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ADMINISTRATIVE AGENCY  
FOR THE  
BRADFORD COUNTY PLANNING COMMISSION

**DEPARTMENT OF COMMUNITY PLANNING AND MAPPING SERVICES**

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

**Agenda**

**BRADFORD COUNTY PLANNING COMMISSION**

Public Safety Building  
29 VanKuren Drive, Towanda, PA 18848

**March 17, 2026  
6:00 P.M.**

**Data Center Subcommittee Meeting  
February 17<sup>th</sup>, 2026  
5:00 P.M.**

Topic: BCPC Meeting for March 17th, 2026

Time: Mar 17, 2026, 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/86067422917?pwd=7mgFBrunYhTfRSIp7PGxeLHoYappjA.1>

Meeting ID: 860 6742 2917  
Passcode: MarMeet

- 1) **Roll Call:**
  
- 2) **Minutes: February 17, 2026**
  
- 3) **Subdivision/Land Development Administration**
  
- A.) **Monthly Report:**

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

2026-016	Kent & Alexis Muench	Tuscarora Township
2026-017	PAL 112 Solar Facility	Orwell Township**
2026-018	Annmarie & Marisa Gilliland	Granville Township*
2026-019	Francis Jr. & Gretchen McClure	Columbia Township*
2026-020	James & Rebekah Crown	Warren Township*
2026-021	Thomas & Christina Hiduck	Herrick Township
2026-022	Cam & Mary Wisley	Smithfield Township
2026-023	Alderson, Maffei, & Hutchinson	Pike Township*
2026-024	Leslie & Brenda Kisner	Springfield Twp*
2026-025	Vato Solar	Springfield Township**
2026-026	Pacifico Energy	N. Towanda Township**

\*Subdivision for Review

\*\* Land Development for Review

	QUE	Awaiting Municipal Review	Awaiting Sanitation Review	Awaiting DEP Review	Other
SD/LD	32	13	9	10	

**C. Visitors:**

**D.) Subdivision Plan Reviews:**

- ❖ **2026-018 Annmarie & Marisa Gilliland / Granville Township:** Annmarie & Marisa J. Gilliland are the owners of 40.33 acres and are proposing sewage planning for a second residence situate at 3413 Windfall Road in Granville Township, Bradford County, Pennsylvania, designated on Bradford County Assessment Mapping as 19-094.00-048. The new structure is being proposed on property that is existing residential in use, as a second residence. The sewage from this second residence will be an individual on-lot sewage system. This lot has been tested for a primary sewage absorption area; the projected sewage flow will be 400 gpd. This lot is also proposing the use of an individual water well. Access to this proposed second residence will be made from Windfall Road via an existing drive. There is no shared driveway therefore no maintenance agreement is required. Lots adjoining this subdivision are residential or agricultural in use. The existing residential lots are served by on-lot water and on-lot sewer.

**Action Needed:** Applicant is seeking Preliminary/Final Approval.

**Justification:** 2 Homes, one lot, room for future subdivision.

- ❖ **2026-019 Francis Jr. & Gretchen McClure / Columbia Township:** The subdivision of lands of Francis C. McClure, Jr. & Gretchen McClure is a two-lot subdivision of a 15.31-acre parcel described in Bradford County Inst. 202208918. Proposed Lot 2 (2.00 acres) is vacant and has a percolation testing as shown for a proposed three-bedroom house. Percolation testing has been performed as shown on the plan for a residential system of one EDU (400 g/day). Lot 1 is the remaining land. It is occupied by two houses, two water supply systems and two sewage systems

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that have been inspected. 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 404.1 “*All Lots Must Abut a Street*” for Lot 2.

**Justification:** Lot 2 has a proposed 50’ Easement.

- ❖ **2026-020 James & Rebekah Crown / Warren Township:** The subdivision of lands of James A. & Rebekah Crown is a two-lot subdivision of a 25.92-acre parcel described in Bradford County Inst. 199804283. Proposed Lot A (10.37 acres) is to be a Lot Addition to adjoining lands of Elisha & April Crown (TM# 56-38.00-59) which has a house, sewage system and water supply. Proposed Lot 4 (5.18 acres) is vacant and has percolation testing as shown for a proposed three-bedroom house. Percolation testing has been performed as shown on the plan for a residential system of one EDU (400g/day). Lot 1 (10.37 acres) is the remaining land. It is vacant and is for agricultural use currently. Lots 2 & 3 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 1.

**Justification:** Lot 1 is to be for agricultural use.

- ❖ **2026-023 Alderson, Maffei, & Hutchinson / Pike Township:** The minor subdivision of lands of Alderson, Maffei, & Hutchinson is a two-lot subdivision on a 234.75-acre parcel described in Bradford County Inst. 201515390. Proposed Lot 5 (1.811-acres) has an existing dwelling, shed, water well and an existing (pre-1972) septic. Access to this property will be from Vista Drive. The remaining land (232.939+/- acres) has a barn, silo, and shed, and is used for agricultural purposes. Lot 1, 2, 3, and 4 have been 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 the residual lands.

**Justification:** Residual lands are strictly for agricultural use.

- ❖ **2026-024 Leslie & Brenda Kisner / Springfield Township:** The minor subdivision of lands of Kisner is a two-lot subdivision on a 127.57-acre parcel described in Bradford County Inst. 201802288. Proposed Lot 6 (64.464 acres) has an existing dwelling, barn, outbuildings, water well, spring house, and an existing septic. Lot 5 and 3 have been 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 the residual lands.

