

January 20, 2015 Meeting Minutes
Clinton County Planning Commission

PRESENT: Terry Murty, Dave Calhoun, David Glessner, Doug Byerly, John Dotterer Roger Hoy Richard C. Bowman III,

ABSENT: **Thomas Campbell** (excused) Melvin Coakley (excused)

PLANNING COMM. STAFF: Tim Holladay, Director
Greg Smith, Community Planner
Kathrine deSilva, Grants Administrator

GUESTS: Commissioner Smeltz, Commissioner Snyder, John Boileau, Carol Glessner, James Watson, Phoebe Watson, Steve Yarrison, Bonnie Yarrison, Sue Yarrison, Craig Yarrison, Paul Ward, Peg Mason, Marvin Mason, Paul Clark, Maryann Clark, Patricia Robinson, Gary Robinson,

CALL TO ORDER

Terry M. called the meeting to order at 7:00 P.M.

APPROVAL OF MINUTES

Dave C. made a motion, seconded by Doug B. to approve the November 18, 2014 meeting minutes, the motion carried unanimously.

ELECTION OF OFFICERS *Roger H.*

Tim H. opened the floor to nominations for Chairman. ~~Tom C.~~ made the motion to retain the same slate of officers. Doug B seconded the motion. There were no other nominations for the positions. The motion carried unanimously. The slate of officers for 2015 is: Chairman-Terry Murty; Vice-chair-Dave Calhoun; Secretary-Dave Glessner.

STAFF REPORT DISCUSSION

Tim reported on the Gas Taskforce Environmental meeting at the landfill, the regional gas utilization study, and the ridge trail draft report. Greg reported on various recreation projects in Wayne Township, Woodward Township, and Porter Township. Katie reported on 2012, 2013, and 2014 CDBG activities.

NEW BUSINESS

Porter Township Zoning Ordinance Amendment, Motorized Outdoor Recreation Park

Chairman Murty revised the agenda to address the Porter Zoning amendment for the convenience of those in attendance. In a letter, dated January 7, 2015, Porter Township solicitor John P. Boileau, requested County Planning Commission comments on a proposed Zoning amendment to allow Motorized Outdoor Recreation Parks in the agricultural, conservation and commercial-industrial districts. Since a developer has proposed this type of development and it is not an allowed use in any district, the developer can claim that the ordinance is exclusionary. The Township is trying to regulate this activity in a proactive manor. There several issues for discussion as we develop a reply. The Clinton County Comprehensive Plan Future Land Use map identifies Nittany Valley in Lamar and Porter Townships as a "Central Core Growth Area". The Porter Township Zoning Ordinance in the community development objectives states "Maintain the agricultural productivity of prime soils and assure the continuance of farming as an important commercial operation and life style." "1. Guide community development to encourage the retention of agricultural activity..."

Tim explained the role of the CCPC to those in attendance. John Boileau explained the role and the process of in Porter Township. Chairman Murty requested public comments on the proposed amendment. Several residents spoke about the extent of the amendment covering 90% of the land in the Township. Mary Anne Clark stated that she had 200 signatures on a petition and that she was working with a group to propose revisions to the amendment. Commissioner Snyder asked that the process and roles be clarified. Tim spoke about the overall process to amend an ordinance and the CCPC's role to provide comments to the Township. John Boileau described the process for Porter Township. Much discussion ensued on Ag security areas, access, setbacks, and noise. John D. spoke about property owner rights and the overly restrictive nature of zoning requirements.

Rick B. made a motion, seconded by Roger H. to recommend that Motorized Outdoor Recreation Parks be permitted as a conditional use only in the commercial-industrial district, and that the setback from the property line be 100'.

Also recommend that noise limits be established at the property line to eliminate any confusion about where to take the measurement. The motion carried with John D. voting against.

Cox Subdivision, Allison Township

Ken Cox is proposing a 4 lot subdivision in Allison Township, with access from Lusk Run Road and Spruce Drive in the Sunset Pines development. The property contains 75 acres and is zoned Agricultural. Lot 1 is 15 acres and contains an existing residential structure and has a driveway from Lusk Run Road. Lots 2(35 acres) and 3(21 acres) will have access from Spruce Drive over a 50' right of way and be serviced by an existing sewer line. Lot 4 is a lot 2 acre addition to a property in Sunset Pines owned by Gregory Stiles.

Roger H. made the motion, seconded by Dave C. to grant conditional approval for the development with the following conditions. An approved erosion control plan will be required for the road extension. The access to lots 2 and 3 shall be by a common access, not individual driveways. Language describing joint maintenance responsibilities shall be added to the plan narrative. Finally, the first 113 feet of the joint access shall be constructed or suitable surety provided. The motion carried unanimously.

Lock Haven Zoning Ordinance Amendment

In a letter to Lock Haven City Council, dated December 17, 2014, Lock Haven Zoning Officer Cyndi Walker requested County Planning Commission comments on an amendment to the City of Lock Haven Zoning Ordinance. The proposed amendment would allow residential uses on the first floor, rear, not to exceed 49% of the floor area in the Central Business District. Residential units on the first floor were allowed under the previous Ordinance. Previously permitted first floor residential uses are currently considered non-conforming.

Dave

~~Doug~~ G. made a motion, seconded by Doug B. to forward the following comments: The CCPC found the Zoning Ordinance amendment repairs an omission that occurred when the Zoning Ordinance was updated in 2008 and we agree with the change. The motion carried unanimously.

OLD BUSINESS

County Adoption of Oil and Gas Amendment.

Tim reported that the Commissioners adopted the Oil and Gas Amendment on December 4, 2014.

