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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

Agenda

BRADFORD COUNTY PLANNING COMMISSION

Public Safety Building
29 VanKuren Drive, Towanda, PA 18848

**January 20, 2026
6:00 P.M.**

Topic: January 20, 2026 BCPC Meeting

Time: Jan 20, 2026 06:00 PM Eastern Time (US and Canada)
Join Zoom Meeting

<https://us02web.zoom.us/j/6472088458?pwd=b1l2pNCXpdsKaWmW1JlhZo4iaumFiU.1&omn=885575749>
94

Meeting ID: 647 208 8458
Passcode: JanMeet

- 1) **Roll Call:**

- 2) **Minutes: December 15, 2025**

- 3) **Subdivision/Land Development Administration**

A.) **Monthly Report:**

PLANNING COMMISSION MEMBERS

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

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

2026-001	Jones Trust	Orwell Township
2026-002	Keith & Deborah Morgan	Wells Township
2026-003	Henry & John Miller & Rudolph Steury	Sheshequin Township*
2026-004	Judith A. Badami	Wells Township
2026-006	Richard E. & Lisa M. Upham	Pike Township
2026-007	PAL115 Tarbox Solar Project (Canton)	Canton Township*
2026-008	Van Blarcom Farms	Columbia Township*
2026-009	Brett & Lisa Szemple	Albany Township
2026-010	Marjorie A. Stephens, Trust	Standing Stone Township*
2026-011	Sandra & Ronald Scrivener	Rome Township

	QUE	Awaiting Municipal Review	Awaiting Sanitation Review	Awaiting DEP Review	Other
SD/LD	38	10	22	8	

C. Visitors:

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.

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.

- ❖ **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.

Action Needed: Applicant is seeking a **Modification Request** from Section 404.1 “*Every Lot Shall Abut a Street*” for Lot 3.

Justification: Lot 3 has a signed access easement.

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- ❖ **2026-010 Marjorie A. Stephens, Trust / Standing Stone Township:** The subdivision of lands of Marjorie A. Stephens Revocable Living Trust is a one lot subdivision of a 99-acre parcel described in Bradford County Inst. 202312623. Proposed Lot 7 (24.00 acres) is vacant and is for agricultural use at this time. Lot 1 (75+/- acres) is the remaining land. It is vacant and is for agricultural use at this time. Lots 2-6 were 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.

Action Needed: Applicant is seeking a **Modification Request** from Section 504.2 “*On-Lot Septic*” for Lot 7.

Justification: Lot 7 is to be for agricultural use at this time.

Action Needed: Applicant is seeking a **Modification Request** from Section 404.1 “*Every Lot Shall Abut a Street*” for Lot 7.

Justification: Lot 7 has a signed access easement.

E.) Land Development Reviews

- ❖ **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.

- ❖ **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 1/7/2025.

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- ❖ **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.

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

- F.) **Municipal Planning Commission Review:**

Sketch Plan Review:

- G.) **Possible Violations**

- H.) **Violations:** None

- J.) **DEP Permit Review:** None

- K.) **Municipal Ordinance Review:** None

- L.) **Items Reviewed With Solicitor -** Ark of the Covenant- John will speak to this

- M.)

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

- 5.) **Communications:**

- Several attempts have been made with no response to have BAPA pay the engineering fees associated with the Wysox Dunkin Donuts project. 3rd attempt was sent 1/7/2026 with information gained from Dunkin employees.

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- 6.) Reports
- 7.) Old Business (*See summary*)
- 8.) New Business (*See summary*)
- 9.) Adjournment

(Communications Summary):

A. Incoming:

B. Outgoing:

Old Business Summary

2013-004 PVR Marcellus Gas Gathering / Canton Township: The Post Construction Stormwater Management (PCSM) Plan proposes the construction of a natural gas compressor station located in Canton Township, Bradford County, PA. The proposed development of land includes the grading required to construct a flat 6.2-acre pad and a (466') foot access driveway.

