

MONTOUR COUNTY PLANNING COMMISSION
AGENDA – SPECIAL MEETING
5:30 P.M. – July 9, 2025

Start time 5:30 pm

NOTE: This meeting is being called specifically to review the Bralyn Properties Hydrological Study and comment on the Land Development Plan approval status. No other business will be discussed or acted upon at this meeting.

CITIZENS and GUEST TO BE HEARD

LAND DEVELOPMENT APPLICATION

Bralyn Properties – Rushtown Poultry Barns Project

NEXT MEETING: Regularly scheduled July meeting will be held on July 16, 2025, at 5:30 pm.

ADJOURNMENT: Motion: _____ Time: _____

Submitted by: _____
Greg Molter, Director

MONTOUR COUNTY
SUBDIVISION AND LAND DEVELOPMENT APPLICATIONS
Special Meeting - July 9, 2025

LAND DEVELOPMENT

<u>MAJOR</u>	<u>Date</u>	<u>Developer</u>	<u>Municipality</u>	<u>Parcels/Lots</u>
931	2/10/2025	Rushtown Poultry	Anthony	1

Bralyn Properties submitted a Hydrological study for the project and planning commission members reviewed it, as well as the Planning Commission's engineering firm. We acknowledge we did not complete our review within 90 days IAW the MPC. Bralyn feels that they should be deemed approved. They also stated they would comply with a hydrological study, with a required letter of approval within 10 days. We received the Hydrological Study on July 1st. Our actions must be completed this evening.

Our engineer responded that the study does provide science indicating adequate water for the project without detriment to the local residents. A representative is with us tonight. They also suggested a comment be placed on the approval letter that Montour County Planning retain authority to require an alternate water supply source should the operation cause undue harm to neighboring residents water supply, as verified by professional services.

Recommended action: Approval of plan with recommendations for a water contingency.

Motion: _____ Second: _____

Roll Call Vote:

Rodney Bird _____	Tom Benfer _____	Walt Rupert _____
Richard Jones _____	Jeffrey Foster _____	Frank Rishel _____
Renee Goocey _____	Larry Blosky _____	Frank Dombroski _____