County Zoning Ordinance re-write, Purpose and Community development objectives

Tim briefly discussed the information in the packet covering the purpose and community development sections of the ordinance. These sections of the ordinance set the tone and direction for the development of the ordinance regulations.

OTHER BUSINESS

None was discussed.

ADJOURNMENT

Dave G. made a motion; seconded by Doug B. to adjourn at 8:40. The motion passed unanimously

February 17, 2015 Meeting Minutes
Clinton County Planning Commission

PRESENT: Terry Murty, Dave Calhoun, David Glessner, Doug Byerly, Thomas Campbell, John Dotterer, Richard C. Bowman III, Melvin Coakley

ABSENT: Roger Hoy (excused)

PLANNING COMM. STAFF: Tim Holladay, Director
Greg Smith, Community Planner
Kathrine deSilva, Grants Administrator

GUESTS: Commissioner Smeltz, Commissioner Snyder, Larry Coploff, Carol Glessner

CALL TO ORDER

Terry M. called the meeting to order at 7:00 P.M.

APPROVAL OF MINUTES

Dave C. made a motion, seconded by Melvin C. to approve the January 20, 2015 meeting minutes, the motion carried unanimously.

ESTABLISH MEETING SCHEDULE

Dave C. made a motion, seconded by Tom C. to set the CCPC meeting dates as the third Tuesday of the month at 7:00 p.m. in the third floor meeting room of the Garden Building, 232 East Main Street, Lock Haven, PA. With no meeting in December. The motion carried unanimously.

STAFF REPORT DISCUSSION

Tim reported the PPL easement agreement has been acted on by the commissioners. When the snow melts we will begin survey design and permitting work. Mill Hall Borough has agreed to turn over their force main under Bald Eagle Creek to the Clinton County Sewer Authority. The Authority will begin the design and permitting for the force main replacement to facilitate applying for grant

funding to complete the project. Greg reported on various recreation projects in Wayne Township, Woodward Township, and Porter Township. He also reported on the Rail to trails permitting process. Katie reported on 2012, 2013, and 2014 CDBG activities.

PUBLIC COMMENTS

There were no public comments.

OLD BUSINESS

County Zoning Ordinance re-write, Purpose and Community development objectives

Tim briefly discussed the information in the packet covering the purpose and community development sections of the ordinance. These sections of the ordinance set the tone and direction for the development of the ordinance regulations. Dave G. suggested that we expand the introduction and create a preface to explain the role and philosophy of the CCPC in Zoning and Subdivision. Tom C. suggested that the Marcellus industry be discussed in the preface and the issue of abandoned shallow gas wells.

NEW BUSINESS

West Church Street rezoning proposal, City of Lock Haven

In a letter to Lock Haven City Council, dated January 5, 2015, Larry Coploff representing the Lock Haven University Foundation requested comments on an amendment to the City of Lock Haven Zoning Map. The proposed amendment is to change the Zoning on Church Street, between Third Street and Fourth Street, from Medium Density Residential to Public Institutional. The Foundation wants to demolish the properties and construct off street parking. The area is congested and on street parking is at a premium. This proposal would take properties off the tax rolls. Mr. Coploff discussed the recent expansion of LHU to the South along both sides of the railroad tracks. Dave C. made a motion, seconded by Melvin C. to forward the following review comments. The CCPC recognizes the University's past and probable future expansion in the area around the East Campus. We are in agreement with the proposed zoning amendment. When University parking issues are addressed in the future, consideration should be given to parking garages. This would reduce the parking area foot print and allow for more efficient and intensive use of properties. The motion carried unanimously.

Pine Creek Township, Comprehensive Floodplain Ordinance Amendment

In a letter dated January 13, 2015 Pine Creek Township solicitor, Robert D.

O'Connor requested review comments from the Clinton County Planning Commission on a comprehensive Flood Plain amendment. The amendment is the latest version from FEMA and is formatted as a Zoning Ordinance amendment not as a standalone ordinance. Most municipalities in the County have several ordinances covering different aspects on floodplain regulation. The amendment is the latest version from FEMA and is formatted as a Zoning Ordinance amendment, not as a standalone ordinance. Dave C. made a motion, seconded by Melvin C. to forward the following review comments: the CCPC recommends adoption of this amendment as it codifies all floodplain regulations under the Townships Zoning Ordinance. The motion carried unanimously.

Lamar Township, Comprehensive Floodplain Ordinance Amendment

In a letter dated January 13, 2015 Lamar Township solicitor, Robert D. O'Connor requested review comments from the Clinton County Planning Commission on a comprehensive Flood Plain amendment. The amendment is the latest version from FEMA and is formatted as a Zoning Ordinance amendment not as a standalone ordinance. Most municipalities in the County have several ordinances covering different aspects on floodplain regulation. The amendment is the latest version from FEMA and is formatted as a Zoning Ordinance amendment, not as a standalone ordinance. Tom C. made a motion, seconded by Melvin C. to forward the following review comments: the CCPC recommends adoption of this amendment as it codifies all floodplain regulations under the Townships Zoning Ordinance. The motion carried unanimously.

OTHER BUSINESS

Terry M. discussed the Kettle Creek Watershed Association's stream enhancement project. Fish and Wildlife Service wants to design in stream improvements to enhance fish habitat. One of the structures will be located 100 yards upstream from the County owned bridge. Coordination of the design with the US Army Corps of Engineers will be necessary as the location is within the Dam pool area.

ADJOURNMENT

Tom C. made a motion; seconded by Doug B. to adjourn at 8:12. The motion passed unanimously.

