

Jay E Sheats
15 JAN 2019

CLINTON COUNTY PLANNING COMMISSION
January 16, 2018 Meeting Minutes

PRESENT: Larry Sheats, Terry Murty, John Dotterer, Rick Bowman, Reza Lotfi
ABSENT: Melvin Coakley, Tom Campbell, Dave Calhoun, Roger Hoy
PLANNING STAFF: Kate de Silva, Director, Greg Smith, Community Planner, Leah Mothersbaugh, Grants Administrator
GUESTS: Chris Stein, B.J. Batterson, Dave Strouse, John Lipez, Wendy Stiver, Michael Bolsar

Call to Order: Terry M. called the meeting to order at 7:10 pm, after Reza L. reported that his car was stuck and he could not make it. A quorum was achieved after Reza phoned in to the meeting at 7:10.

Approval of Minutes: Larry S. moved, Rick B. seconded a motion to approve the minutes as submitted. All were in favor and the motion carried.

2018 Reorganization: John D. moved, and Rick B. seconded, a motion to retain the same officers as last year, namely Terry Murty, Chairman, Dave Calhoun, Vice Chairman, and Larry Sheats, Secretary. All were in favor and the motion carried.

2018 Meeting Schedule: John D. made a motion to retain the Planning Commission's traditional meeting schedule, which is the third Tuesday of each month, excluding December, and publish the meeting schedule in the Express as required by the MPC. Rick B. seconded, all were in favor and the motion carried.

Staff Reports: Due to the inclement weather, staff reports were kept to highlights. Katie spoke of 2017 permitting of homes and cabins, and subdivision activity, Greg reported the permits for the Lock Haven boat dock are completed, and Leah announced the \$200,000 ESG award to the Housing Coalition.

Public Comment: None.

Old Business:

Lock Haven Rezoning Review: The outcome of the December email meeting was included in the agenda to make it part of the public record. The emails show that the Planning Commission, after lively discussion, voted to abstain from making formal comment on this request due to lack of information about the end use. Discussion points dealt with increased traffic flow along Spring Street onto Bellefonte Avenue and the fact that the existing townhomes would become a nonconforming use.

SALDO update. The Chairman suggested this item be tabled due to the ongoing snowfall, in favor of the guests' new business.

New Business:

Whitetail Estates II Land Development Plan. B.J. Batterson and David Strouse presented their Final Subdivision and Land Development Plans affecting Lamar Township parcels 17-8081 and 17-8082 near the intersection of Eisenhower Cross Road and Beagle Road. Mr. Batterson, an engineer with RETTEW, created the plans.

Their project is to subdivide a 38.9-acre tract into ten additional lots of the Whitetail Estates development of single family homes. Zoning at this site is R-1, Rural Residential. The intended use is permitted by right. The submitters reported that NPDES and E&S planning is completed and under review at the Conservation District and DEP. Public water and sewer will be provided by Rote Water Company and East Nittany Valley Joint Municipal Authority. The two largest lots will have public water but on-lot septic. Perc sites have been submitted with the Sewage Planning Module.

The Planning Commission voted to recommend approval to Lamar Township (pending Conservation District and DEP approvals), with one additional proviso:

The submitters indicated they would seek a lot width waiver from the Township for the narrow, triangle-shaped portions of the lots where they connect to the cul-de-sacs of Panther, Doe and Antler Lanes. The Commission recommended that they show the building envelope for each lot on the plans, to ensure all setbacks will be met when buyers develop the parcels.

Rick B. put forward a motion to make favorable comments to Lamar Township, with the above-mentioned proviso. John D. seconded the motion, all were in favor and the motion carried.

Bald Eagle Township Zoning Map Amendment. Bald Eagle Township requested review comments for a proposed zoning map change. Chris Stein of Glenn O. Hawbaker Engineering and Michael Bolsar of Willamsport Hospitality Group described their proposal to redesignate a 50-acre tract currently zoned O/R (Open Space/Recreation) to R-H, High Density Residential. The tract lies on several parcels making up the Clinton Country Club golf course.

The area requested to be deducted from the O/R zone is bordered on the Southeast by a Commercial District, on the Southwest by a Low-Density Residential District, and on the north by the remainder of the O/R District.

The intended future use is to construct single family homes and/or townhomes. Both are permitted uses (townhomes are a Conditional Use). The targeted parcel is surrounded by 100-year flood plain. Roughly 26 acres are out of the flood plain.