Action Needed: Seeking **Final Approval**

Walk Through was scheduled for 4 December @10:30 with Keystone. Following the conditional approval of the Preliminary Plan, the following deviations have been incorporated into the Final Plan. Walk through was postponed due to weather a new date has not been established.

1. ESCGP-1 Minor Modification (Basin Remediation Plan) An ESCGP-1 Minor Modification was submitted and approved on April 21, 2016 by DEP Eastern Oil and Gas District. The Minor Modification consisted of a remediation plan for the Taylor Compressor Station Basin 1 & 2 to promote infiltration. Remediation plan was limited to over excavation of basin bottom, installation of an underdrain wrapped in clean stone and a layer of amended soil placed on top. The Post Construction Stormwater Management Narrative & Modeling was updated to reflect remediation and ultimately approved under the Minor Modification.
2. Orientation Change of Southern Compressor Building The orientation of one of the compressor buildings (southern) has been modified (rotated 90 degrees) to improve operation efficiency and site access. This adjustment was made in consultation with engineering and safety teams and does not affect setback compliance, adjacent land use compatibility or stormwater design.
3. Reduction in the number of Compressor Bays the North Compressor Building was reduced from six (6) compressor bays to five (5) and the south Compressor Building was reduced from seven (7) compressor bays to three (3). All other aspects of the development remain consistent with the Conditionally Approved Preliminary Plan.

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.

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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, 620870301400000) 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 5/22/2025 Currently in negotiations with PENELEC over a utility easement in the NE corner of the proposed location. The engineer said there are rumblings that upgrades are needed to the substation adjacent the NW corner of the project and it is unclear if they will force the developer to pay the bill. There is an interconnection agreement in place. Decommissioning documents have been received and the lease agreements are proceeding with the prospective entities.***

Wyalusing Tractor Supply- Preliminary Approval was granted on May 16, 2025 with all outstanding comments/concerns met. Staff and Keystone Engineer walked 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.***

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 section of the SALDO with new definitions for review. Updates will be provided periodically to the BCPC and public as the process in 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 traffic around the closure of the bridge. We are looking at a let date of 2/13/2026 This is a Historically Significant Bridge and will be paid for by the state. ***Update 9/4/2025: Easements are being executed at this time.***

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County Bridge # 25 / Athens Twp.: PennDOT is preparing design plans under ECMS 123205 to replace the epoxy overlay on 3 structures in Bradford County (SR 6 over Towanda River, SR 7204 County Bridge 25 (E. Lockhart Street) over the Susquehanna River, and SR 7409 (W Packer Ave) over NF Southern/Lehigh Ave) with a Polyester Polymer Concrete Overlay. The two local bridges are being bundled with a state-owned bridge so the Department can fund 100% of the local bridge projects. Work will begin in Spring of 2026

