and all structures on site to regrade a stepped gravel yard for the installation of a larger electrical service, associated equipment and (27) new Antboxes for the purpose of Crypto Data Mining. The proposed conditions will include similar sized structures on concrete pads. This action was tabled at the December 2025 meeting. As of 1/13/2026 Wysox has not received a conditional use application.

Action Needed: Applicant is seeking **Conditional/Preliminary approval** on this development contingent upon Municipal Comment, Zoning & Satisfaction of Keystone's Engineer Comments. The applicant has not requested special use hearing with the township as of 2.10.2026. 90-day review period ends 3.17.2026

Motion to table: A. Bishop/J. Souto; Motion carries unanimously

- ❖ **2026-007 PAL115 Tarbox Solar Project (Canton) / Canton Township:** PIVOT is proposing to construct a 3-megawatt photovoltaic solar generating project and associated necessary infrastructure on land that is current, and has historically been, used for agricultural operations. The project will consist of PV Solar panels racking systems, inverters that will convert direct current electricity to alternating current electricity, a network of racking-mounted and buried cables to collect the electricity, a collection substation, switchyard, laydown yards, and perimeter fencing around PV panel arrays and substation. The project will consist of approximately 6,625 solar panels, and the representative type of panel will be SILFAB SIL-580 XM + 580W manufactured panels. Each panel has generating capacity of 580 watts with a total DC capacity for the site of 3.842 MW DC. Panel dimensions are 89.7 inches by 44.6 inches by 1.4 inches. The maximum height of panels will be approximately 12 feet above grade. The project will connect to the grid at a point of interconnection along State Route 14. **Originally Rcvd 12/31/2025 Tabled January 20th, 2026 meeting pending engineer review comments.**

Action Needed: Applicant is seeking **Conditional/Preliminary approval** on this development contingent upon Municipal Comment, Filing Fees & Keystone's Engineer Comments.

Motion to table: W. Knapp/A. Bishop; Motion carries unanimously

- ❖ **2026-015 PAL113 Solar Project Sheshequin Township:** PIVOT is proposing to construct a 3-megawatt photovoltaic solar generating project and associated necessary infrastructure on land that is current, and has historically been, used for agricultural operations. The project will consist of PV Solar panels, racking systems, inverters that will convert direct current electricity to alternating current electricity, a network of racking-mounted and buried cables to collect the electricity, a collection substation, LV switchboard, laydown yards, an access road, stormwater basins, utility poles, and perimeter fencing around PV panel arrays, electrical equipment, and stormwater features. The project will consist of approximately 6,360 solar panels, and the representative type of panel will be SILFAB SIL-580 XM + 580W manufactured panels. Each panel has generating capacity of 580 watts with a total DC capacity for the site of 3.6888 MW DC. Panel dimensions are 89.7 inches by 44.6 inches by 1.4 inches. The maximum height of panels will be approximately 12 feet above grade. The project will connect to the grid at a point of interconnection along Sheshequin Road (state route 1043).

Action Needed: Applicant is seeking **Conditional/Preliminary approval** on this development contingent upon Municipal Comment, & Satisfaction of Hunt Engineers Comments.

Motion to table: M. Williams/J. Souto; Motion carries unanimously

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F.) Municipal Planning Commission Review:

Sketch Plan Review:

Vesper Solar

G.) Possible Violations

H.) Violations: None

I.) DEP Permit Review: None

J.) Municipal Ordinance Review:

Proposed Amendments to the Wysox Township Zoning Ordinance and Zoning Map providing for a Date Center Overlay District.

Motion to submit comments: J. Souto/W. Knapp; Motion carries unanimously (R. Keiper abstains)

K.) Items Reviewed With Solicitor

Ark of the Covenant

Final hearing will take place March 11, 2026

Eureka Resources- Eureka as a company is being dissolved and is selling all their assets to settle outstanding invoices, payments, etc. This is the primary reason for the permitting being held up. The land/real estate owner (Ertel Associates) is hoping to have things settled to a point where they can continue/finalize the permitting very soon. Lis Pendens has been filed

L.) Communications:

There is still no response from BAPA on the engineer fees.

M.) Reports

N.) Old Business (see summary)

❖ **2026-008 Van Blarcom Farms / Columbia Township:** The subdivision of lands of Van Blarcom Farms is a one-lot subdivision of a 365-acre parcel described in Bradford County Inst. 200103346. Proposed Lot 3 (24.55 acres) is occupied by agricultural buildings, water supply systems and on-site septic that has been inspected. Lot 1 is the remaining land. It is occupied by houses, barn, water supply systems and on-site septic that has been inspected. Lot 2 was previously conveyed. The surrounding parcels in this area are generally used for agricultural and residential purposes. There is no sewage collection system in the vicinity of this subdivision.