Chris Stein noted that the developer has not yet decided what density or what type of development will be selected. It may be high-rise townhomes overlooking the golf course,

or a tract of single family homes, or a cluster development with some open space. These decisions will follow if the zoning change is approved.

The minimum lot sizes in the R/H district with public sewer and water are:

- Single-family detached – 7500 sq ft.
- Single family attached (townhomes) - 7500 sq ft plus 2500 per dwelling unit. Max 8 dwelling units per acre.
- Two-family dwellings or conversion apartments – 4000 sq ft/unit.

The submitters noted that this area is served by public utilities and they intend to connect to public water and sewer. Access to the homes would be by Country Club lane, a Township Road.

Rick B. moved, and Larry S. seconded, a motion to send favorable comments to the Township on the proposed zoning change, with the following considerations:

1. They are in favor of the change to R-H because the area is served by public utilities and is a high-growth zone of both the Township and the County, and single-family residential development is desirable in this area.
2. They did note a concern - that the existing 175-acre O/R zone is the only O/R district in the whole of the Township's 42 square miles, and that this project would reduce that by one third.
3. Finally, they recommended that when development plans come along, careful consideration be given to traffic flow and safety at the intersection with Eagle Valley Road and at the sharp turn on Country Club Lane.

All were in favor and the motion carried.

Adjournment. Larry S. moved, and John D. seconded a motion to adjourn at 7:45 pm. All were in favor.

Jay E. Dots
15 JAN 2019

**CLINTON COUNTY PLANNING COMMISSION
February 20, 2018 Meeting Minutes**

PRESENT: Larry Sheats, Terry Murty, Rick Bowman, Reza Lotfi, Roger Hoy, Dave Calhoun, Melvin Coakley

ABSENT: Tom Campbell, John Dotterer

PLANNING STAFF: Kate de Silva, Director, Greg Smith, Community Planner, Leah Mothersbaugh, Grants Administrator

GUESTS: Paul Conklin

Call to Order: Terry M. called the meeting to order at 7:00 pm.

Approval of Minutes: Larry S. moved, Melvin C. seconded a motion to approve the January minutes as submitted. All were in favor and the motion carried.

Staff Reports: Katie reported on the Clinton County Emergency Services Hazard Mitigation Plan update; the outcome of the January 31 zoning hearings in West Keating and Gallagher Township; the bridge data collection effort done in partnership with the Economic Partnership's Transportation Committee; and the launch of bus service.

Leah reported on her CDBG, ESG, and PHARE grant work, and announced the public meeting on the Baseline Water Quality report to be held on March 28. She talked about the historic renovation report on the Courthouse and the upcoming PHMC grant application for that project.

Greg reported on the progress at Wayne Township Park, the Rail Trail DCNR application, meetings with various agency representatives on trails. He has also embarked on some work for Porter Township, to design a walking path at their community park.

Annual Report: Planning staff submitted the Annual Report for 2017 which they had compiled through January. Katie reviewed the highlights.

Public Comment: None. There were no visitors present.

Old Business

SALDO update. Katie reviewed proposed changes to Article I - Purpose and Authority - to update titles of all documents referenced by the ordinance, especially the Municipalities Planning Code, and shorten the short title of the document to "SALDO." These change will be made consistently throughout the document. She asked for comment on the proposed elimination of specific fee rates required by the ordinance, by instead referencing "required fees as set by resolution of the Clinton County Commissioners" and not including prices for the different review levels. The board agreed.

New Business

Lock Haven Zoning Amendment Review: The discussion resulted in the following comments on the three proposed changes that were put forward:

1. To add provisions for Truck Stop/Travel Plaza as a principal permitted use in the General Commercial – Light Industrial and Industrial zoning districts, including a definition of the term and supplemental regulations.

The CCPC saw no issues with this change.

2. In the Central Business District, to change “Parking Compound” from a Conditional Use to a Use Permitted by Right.

The CCPC saw no issues with this change.

3. In the Supplemental Standards for Truck Terminals, to shorten the required distance from terminal entrances and exits to street intersections from 150 feet to 100 feet.

The CCPC felt this change could be problematic because the total length of a tractor hauling a trailer can be as much 78 feet. They suggested instead of building the shorter required distance into the ordinance, to add a provision giving the City and its Planning Commission the power to make exceptions to the 150-foot minimum on a case-by-case basis.

Adjournment. Melvin C. moved, and Dave C. seconded a motion to adjourn at 7:50 pm. All were in favor.