**Justification:** Residual lands are strictly for agricultural use.

## **E.) Land Development Reviews**

- ❖ **2026-017 Keith T. & Catherine J. Bonin / Orwell Township:** (Reapplication of 2025-111) 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

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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.

- Originally RCVD on 11/6/25 as Minor LD, at the November meeting this was returned with instructions to resubmit as a Major LD. Resubmission received 2/17/26
- Engineer comments were forwarded to developer on 3/9/2026
- MCF Was submitted to Twp on 2/23/2026

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

- ❖ **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.
  - Originally Received 11/18/25 Extension Requested on 2/13/26 until 4/1/26
  - Eng Comments Have been exchanged

**Action Needed:** Applicant is seeking **Conditional/Preliminary approval** on this development contingent upon Municipal Comment & HUNT's Engineer Comments. *Engineer comments have been exchanged, we are currently waiting on Sewage Facilities planning module, HOP, Easement recording, Flood Plain Letter, E&S Plan,*

- ❖ **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.
  - ❖ 90 Day extension requested on Feb 17, 2026
  - ❖ 2<sup>nd</sup> submission received on 3.11.26 Sent to Engineer same day

**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.

- ❖ **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 alternate current electricity, a network of racking-mounted and buried cables to collect the electricity, a substation collection, 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 20<sup>th</sup>, 2026, meeting pending engineer review comments.

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- Keystone comments Received 1/15/2026 Developer Response Received 3/3/26

**Action Needed:** Applicant is seeking **Conditional/Preliminary approval** on this development contingent upon Keystone’s Engineer Comments.

- ❖ **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.

- ❖ **2026-025 Vato Solar / Springfield Township:** Vato Solar, LLC (the “Applicant”) proposes to construct and operate the Bradford A Solar energy facility at 5162 Springfield Rd, Columbia Crossroads, PA 16914, identified as Bradford County Tax Parcel 42-056.00-002-000-000. The Property is owned by Shannon and Leonard Cory, who have authorized the Applicant to submit this application.

The Project will be a small solar energy facility with an approximate capacity of 3 megawatts (MW) alternating current. Electric components will be located within a fenced area of about 16.8 acres on the 174.09-acre Property. The system will include approximately 7,500 ground-mounted photovoltaic modules on single-axis trackers arranged in north–south rows to follow the sun east to west. Modules will measure about 3.7 by 7.9 feet and be rated around 550 watts. Trackers will be mounted on steel posts driven 10–15 feet into the ground, with a maximum height under 12 feet.

- Sent to Hunt Engineers 3/6/26

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

- ❖ **2026-026 Pacifico Solar / N. Towanda Township:** The Mary Mac Solar Project is a proposed ground-mounted solar photovoltaic facility located along Mary Mac Road in North Towanda Township, Bradford County. The project will have an installed capacity of approximately 2.95 MW DC and will consist of approximately 5,368 solar modules mounted on fixed-tilt racking systems. The solar arrays will be arranged in two primary array blocks within the project area and will include associated electrical equipment, inverters, fencing, and access infrastructure. The facility is expected to produce approximately 3.63 million kilowatt-hours of electricity annually, which is enough energy to serve roughly 350–400 homes each year. The project will interconnect to the local electric distribution system and will be screened with fencing and vegetative buffers consistent with county requirements. A reduced residential setback is requested with consent from the adjacent landowner.

- ❖ 1<sup>st</sup> Round of Engineer comments are expected Friday 3.13.26

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

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

Thomas & Bonnie Calkins	Troy Township
Farmers Valley, LLC	Troy Township
Minard	Athens Township

**Sketch Plan Review:**

G.) **Possible Violations**

H.) **Violations:** None

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

K.) **Municipal Ordinance Review:** Towanda Borough Proposed Solar Ordinance  
Ulster Township Conditional Use Application

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

M.)

5.) **Communications:**

There is still no response from BAPA on the engineer fees. Letters and emails have gone unreturned.

6.) **Reports**

7.) **Old Business**

❖ **2025-032 BAPA Networks, LLC (Dunkin Donuts)/ Wysox Township** *90-day Conditional Approval granted October 21<sup>st</sup>, 2025. Expired 19 Jan 2026. Conditions for preliminary approval have not been met. Staff has reached out to applicants and applicants engineers and have not received one.*

▪ *Action needed: Motion to extend 90 Day Conditional Preliminary Approval or deny.*

❖ **2026-003 Henry & John Miller & Rudolph Steury / Sheshequin Township:** John Miller called with an update, it appears that they won't be able to purchase the property across the road to complete the septic as planned, he said it looks like they will be tearing down the cabin and selling off the southern piece.

❖ **Bradford County Data Center Ordinance subcommittee report**

8.) **New Business** (See summary)

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9.) Adjournment

(Communications Summary):

A. Incoming:

B. Outgoing:

**Old Business Summary**

**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 03011.26 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 25<sup>th</sup>, 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 30<sup>th</sup>. ***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 takes place. Follow up will be scheduled for 1 March 2026. Basin has pooling water as of March 9. 2026 weather is playing a factor in this project completion.***

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**NEW BUSINESS**

**APPLICATIONS ACCEPTED FOR REVIEW 2026**

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
2026-016	Kent & Alexis Muench	Tuscarora Township
2026-013	Brian & Danielle Carr	Wilmot Township*
2026-014	The Pathway, Inc.	N. Towanda Township
2026-015	PAL 113 Solar Facility	Sheshequin Township

**Maps Reviewed for Recording Purposes 2026:**

Brian & Carla Mitchell	Albany Township	01/05/2026
Gail Franklin Trust	Leroy Twp	02/26/2026

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