NEW BUSINESS

APPLICATIONS ACCEPTED FOR REVIEW 2025

- 2024-118	ATC Family Farm, LP	Springfield Township
- 2025-001	Allen & Diana Delosa	Wells Township
- 2025-002	Thad E. & Sheila A. Woodward	Canton Township
- 2025-003	Jonathan Sova	Tuscarora Township*
- 2025-004	Charles & Patricia Houseknecht	Springfield Township
- 2025-005	The Jeanne E. Wilber Estate	Wells Township
- 2025-006	Louis Tillinghast	South Creek Township
- 2025-007	Gary L. Hall	Wyalusing Township
- 2025-008	Black Button Properties, LLC	South Creek Township*
- 2025-009	Calvin L. Bristol	Springfield Township
- 2025-010	Keith J. & Chelsea Howard	Terry Township
- 2025-011	Robert Brown, Jr.	Wyalusing Township
- 2025-012	Tracy Yeagle	Windham Township*
- 2025-013	Everett S. Jr. & Patricia Cook	Rome Township
- 2025-014	BSS Land Company	Rome Township*
- 2025-015	Daniel & Lora Wiggins	Pike Township*
- 2025-016	Vaughn A. & Kimberly M. Ulrich	South Creek Township
- 2025-017	Gary & Darla Kelley	Granville Township*
- 2025-018	Thomas W. & Rhonda L. Nowacoski	Springfield Township
- 2025-019	Karen Ayres	LeRoy Township
- 2025-020	Karen & Travis Ayres	Granville Township
- 2025-021	Christopher & Jackie Lee	Springfield Township
- 2025-022	Theodore Owen	Canton Township
- 2025-023	Black Button Properties, LLC	South Creek Township*
- 2025-024	Maria, Phillip & Michael Blancato	Burlington Township
- 2025-025	D. Scott & Cynthia A. Johnson	Monroe Township
- 2025-026	David Berwick	Stevens Township*
- 2025-027	Rodney & Sharon Watson	Springfield Township
- 2025-028	Daniel & Edna Blyer	LeRoy Township*
- 2025-029	Linda D. Macauslan	Wells Township
- 2025-030	Stephen D. & Vickie A. Jennings	LeRoy Township
- 2025-031	Walter Sharer & Sons, L.P.	Stevens Township*
- 2025-032	BAPA Network, LLC (Dunkin Donuts)	Wysox Township*
- 2025-033	Wyalusing Valley Volunteer FD	Wyalusing Borough*
- 2025-034	Canton Borough Authority	Canton Borough
- 2025-035	David Swain	Granville Township
- 2025-036	Debra Johnson	Burlington/Franklin Township

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- 2025-037	Thomas & Cassandra Butters	LeRoy Township
- 2025-038	Monroe Holdings, LLC	Monroe, Overton/Franklin Twps
- 2025-039	Thomas J. Hiduk	Herrick Township*
- 2025-040	Diane S. Shedden-Carlson	Granville Township
- 2025-041	Rock & Lisa Shaddock	Athens Borough
- 2025-042	Glen Boor	Wells Township
- 2025-043	Shawn Harkness	Smithfield Township*
- 2025-044	Burton & Patricia Neuber	Wilmot Township*
- 2025-045	Randy & Michelle Vargason	Smithfield Township
- 2025-046	Jake & Stephanie Petrane	Wysox Township*
- 2025-047	Matthias & Kelley Welles & William Hirst	Ulster Township*
- 2025-048	Clayton Schucker	Sylvania Borough*
- 2025-050	Gillett Solar Project	Ridgebury Township*
- 2025-051	Bruce A. & Jan E. Roy	Wells Township
- 2025-052	Karen Weaver	Orwell Township
- 2025-053	Kenneth Alan Ackley	Asylum Township
- 2025-054	Erven & June Crawford	Terry Township
- 2025-055	Jeffery & Susan Learn	Smithfield Township
- 2025-056	Neil R. Brian P. & Todd A. Congdon	Wells Township
- 2025-057	Merle, Deborah, & Kathy Wanck	Sheshequin Township
- 2025-058	Robert G. Silknitter	Albany Township
- 2025-059	James & Meagan Davis	Ridgebury Township
- 2025-060	Charles II & Michael J. Debach	Springfield Township
- 2025-061	Earl R. & Jean L. Schonher	Wells Township
- 2025-062	Jack Coates & Bradly Lantz	Standing Stone Township*
- 2025-063	Barbara Tesmer & Ben Ruhf	Tuscarora Township
- 2025-064	Erven & June Crawford	Terry Township
- 2025-065	Burton & Patricia Neuber	Wilmot Township*
- 2025-066	Chad & Amanda Halliday	Burlington/Franklin Twps*
- 2025-067	Michael Bender	Warren Township*
- 2025-068	Alan Park	Asylum Twp
- 2025-069	Charles & Mary Bruce	Sheshequin Twp*
- 2025-070	Springfield Baptist Church	Springfield Township
- 2025-071	Carl & Kim Maynard	Rome Twp/Borough*
- 2025-072	Joel Beardslee	Armenia/Troy Twps*
- 2025-073	Paula J. Bahr	Ulster Township*
- 2025-074	David & Amy DeCristo	LeRoy Township
- 2025-075	Jeremiah & Mitzi Martin	Canton Township
- 2025-076	Barry Thrush	Smithfield Township
- 2025-077	David Ferguson	Warren Township
- 2025-078	Tracy Yeagle	Windham Township
- 2025-079	Regina L. Allen	Athens Borough
- 2025-080	Douglas Rich & Bryan Rudloff	Sayre Borough
- 2025-081	Donald & Debra Sharp	LeRoy Township
- 2025-082	Schemeckenbecker & White	Wysox Township
- 2025-083	David & Terri Ham	Rome Township
- 2025-084	PennDOT	Wysox Township
- 2025-085	Vorene Stamp	Wells Township
- 2025-086	Theodore Burgess	Wyalusing Township
- 2025-087	E. Daniel & Mark Kuhlman	Windham Township*
- 2025-088	K. Roblyer, S & J Woughter	Wells Township
- 2025-089	Almeda Rachel Jackson	Orwell Township
- 2025-090	Dean & Norma Paddock	Herrick Township*
- 2025-091	Charles Dibble	Terry Township*