March 17, 2015 Meeting Minutes
Clinton County Planning Commission

PRESENT: Terry Murty, Dave Calhoun, David Glessner, Doug Byerly, Thomas Campbell, John Dotterer, Roger Hoy, Richard C. Bowman III, Melvin Coakley

ABSENT:

PLANNING COMM. STAFF: Tim Holladay, Director
Greg Smith, Community Planner
Kathrine deSilva, Grants Administrator

GUESTS: Dan Chappelle, Larry Coploff, Carol Glessner

CALL TO ORDER

Terry M. called the meeting to order at 7:00 P.M.

APPROVAL OF MINUTES

Dave C. made a motion, seconded by Melvin C. to approve the February 17, 2015 meeting minutes, the motion carried unanimously.

STAFF REPORT DISCUSSION

Tim reported the preliminary surveying on the PPL easement has begun. The Clinton County Solid Waste Authority is providing the services of their surveyor. Greg reported he is working on the drainage design to obtain the permits for the PPL trail alignment. He is also working on various recreation projects in Wayne Township, Woodward Township, and Porter Township. He also reported on the Rail to trails permitting process. Katie reported that three sets of auditors have occupied a substantial portion of her time this month.

PUBLIC COMMENTS

There were no public comments.

OLD BUSINESS

County Zoning Ordinance re-write, Zoning Districts

Tim briefly discussed the information in the packet covering the Zoning District descriptions and the permitted uses tables. We reviewed the County Planning web page to address Dave G's suggestion that we expand the introduction and create a preface to explain the role and philosophy of the CCPC in Zoning and Subdivision and Tom C's suggestion that the Marcellus industry be discussed in the preface and the issue of abandoned shallow gas wells. Staff plans to work on developing the districts and the uses tables for April's meeting.

NEW BUSINESS

KADI Townhouses, subdivision, Bald Eagle Township

The plan was originally submitted and approved in 1987 as a Planned Residential Development (PRD). The new Bald Eagle Township Zoning Ordinance, adopted in 2010 changed the dimensional requirement of the R-H district. Through mutual agreement the Township has agreed that the dimensional requirements of the 1987 PRD plan will remain in effect.

However, the proposed lots do not all meet per the Twp solicitor's opinion that each lot has to be 4000 sq. ft. and the back corners of the building encroach into the minimum rear setback. A variance hearing is scheduled for 3/18. We only expect Twp. approval if the variances are granted by the ZHB. For the purposes of our review we should assume approval of the variances or in the alternative, a favorable review can be conditioned upon obtaining the variances.

The plan was originally submitted and approved in 1987 as a Planned Residential Development (PRD). The new Bald Eagle Township Zoning Ordinance, adopted in 2010 changed the dimensional requirement of the R-H district. A variance hearing is scheduled for 3/18. We only expect Twp. approval if the variances are granted by the ZHB.

Dave C. made a motion, seconded by John D. to make the following review comments: This plan represents the multi density residential development encouraged in the new Comprehensive Plan. The Bald Eagle Township Zoning Hearing Board needs to approve the variances prior to final approval. The motion carried unanimously.

Walnut Street Baptist Church expansion land development plan, Avis Borough
Bassett Engineering submitted a land development plan for a multiple building additions for their property in Avis Borough. This project is related to the soccer field project as the excess fill from the church expansion will be used to level the

soccer field. The CCPC's Subdivision and Land Development Ordinance is in effect in Avis Borough.

The property contains 4.15 acres and was originally the Woolrich factory. The property is Zoned Industrial. The plan shows a multi-phased project that includes a Family Life Center, Kitchen and café, and a chapel/youth science center and pantry with associated parking and storm water controls. Bassett Engineering has submitted an NPDES permit to DEP for the 2.1 acres of disturbance.

Dave C. made a motion, seconded by Tom C. to make the following review comments: need E&SPC approval from the CC Conservation district; show storm water pipes between the manholes on the plans; confirmation from Avis Borough that there are no issues with approval of the storm water management facilities, that discharge into the Boroughs storm sewer system, by the Borough Engineer. The motion carried unanimously.

Walnut Street Baptist Church soccer field Pine Creek Township

Bassett Engineering have submitted a land development plan for a soccer field on their property in Pine Creek Township for CCPC review comments. The parcel contains 27 acres and is currently half wooded and half corn field. The property is zoned C-1. Recreational clubs are a permitted use in the C-1 district. The field and 30 parking spaces will occupy 6 acres. The developer provided storm water calculations that appear to meet the requirements of the Township's storm water ordinance.

Dave C. made a motion seconded by Tom C. to forward the following review comments: Township engineer review of storm water calculations and facility design; submit and obtain approval of an erosion and sediment control plan. This may include obtaining a NPDES permit from DEP. The motion carried unanimously.

Woodward Township Zoning Map Amendment

In a letter dated February 11, 2015, Woodward Township Solicitor Robert D. O'Connor, Jr requested comments on an amendment to the Zoning Map. The proposed amendment is to change the Zoning from Residential low to Agriculture on Church Street, along Shirk Hollow Road.

The properties were zoned AG prior to the 2011 comprehensive zoning amendment, and changed to R-L under the amendment. The residents have

requested the change back to AG. The parcels are adjacent to an existing AG district.

John D. made a motion, seconded by Doug B. to provide positive review comments. The motion carried unanimously.

PA Energy Vision, subdivision, Pine Creek Township

MBC Development is proposing to construct a Dollar General in Pine Creek Township fronting on Carl Kephart Blvd. The property is Zoned C-1 and is currently owned by PA Energy Vision. The subdivision plan was prepared by Nittany Engineering and the development plan was prepared by MBC Development.

The lot size is 1.373 acres and the development plan meets Township requirements for lot size, coverage and parking spaces. Appalachian Utilities and the Pine Creek Municipal Authority have provided capacity letters. The plan shows a storm water control basin in the rear of the building and access from the Rt. 220 ramp.