It was confirmed with BCCD that this farm does in fact have a Manure Management Plan.

❖ *Bradford County Data Center Ordinance subcommittee report*

O.) New Business (See summary)

Commented [EB2]: There's no new business summary

P.) Adjournment:

Motion to adjourn: G. Aikens/W. Knapp; Motion carries unanimously, meeting adjourned 7:17PM

(Communications Summary):

A. Incoming:

B. Outgoing:

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Old Business Summary

2018-062 M.R. Dirt, Inc. (Oliver's Restaurant) – Wysox Township – Planning Director will be meeting with Wysox Twp Officials on 11/18/2025 to determine next course of action.

Commented [EB3]: Any recent updates?

2024-055 Sayre Dandy Mini Mart Parking Expansion- Site Inspection done on January 30, 2025. Final As-Builts received, final approval won't be complete until grading/seeding is done in the Spring.

2024-006 JLM Real Estate (DG) / Ridgebury Township- Final As-Builts received. Awaiting a date for a Site Inspection.

2024-036 PVT 1340 (DG) / North Towanda Township- Final As-Builts received. Site inspection revealed a water retention issue with the detention pond. Dollar General Engineers are investigating this issue. Awaiting a date for a Second site inspection.

2024-104 William & Linda Hollenback (Wysox Solar Project) / Wysox Township- The Proposed Solar Energy Facility, which consists of four (4) separate solar arrays (projects), is located on three privately owned parcels (6208703013000000, 6208706011002000, 6208703014000000) of land in Wysox Township, owned by William & Linda Hollenback. The existing land conditions are comprised of agricultural land. The Projects are proposed to be situated fully within the Manufacturing zoning district and will consist of construction of solar arrays and associated infrastructure such as access roads, electrical collection lines, inverters, transformers, fencing and signage. The Projects will be developed in four (4) separate solar arrays with fencing enclosing each array and the entirety of the development area. The anticipated development area will total approximately 42 acres. The energy developed by the Projects will be collected and transferred to existing utility poles owned by PPL Electric Utilities where it will then be connected to the Existing PPL electric power infrastructure. The Projects will be developed in accordance with the conditions specified within the Wysox Township ZHB Decision, in addition to the Wysox Zoning Ordinance, the Bradford County's SALDO and all applicable permits required by Pennsylvania DEP. Wysox Township Zoning Hearing Board rendered their decision on May 12, 2024 granting the Applicant Special Exception approval with certain conditions to provide for the placement of a power generating facility upon the property. **UPDATE 02.10.2026**
We have reached out for an update on the status of this project.

Wyalusing Tractor Supply- Preliminary Approval was granted on May 16, 2025, with all outstanding comments/concerns met. Staff and Keystone Engineer walked on the project on November 25th, 2025. Two items were identified during this walk, a safety grate over the inlet for the detention pond on the front of the property, and an incorrect grading of the same pond. Since the walk through, the safety grate has been placed. Soft opening is scheduled for January 30th. *Planning Director met with Tractor Supply Staff and construction company on 1/14/2026. Detention Pond is not draining; they were advised that this needs to be corrected before approval will take place. Follow up will be scheduled for 1 March 2026*

2004 SALDO Amendments: The Community Planning and Mapping Staff is currently in process of performing an update to the Bradford County SALDO in coordination with the County Planning Commission. A draft document was provided to the Planning Commission for comment on August 20, 2019 which contained the first two sections of the SALDO with new definitions for review. Updates will be provided periodically to the BCPC and public as the process is completed.

County Bridge # 8 / West Burlington/Troy Twp.: The bridge repair work on Bronson Road will begin in 2026. Larson Design Group has notified us of the following detour. The detour will be approximately 4.6 miles and will use East Troy Back Road (T-328), Gulf Road (T-829), and Roosevelt Highway aka Route 6 (SR 0006) to reroute traffic around the closure of the bridge.

County Bridge # 13 / Franklin Twp.: The bridge repair work on Cons Road over Towanda Creek will begin in 2026. Larson Design Group has notified us of the following detour. The detour will be approximately 4.6 miles and will use East Troy Back Road (T-328), Gulf Road (T-829), and Roosevelt Highway aka Route 6 (SR 0006) to reroute

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