Clinton County Planning Department
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PLANNING STAFF
Director: Timothy L. Holladay
Grants Administrator: Kate de Silva
Community Planner: Gregory T. Smith

Run date: ASAP

Contact: Kate de Silva, Clinton County Planning Director

MEETING CANCELLATION NOTICE

The monthly meeting of the Clinton County Planning Commission scheduled for 7:00 pm on March 20, 2018 has been cancelled.

Jay E. Sheats
15 JAN 2019

CLINTON COUNTY PLANNING COMMISSION
April 19, 2018 Meeting Minutes

PRESENT: Larry Sheats, Terry Murty, Rick Bowman, Reza Lotfi, Roger Hoy, Melvin Coakley, Tom Campbell, John Dotterer

ABSENT: Dave Calhoun

PLANNING STAFF: Kate de Silva, Director, Leah Mothersbaugh, Grants Administrator

GUESTS: None

Call to Order: Terry M. called the meeting to order at 7:00 pm.

Approval of Minutes: Larry S. moved, Melvin C. seconded a motion to approve the February minutes as submitted. All were in favor and the motion carried.

Staff Reports: Katie reported on Penndot's current method of dead tree removal, and how the property owner and the municipality must split the cost of dead tree removal when Penndot is not doing the work. The group discussed the high number of standing, dead ash trees around the county (from the work of the emerald ash borer). Katie also reported on the rail trail progress, the Our Town Lock Haven TV show, and a zoning enforcement action on Gratzmar Avenue in Noyes Township.

Leah reported on her CDBG, ESG, and PHARE grant work, and described the public Baseline Water Quality reporting session held on March 28, which showed elevated levels of coliform bacteria in Sugar Valley, but essentially showed that Clinton County's groundwater makeup is very similar to that of other Counties in the Northern Tier. She announced SEDA-COG HDC's "win" of tax credits from PHFA that will enable the construction of 32 units of Senior-only housing in Flemington.

Public Comment: None. There were no visitors present.

Old Business

Lamar Township Zoning Ordinance Amendment. The materials arising from the email meeting of March 2018, to discuss the proposed March 2, 2018 zoning amendment in Lamar Township, were included in the packet for the public record.

SALDO update. Katie reviewed proposed changes to Article II – Definitions, and the group went over her suggested definition updates one by one. All changes will bring the SALDO definitions up to date and into agreement with the current Municipalities Planning Code and the 2016 Clinton County Zoning Ordinance (which shares standard definitions with the Clinton County COG Ordinances). The changes will be incorporated consistently throughout the document. She asked for comment on the proposed deletion of the definition of County Engineer, Group Housing Project, Water Survey, and Wetlands Survey, since the former two do not agree with Clinton County practice and the latter two

are not used anywhere in the SALDO, and are governed by the Department of Environmental Protection. The board agreed.

The board agreed to update the definition of Recreational Subdivision to agree with the Zoning Ordinance definition of "Planned Seasonal Development" with review of the accompanying regulations. Further discussion will be presented in a future agenda.

Regarding the large variation on the definition of "Street" between the SALDO, the Zoning Ordinance, and PennDOT definitions, Katie proposed more research, and possibly extensive rewriting, will be needed to ensure the definitions agree with current practice. Further discussion will happen in a future agenda.

Further presentation of "Traditional Neighborhood Development" and "Transferable Development Rights" will also happen in a future agenda.

New Business

Lamar Zoning Amendment Review: The discussion resulted in the following comments:

1. Roger H. moved, and Terry M. seconded, a motion to send favorable comments on the proposed change to the definition of Principal Use.
2. The board discussed the frequency of zoning changes coming from Lamar, and requested Katie to note in her response letter, that too frequent ordinance changes are confusing to the public. They recommend accumulating amendments to be adopted together, not more frequently than every few years.

Good of the Order

Melvin C. noted that 2018 is Beech Creek Borough's 150th Anniversary and that the PA State Mounted Police would be bringing their horses to the celebration parade. Tom Campbell requested an update on the progress of the ATV route planning to connect Whiskey Springs and Bloody Skillet ATV trail systems.

Correspondence

Katie noted that Nicholas Meats' most recent sewage planning proposal was rejected by DEP because it did not address the planned additional processing capacity and personnel, and because the previously requested holding tanks had not yet been installed.

Adjournment. John D. moved, and Tom C. seconded a motion to adjourn at 7:50 pm. All were in favor.