Melvin C. made a motion, seconded by Roger H. to forward the following review comments include: obtain a Highway occupancy permit prior to final Subdivision approval and show on subdivision plan; obtain an NPDES storm water permit; obtain ESPC plan from the CC Conservation district; obtain municipal engineer review and approval. The motion carried unanimously.

Avis Dollar General Land Development, Pine Creek Township

MBC Development is proposing to construct a Dollar General in Pine Creek Township fronting on Carl Kephart Blvd. The property is Zoned C-1 and is currently owned by PA Energy Vision. The subdivision plan was prepared by Nittany Engineering and the development plan was prepared by MBC Development.

The lot size is 1.373 acres and the development plan meets Township requirements for lot size, coverage and parking spaces. Appalachian Utilities and the Pine Creek Municipal Authority have provided capacity letters. The plan shows a storm water control basin in the rear of the building and access from the Rt. 220 ramp.

Melvin C. made a motion, seconded by Roger H. to forward the following review comments include: obtain a Highway occupancy permit prior to final Subdivision approval and show on subdivision plan; obtain an NPDES storm water permit; obtain ESPC plan from the CC Conservation district; obtain municipal engineer review and approval. The motion carried unanimously.

OTHER BUSINESS

No other business was discussed.

ADJOURNMENT

Tom C. made a motion; seconded by Melvin C. to adjourn at 8:13. The motion passed unanimously.

April 21, 2015 Meeting Minutes
Clinton County Planning Commission

PRESENT: David Glessner, Doug Byerly, Thomas Campbell, John Dotterer, ,
Richard C. Bowman III, Melvin Coakley

ABSENT: Terry Murty, Dave Calhoun, Roger Hoy

PLANNING COMM. STAFF: Tim Holladay, Director
Kathrine deSilva, Grants Administrator

GUESTS: Commissioner Smeltz, Commissioner Snyder, Jon Schall, Carol
Glessner

CALL TO ORDER

Dave G. called the meeting to order at 7:00 P.M.

APPROVAL OF MINUTES

Melvin C. made a motion, seconded by Doug B. to approve the March 17, 2015 meeting minutes, the motion carried unanimously.

STAFF REPORT DISCUSSION

Tim reported the preliminary surveying on the PPL easement has begun. The Clinton County Solid Waste Authority is providing the services of their surveyor. Greg reported he is working on the drainage design to obtain the permits for the PPL trail alignment. He is also working on various recreation projects in Wayne Township, Woodward Township, and Porter Township. He also reported on the Rail to trails permitting process. Katie reported that three sets of auditors have occupied a substantial portion of her time this month.

PUBLIC COMMENTS

There were no public comments.

OLD BUSINESS

County Zoning Ordinance re-write, Zoning Districts

Tim briefly discussed the information in the packet covering the Zoning District descriptions and the permitted uses tables. The tables have been converted to include the uses existing in the new districts. Dave G suggested including information promoting State Forest and State Park lands in the county in the purposes and community development sections. Commissioner Smeltz asked about the adoption process moving forward. Tim discussed going to municipal meetings to keep Logan, Noyes and Gallagher Township's informed and discuss their ideas on mapping Zoning Districts.

NEW BUSINESS

First Quality, Warehouse #10, Revised Plans, Wayne Township

McTish, with the concurrence of Wayne Township, have requested review comments for revised land development plans for the Building 10 warehouse.

First Quality purchased two adjacent properties along Youngdale Road. The sound study has been revised and the sound attenuating fence has been reduced because of the purchase of additional properties.

Tom C. made a motion, seconded by Melvin C. to provide the following review comments: The fencing and landscaping plan has been revised to address the additional property on Youngdale Road, and neighboring residents wishes. The revisions are appropriate given the addition property to the site. The motion carried unanimously.

OTHER BUSINESS

No other business was discussed.

ADJOURNMENT

Tom C. made a motion; seconded by Melvin C. to adjourn at 8:00. The motion passed unanimously.

June 16, 2015 Meeting Minutes
Clinton County Planning Commission

PRESENT: Terry Murty, Dave Calhoun, Roger Hoy, Thomas Campbell, John Dotterer, David Glessner , Melvin Coakley

ABSENT: Doug Byerly, Richard C. Bowman III

PLANNING COMM. STAFF: Tim Holladay, Director
Kathrine deSilva, Grants Administrator

GUESTS: Carol Glessner, Shawn Brown, First Quality, Steve Gibson, Willard Jones, Jim Runkle

CALL TO ORDER

Terry M. called the meeting to order at 7:00 P.M.

APPROVAL OF MINUTES

Dave G. made a motion, seconded by Tom C. to approve the April 21, 2015 meeting minutes, the motion carried unanimously.

STAFF REPORT DISCUSSION

Tim reported on the STEP/ Clinton County United Way community needs assessment. Terry M. commented on the increase in the number of children living in poverty enrolled in the KCSD. Katie reported on the Baseline water quality grant application that was recently submitted. Tim and Katie commented on the Renovo Borough Ontario Ave revitalization project. The Borough recently acquired several properties slated for demolition as part of the project and SEDA-COG has applied for \$750,000 for the project..

PUBLIC COMMENTS

There were no public comments.

OLD BUSINESS

County Zoning Ordinance re-write, Zoning Districts

Tim briefly discussed the information in the packet covering the Zoning District descriptions and the permitted uses tables. Tim pointed out the new regulations on CAO's and CAFO's. John D. commented on Ag districts and the Ag /Residential conflicts, suggesting that people need to understand what they are getting into when they move into an active Ag. Area. Dave G. suggested including information on the process to change the digital Zoning maps that the county hosts on its web site. The board authorized Tim to attend municipal meetings in Logan, and Gallagher Township to inform them and discuss their ideas on mapping Zoning Districts.