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- 2025-092	Lois Rizzo Estate	Wilmot Township
- 2025-093	Ernest Cole, Jr.	Granville Township*
- 2025-094	Gary R. Norconk & Linda Kisner	Wilmot Township
- 2025-095	Jay & Barbara S. Chadwick	Terry/Wilmot Township
- 2025-096	Donald E. Lane & Kyle Eddy	Sheshequin Township
- 2025-097	Jason & Marjorie Schoonover	Wysox/Standing Stone Township
- 2025-098	Thomas M. & Jami K. May	Canton Township
- 2025-099	Charles Welles III	Terry Township
- 2025-100	Paul E. & Carole C. Carrington	Rome Township
- 2025-101	Thomson Business Ventures, LP	Standing Stone Township*
- 2025-102	James B. Shaddock	Warren Township*
- 2025-103	The Stephani Family Farm Protector Trust	Columbia Township
- 2025-104	Ronald G. & Carolyn E. Robinson	Albany Township*
- 2025-105	David A. Travis	Orwell Township*
- 2025-106	Kenneth & Angela Crown	Pike Township*
- 2025-107	Crystal Potter	North Towanda Township
- 2025-108	Caseman, Young, Johnson & Robinson	Springfield Township*
- 2025-109	Tracey Forrest, Ronda Johnson & Robinson	Asylum Township
- 2025-110	Gladys & Douglas Alderfer	Columbia Township
- 2025-111	Keith T. & Catherine J. Bonin	Orwell Township*
- 2025-112	Earl Moretz	Wells Township
- 2025-113	Rome Dollar General (LD)	Windham Township*
- 2025-114	Rome Dollar General (SD)	Windham Township
- 2025-115	Soltier, LLC	Wysox Township*
- 2025-116	Thomas & Lavonne Powell	Wyalusing Township

Maps Reviewed for Recording Purposes:

Raymond Seeley	Troy Township	9/3/2025
Rachel Heitzenrater	Leroy Twp	9/11/2025
Mark Ellis	Sayre Borough	9/11/2025
Donald Brennan	N. Towanda Township	9/16//2025
Adrian Weaver	Springfield Township	10/10/2025
Edward L. Lopez	Overton Township	11/3/2025
Jasmine Reeves	Athens Borough	11/3/2025
LeLa Greenough	Springfield Township	11/14/2025
Scott H. Beeman	Litchfield Township	11/19/2025
Michael D. Wallitsch	Litchfield Township	11/21/2025
Lands of Fenton & Cole	Wyalusing Township	11/21/2025
Kathleen A. Ingalls & Reinhard	Canton Township	12/2/2025
Mary Koutsouradi	Standing Stone Township	12/3/2025
Judy Lea Epler	Albany Township	12/3/2025
Richard & Donna Packard	Canton Township	12/12/2025
Jeanette Minard	Athens Borough	12/16/2025
Brian & Carla Mitchell	Albany Township	01/05/2026

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