NEW BUSINESS

April 21, 2015 Meeting Minutes **Clinton County Planning Commission**

PRESENT: David Glessner, Doug Byerly, Thomas Campbell, John Dotterer, ,
Richard C. Bowman III, Melvin Coakley

ABSENT: Terry Murty, Dave Calhoun, Roger Hoy

PLANNING COMM. STAFF: Tim Holladay, Director
Kathrine deSilva, Grants Administrator

GUESTS: Commissioner Smeltz, Commissioner Snyder, Jon Schall, Carol
Glessner

CALL TO ORDER

Dave G. called the meeting to order at 7:00 P.M.

APPROVAL OF MINUTES

Melvin C. made a motion, seconded by Doug B. to approve the March 17, 2015 meeting minutes, the motion carried unanimously.

STAFF REPORT DISCUSSION

Tim reported the preliminary surveying on the PPL easement has begun. The Clinton County Solid Waste Authority is providing the services of their surveyor. Greg reported he is working on the drainage design to obtain the permits for the PPL trail alignment. He is also working on various recreation projects in Wayne Township, Woodward Township, and Porter Township. He also reported on the Rail to trails permitting process. Katie reported that three sets of auditors have occupied a substantial portion of her time this month.

PUBLIC COMMENTS

There were no public comments.

OLD BUSINESS

County Zoning Ordinance re-write, Zoning Districts

Tim briefly discussed the information in the packet covering the Zoning District descriptions and the permitted uses tables. The tables have been converted to include the uses existing in the new districts. Dave G suggested including information promoting State Forest and State Park lands in the county in the purposes and community development sections. Commissioner Smeltz asked about the adoption process moving forward. Tim discussed going to municipal meetings to keep Logan, Noyes and Gallagher Township's informed and discuss their ideas on mapping Zoning Districts.

NEW BUSINESS

Zoning Amendment, First Quality, Wayne Township

In a letter dated May 21, 2015, Wayne Township Solicitor Paul D. Welch requested review comments from the CCPC for a Zoning Ordinance Map Amendment. Shawn Brown explained the map change is to change a parcel from Moderate Density Residential R-M to Highway Interchange. The parcel was recently acquired by First Quality and is contiguous to the Warehouse 10 property and project. First Quality needs the zoning change to use the property for expanding the screening and fencing on the project. The screening and fencing regulations are different in these districts.

Roger H. made a motion, seconded by Melvin C. to provide the following review comments: This change is an appropriate and logical change. The revisions are appropriate given the addition of property to the site. The motion carried unanimously. Dave C. abstained.

Woodward Township Comprehensive Amendment to the Floodplain Ordinance

In a letter dated May 22, 2015 Township solicitor, Robert D. O'Connor requested review comments from the Clinton County Planning Commission(CCPC) on a comprehensive Flood Plain ordinance amendment. The amendment is the latest version from FEMA and is as a standalone ordinance. Most municipalities in the County have several ordinances covering different aspects on floodplain regulation. Dave C. made a motion, seconded by Roger H. to forward the following review comments: The CCPC recommends adoption of this amendment as it codifies all floodplain regulations under the Townships Zoning Ordinance. The motion carried unanimously.

Willard Jones, Subdivision Township

Willard Jones is proposing a six lot subdivision/land development plan in Pine Creek Township between 3rd and 4th streets. The property is zoned R-2 Medium density residential and currently 11 smaller parcels. The subdivision creates 6 lots ranging in size from 13,500 sqft to 15,800 sqft. These lots meet the minimum lot size of 12,500 sqft. The property is served by public sewer, water and gas. Mr. Jones is planning to construct a duplex on each of the six lots. Mr. Jones conducted soils testing for infiltration rates, and met with the conservation district. The area is served by municipal storm sewers.

Tom C. made a motion, seconded by Melvin C. to forward the following review comments: Include additional detail on the plans for the subdivision; obtain ESPC approval from the CC Conservation District; obtain municipal engineer approval for the use of the storm sewers for storm water management. The motion carried unanimously.

Regency Compressor Station, Communication Tower, Gallagher Township

PVR has requested land development plan approval for the addition of a 180 foot communications tower located on the southwest corner of the compressor station property in Gallagher Township. The property is Zoned Rural Forest and communication towers are a permitted use. The tower does not require lighting.

Steve Gibson informed the board that the County ordinance allows communications towers up to 200 feet in the RF district and that no lighting is required for the tower. Dave C. made a motion, seconded by Roger H. to approve the plan. The motion carried unanimously.

OTHER BUSINESS

No other business was discussed.

ADJOURNMENT

Dave C. made a motion; seconded by Roger H. to adjourn at 8:15. The motion passed unanimously.

July 21, 2015 Meeting Minutes
Clinton County Planning Commission

PRESENT: Terry Murty, Dave Calhoun, David Glessner, Larry Sheets, John Dotterer, Richard C. Bowman III,

ABSENT: Thomas Campbell, Roger Hoy, Melvin Coakley

PLANNING COMM. STAFF: Tim Holladay, Director
Katherine deSilva, Grants Administrator
Greg Smith, Community Planner

GUESTS: Commissioner Smeltz, Commissioner Snyder, Carol Glessner

CALL TO ORDER

Terry M. called the meeting to order at 7:00 P.M. and welcomed Larry Sheets to the Planning Commission, who is replacing Doug Bierly.

APPROVAL OF MINUTES

Dave C. made a motion, seconded by Dave G. to approve the June 16, 2015 meeting minutes, the motion carried unanimously.

STAFF REPORT DISCUSSION

Tim reported on the Rural Gas Initiative and the proposed targeted investment areas identified in the SEDA-COG study. Katie reported on the ESG program and the zoning ordinance update. Greg reported on his activities on the rail trail project, including the G.P. 11 permit, PPL submission, the creation of construction documents, and a shared road agreement with Penn Dot to cross McElhattan run. He also reported on the Woodward pavilion, and Wayne Township fishing pier projects.

PUBLIC COMMENTS

There were no public comments.

OLD BUSINESS

County Zoning Ordinance re-write, Zoning Districts

Tim reported on his meeting with the Gallagher Township Supervisors and the Logan Township Supervisors where he discussed our efforts to update the county Zoning Ordinance. Tim and Katie discussed the challenge of making sure that the word definitions were consistent with the requirements in the ordinance, or relevant. We spent some time discussing the regulation of chicken houses, and if zoning regulations can control the ongoing fly problem. I will contact the conservation district to try to develop physical construction parameters, and best management practices to control flies.

NEW BUSINESS

Chapman Township Zoning Ordinance Amendments

Township solicitor Frank S. Miceli requested informal review comments on a number of Zoning Ordinance amendments being proposed by the Chapman Township Planning commission. The first proposed amendment covers all aspects of Oil and Gas Operations including which districts activities are permitted in, setbacks, noise, and lighting. Other changes include communication towers in the industrial district, setbacks for accessory structures, farm animals in the residential district, and fence regulations. There are other minor changes as well. It appears that the Oil and Gas regulations are very similar to the county regulations. One item not addressed in the section is meter stations. They should be added as a use as they are above ground structures that typically have lighting, fencing and make noise.

The farm animal in the residential district regulations are based on limiting the size of the animal to less than 10 pounds. Who, how, and when are the animals going to be weighed? I have seen ordinances that allow horse in residential districts based on pasture size. One horse per acre of pasture. There may be residents in the residential district that own sufficient property to have larger animals without causing problems.

Dave C. made a motion, seconded by Dick B. to send the following review comments: We believe that it is appropriate to make all of the amendments at the same time. This will minimize the costs of advertising and public hearings. It appears that the Oil and Gas regulations are very similar to the county regulations. One item not addressed in the section is meter stations. We recommend that they be added as a use as they are above ground structures that typically have lighting, fencing and make noise.

The farm animal in the residential district regulations are based on limiting the size of the animal to less than 10 pounds. Who, how, and when are the animals going to be weighed? I have seen ordinances that allow horses in residential districts based on pasture size. One horse per acre of pasture. There may be residents in the residential district that own sufficient property to have larger animals without causing problems. We recommend that you consider land area as the criteria for permitting farm animals in the residential district.

Finally, section XV 1. A. uses the terms “properly” and “appropriate”, these terms are subjective and can become unenforceable. The motion carried unanimously.

Porter Township Comprehensive Plan update

Tim reviewed the information on Porter Township Katie pulled from the County Comprehensive Plan. Dave G. suggested that Porter Township contact adjacent municipalities for additional information, and that transportation and traffic issues need to be considered in an update. Dave G. made a motion to forward the information to Porter Township, seconded by John D. The motion carried unanimously.

OTHER BUSINESS

No other business was discussed.

ADJOURNMENT

Dave G. made a motion; seconded by Larry S. to adjourn at 8:00. The motion passed unanimously.

August 18, 2015 Meeting Minutes
Clinton County Planning Commission

PRESENT:, Dave Calhoun, David Glessner, Larry Sheets, Thomas Campbell,
John Dotterer, Roger Hoy, Richard C. Bowman III, Melvin Coakley

ABSENT: Terry Murty,

PLANNING COMM. STAFF: Tim Holladay, Director
 Katherine deSilva, Grants Administrator
 Greg Smith, Community Planner

GUESTS: Commissioner Smeltz, Commissioner Snyder, Carol Glessner, Josie
Pearse, Santu deSilva

CALL TO ORDER

Dave C. called the meeting to order at 7:02 P.M.

APPROVAL OF MINUTES

Melvin C. made a motion, seconded by Dave G. to approve the July 21, 2015
meeting minutes, the motion carried unanimously.

STAFF REPORT DISCUSSION

Tim reported on the Rural Gas Initiative and the proposed targeted investment
areas identified in the SEDA-COG study and his presentation at the Susquehanna
Greenways Partnership annual meeting. Katie reported on the ESG program and
the 2015 CDBG program. Tom C. asked if the Erie Ave. paving project could still
happen before the Flaming Foliage Festival. Katie responded that everybody is
working toward that goal but it depends on how quickly DCED processes the
contracting documents.

PUBLIC COMMENTS

There were no public comments.

OLD BUSINESS

County Zoning Ordinance re-write, Zoning Districts

Tim reported on his discussions with Lisa Blazure from the Clinton County
Conservation District. She provided best management practices information, and a
model stand-alone pest management Ordinance. Tim explained that he has not

located any guidance on physical construction parameters that could be included in a zoning ordinance only best management practices to control flies. Tim and Katie discussed the challenge of making sure that the word definitions were consistent with the requirements in the ordinance, or relevant.

NEW BUSINESS

Pine Creek Township Zoning Ordinance Amendments

In a letter dated July 16, 2015, Pine Creek Township Solicitor Robert D. O'Connor, Jr. requested review comments from the Clinton County Planning Commission on the proposed Zoning Ordinance amendment to regulate wall signs. The amendment specifies in more detail than the existing ordinance the requirements for wall mounted signs in the commercial district.

Roger H. made a motion, seconded by Dave G. to send the following review comments: the amendment is appropriate in that it further clarifies and defines the size and location of wall signs in the General Commercial and Industrial Districts. The motion carried unanimously.

Beech Creek Blanchard Vol. Fire Co. Land Development

Beech Creek Planning Committee requests that we review and provide comments. The project is to build a new 4-bay equipment garage attached to an office on the grounds of the existing fire company. Total square footage is 10,200. Some buildings have already been removed in preparation for this. When the new facility is complete, the old garage building will be torn down. The project includes addition of parking spaces inside and outside the footprint of the old building, but no new impervious area is to be added. It was noted that the location of utility lines have been changed.

Dick B. made a motion, seconded by Tom C. to provide the following review comments: the water and sewer line locations have been changed and the correct location should be shown on the plans; Labor and Industry approval is required prior to construction of the building. The motion carried with Melvin C. abstaining.

OTHER BUSINESS

No other business was discussed.

ADJOURNMENT

Tom C. made a motion; seconded by Melvin C. to adjourn at 7:45. The motion passed unanimously.

September 15, 2015 Meeting Minutes
Clinton County Planning Commission

PRESENT: David Glessner, Larry Sheets, Thomas Campbell, Roger Hoy,
Richard C. Bowman III, Melvin Coakley

ABSENT: Terry Murty, Dave Calhoun, John Dotterer

PLANNING COMM. STAFF: Tim Holladay, Director
Katherine deSilva, Grants Administrator
Greg Smith, Community Planner

GUESTS: Commissioner Smeltz, Commissioner Snyder, Carol Glessner,

CALL TO ORDER

Dave G. called the meeting to order at 7:02 P.M.

APPROVAL OF MINUTES

Melvin C. made a motion, seconded by Dave G. to approve the August 18, 2015 meeting minutes, the motion carried unanimously.

STAFF REPORT DISCUSSION

Tim reported on the CCSA moving forward on permitting and engineering for the new force main under Bald Eagle Creek. Katie reported on the difficulties in meeting the CDBG bidding requirements in the Renovo area. With several projects having to be rebid. The 2015 CDBG project requests are in. Commissioner Smeltz stated that the first public hearing is September 17th in Renovo. Greg reported on the permitting and design for the rail trail, and activities in Woodward Township.

PUBLIC COMMENTS

There were no public comments.

OLD BUSINESS

County Zoning Ordinance re-write, Zoning Districts

Katie presented the rest of the definitions I through Z, and the board discussed the questions listed in her report. Tim stated that he would work with GIS on Zoning maps and try to have drafts for next month. We are going to research outdoor furnace regulations for next month. A committee of Tim, Katie, and Dave Glessner was created to review the updated zoning ordinance starting with the definitions.

NEW BUSINESS

Pine Creek Zoning Ordinance Amendment; Donation Boxes

In a letter dated August 31, 2015, Pine Creek Township Solicitor Robert D. O'Connor, Jr. requested review comments from the Clinton County Planning Commission on the proposed Zoning Ordinance amendment to regulate unattended donation boxes. The amendment adds a new section (1522) to the supplemental regulations chapter.

While the concept is good, the amendment appears to have been adapted from a standalone ordinance. The ordinance does not add donation boxes to the permitted uses, special exceptions, or conditional uses in any district. In the amendment text it states that donation boxes are not allowed in residential districts.

The ordinance in section 3B2 states "pursuant to Pennsylvania law" The specific statutes should be identified.

The amendment calls for a special permit fee in addition to or instead of a zoning permit fee and an annual renewal fee. It also calls for all existing donation boxes to be permitted through this amendment. Zoning ordinances do not usually have separate fees for specific uses, or annual renewal fees.

Commissioner Smeltz indicated that he would like to see these regulations adopted in more municipalities, and that he hopes that when finalized, this ordinance can be used as a model.

Roger H. made a motion, seconded by Tom C. to forward the following review comments: The CCPC is in favor of regulating these boxes as they often attract trash and become eyesores. The proposed regulations are comprehensive and well written. We recommend that the ordinance be enacted as a stand-alone Health and Safety ordinance and not as a Zoning Ordinance amendment. The motion carried unanimously.

OTHER BUSINESS

We discussed the issues occurring in West Keating Township at the Firestone Campground. Dave G. reviewed the 4 DEP laws controlling development: Sewage Facilities, Safe Drinking Water Act, Solid Waste Management Act, and the Clean Air Act. DEP has pushed many of these requirements on to the municipalities for enforcement.

ADJOURNMENT

Melvin C. made a motion; seconded by Tom C. to adjourn at 8:10. The motion passed unanimously.

October 20, 2015 Meeting Minutes
Clinton County Planning Commission

PRESENT: Terry Murty, Dave Calhoun David Glessner, Larry Sheets, Thomas Campbell, Roger Hoy, Melvin Coakley

ABSENT: John Dotterer, Richard C. Bowman III

PLANNING COMM. STAFF: Tim Holladay, Director
Katherine deSilva, Grants Administrator
Greg Smith, Community Planner

GUESTS: Carol Glessner, Carol Coakley

CALL TO ORDER

Terry M. called the meeting to order at 7:00 P.M.

APPROVAL OF MINUTES

Tom C. made a motion, seconded by Larry S. to approve the September 15, 2015 meeting minutes, the motion carried unanimously.

STAFF REPORT DISCUSSION

Tim reported on issues and enforcement activities on the Firestone campground in West Keating Township, Flood Plain administration, his site visit to the PVR compressor station in Gallagher Township, and the Renovo Energy Partners open house in Renovo. Katie reported on the the Commissioners awarding the entire 2015 CDBG allocation to the Clinton County Housing Coalition for construction of senior housing.

PUBLIC COMMENTS

There were no public comments.

OLD BUSINESS

County Zoning Ordinance re-write, Zoning Maps

Katie presented the rest of the definitions I through Z, and the board discussed the questions listed I her report. Tim presented and discussed draft Zoning maps for Logan and Gallagher townships.

NEW BUSINESS

Loganton Borough Zoning Map Amendment

In a letter dated October 1,, 2015, Borough secretary Nancy L. Edie requested County Planning Commission comments on an amendment to the Loganton Borough Zoning Map. The proposed amendment would change zoning on seven properties along West Main Street from R-1 to R-2. There is an adjacent R-2 district on the North side of Main Street. Dave C. made a motion, seconded by Melvin C. to forward positive comments that the change is appropriate and logical change. The Motion passed unanimously.

Wayne Township Zoning Map Amendment

In a letter dated September 16, 2015, Wayne Township Solicitor Paul D. Welch requested review comments from the CCPC for a Zoning Ordinance Map Amendment. The map change is to change a parcel from Village Center (VC) to Highway Interchange (HI). The parcel was recently acquired by VADAS in a swap with First Quality for property that is now part of the warehouse 10 property. The property abuts the HI zoning district. Melvin C. made a motion, seconded by Dave G. to forward positive comments that the change is an appropriate and logical change. The Motion passed unanimously with Dave C. abstaining.

Wynn Land Development review, Greene Township

Larson Design Group (LDG) requested County Planning Commission (CCPC) comments on a proposed land development and subdivision plan in Greene Township just off the Loganton exit of Interstate 80. The property is Zoned C-2, Highway Service Commercial and contains 18 acres. The plan is to construct an access road and an 8,000 sqft building, and associated truck parking/storage area. The overall design shows a 6,000 sqft second phase for the building. The site is steep and the access road climbs 60 feet in elevation over its 800 foot length. Much of the road is at 11% grade, and meets the 12% township regulation for a private road. The proposed subdivision is to create a .556 acre lot addition for the restaurant parking lot.

Melvin C. made a motion, seconded by Roger H. to make the following review comments: The plan should be treated as a preliminary plan as several items to be submitted with a final plan are not included with this submission: The Township Engineer should review the storm water facilities for compliance with the Fishing Creek Storm Water Management Ordinance; obtain sewage approval from DEP by conducting perc tests and submitting a DEP planning module; obtain permission from Penn Dot to discharge storm water into their road drainage system; obtain approval of an NPDES and an Erosion and Sediment Pollution Control plan; show

more clearly on plan drawing C1.01 if the 50 foot right of way is on the lot addition or on lot #2; add recital language on the subdivision plan indicating the lot addition parcel cannot be sold separately without planning approval. The motion passed unanimously.

ADJOURNMENT

Tom C. made a motion; seconded by Roger H. to adjourn at 8:00. The motion passed unanimously.

November 17, 2015 Meeting Minutes
Clinton County Planning Commission

PRESENT: Terry Murty, Dave Calhoun David Glessner, Larry Sheets, John Dotterer, Roger Hoy, Richard C. Bowman III

ABSENT: Thomas Campbell, Melvin Coakley

PLANNING COMM. STAFF: Tim Holladay, Director
Katherine deSilva, Grants Administrator
Greg Smith, Community Planner

GUESTS: Carol Glessner, Gary Glessner, Rick, & Beth Riccardo

CALL TO ORDER

Terry M. called the meeting to order at 7:05 P.M.

APPROVAL OF MINUTES

Dave G. made a motion, seconded by Larry S. to approve the October 20 2015 meeting minutes, the motion carried unanimously.

STAFF REPORT DISCUSSION

Tim reported on progress being made on the Firestone campground in West Keating Township, and the Rural Gas Initiative. Katie reported on CDBG/ ESG monitoring, the 2015CDBG application for construction of senior housing, and that Paving had begun on Erie Ave in Renovo. Greg reported on ongoing recreation projects.

PUBLIC COMMENTS

There were no public comments.

OLD BUSINESS

County Zoning Ordinance re-write, Zoning Maps

Tim presented and discussed additional draft zoning maps.

NEW BUSINESS

Fairpoint Meadows phase III, sketch plan

Beth Riccardo requested comments on phase III of her Fairpoint Meadows development. She wants to know the CCPC's position on the lot and access layout. Phase III is located partially in Allison Township and partially in Bald Eagle Township. Lots one and two were recently rezoned to R-2 residential to accommodate multifamily development. The remainder is zoned R-1.

The development has challenges with steep slopes, wetlands, and stream crossings. The proposal is to access several lots with private driveways to minimize stream crossings, and simplify the NPDES permitting process. This avoids the Counties road construction standards and may create public safety issues with emergency vehicle access in the future.

Allowing the developer to proceed as presented will require the CCPC to approve a waiver of the access/road construction standards in the County Subdivision and Land Development Ordinance.

The Riccardos discussed their plans for Phase III of Fairpoint Meadows located in Allison and Bald Eagle Townships. The plan shows 12 lots with access from Glenn Road. Public water and sewer will be provided.

The Riccardos are requesting that the CCPC accept the lot layout shown on the plans that show access by shared private driveways. Ms. Riccardo stated that she attended the Bald Eagle Township meeting and they accepted the layout with the private drive way. After much discussion about minimizing stream crossings verses emergency vehicle access and the need for a culda-sac; John D. made a motion, seconded by Richard B. to accept the layout of the private driveway accessing four lots in Allison Township with the addition of a culda-sac at the end, and language on the maintenance responsibilities of the property owners

Other Business

CCPC Fee schedule

Tim discussed increasing the fee schedule and stated that fees have been the same since 2011. The CCPC agreed, and instructed staff to request that the commissioners adopt the new fee schedule effective January 1, 2016.

ADJOURNMENT

Dave G. made a motion; seconded by Larry S. to adjourn at 7:55. The motion passed unanimously.