Jay E. Sheats
15 JAN 2019

CLINTON COUNTY PLANNING COMMISSION
May 15, 2018 Meeting Minutes

PRESENT: Larry Sheats, Terry Murty, Rick Bowman, Reza Lotfi, Roger Hoy, Melvin Coakley, Tom Campbell, John Dotterer, Dave Calhoun

ABSENT: None

PLANNING STAFF: Kate de Silva, Director, Leah Mothersbaugh, Grants Administrator, Greg Smith, Community Planner

GUESTS: Carol Coakley, Paul Conklin, Henry Sorgen, Rich Wykoff, Tyler Piotrowski, Sarah Paez

Call to Order: Terry M. called the meeting to order at 7:00 pm.

Approval of Minutes: Larry S. moved, Rick B. seconded a motion to approve the April minutes as submitted. All were in favor and the motion carried.

Staff Reports: Leah reported on the various grant programs she manages, and that she attended a Municipalities Planning Code training and a PRR Western Clinton County community development meeting. Greg reported the receipt of \$1,087,000 in construction funding from Penndot for the rail trail Susquehanna River bridge project, and his progress on Phase 2 of the trail. Katie reported on the draft Clinton County Hazard Mitigation Plan, the Clinton County Sewer Authority's Pennvest request, and the CPDAP quarterly meeting. She is meeting with our seven zoning municipalities to discuss issues typically seen in our rural areas, the main one being seasonal structures being converted into homes. She has met with Colebrook and Noyes and will head to Gallagher and Logan next month.

Public Comment: None.

Old Business: None.

New Business

Nittany Minit Mart Land Development Plan Review for Pine Creek Township:

Plans were presented by Tyler Piotrowski of Geotech Engineering, Inc. of Morrisdale, PA, on behalf of Nittany Oil Co., Inc. of Phillipsburg, PA. The company proposes a project at 3061 Woodward Avenue, Pine Creek Township, at the site of Nittany Minit Mart Avis Store No. 225.

The 0.98-acre parcel No. 28-14553 is subject to Pine Creek Township SALDO and Zoning ordinances. The site is zoned C-1, Commercial, and the existing service station/convenience store use is permitted. The site is not in a flood zone.

The project is to demolish and reconstruct the existing building. All of the existing utility connections (water, sewer, gas) will be reutilized for the new building. There is no proposed

addition to the existing impervious asphalt parking area. The existing canopies, pumps, and underground tanks will remain as well. The only change from the existing conditions will be to parking layout, traffic flow, exterior signs, and exterior lighting.

Roger H. asked why the handicap parking space at the entrance is only 8 feet wide. Side-accessible vans may not be able to unload. The zoning ordinance calls for not less than 9 feet wide and 20 feet long for all parking spaces. Pietrowski said there will be two handicap spaces, one at each side of the entrance apron, so width is not an issue.

Reza L. asked and was assured that the parking lot slope from the center to the outside of the lot was adequate to prevent stormwater from pooling.

Dave C. made a motion, seconded by Melvin C., to send favorable comments to Pine Creek Township. All were in favor and the motion carried.

Lamar Zoning Amendment Review:

In a letter dated April 12, 2018, Lamar Township Solicitor Robert O'Connor requested review comments for another proposed change to the Township's zoning ordinance. The proposal is twofold:

- To change Semi-Public Recreation from a permitted-by-right use to a special exception use in the Highway Interchange Zoning District.
- To add eleven supplemental requirements pertaining to the Semi-Public Recreation Use.

The reason for the change is to ensure the text of the ordinance reflects the content of the Township's Zoning Hearing Board determinations with regard to this district.

After discussion, the commission noted that the regulations laid forth in the eleven added items are conditions specific to motorized racing activities.

Dave C. moved, and Rick B. seconded a motion to suggest to the Township that adding eleven items specific to motorized racing establishes a precedent for the category "Semi-Public Recreation," which covers all types of events and activities. The Commission wondered whether the Township would then seek to specifically limit each possible type of activity, when the purpose of zoning is to give broad guidance for growth. All were in favor and the motion carried.

Woodward Township Flood Plain Ordinance Amendment Review:

In a letter dated April 9, 2018, Woodward Township Solicitor Robert O'Connor requested review comments for a proposed change to the Flood Plain Ordinance section of the Township's zoning ordinance. The proposal is to delete all paragraphs laying out the requirement of owners of RVs within the floodway to secure annual permits. The reason for

the change is this annual permitting “is onerous and burdensome to the recreational vehicle owners and the administrative staff of the Township.”

The commission discussed, at length, past incidents where RV and camper owners had great difficulty removing their vehicles as the river reached flood stage, and felt that floodway occupants would not follow good practice without some type of enforcement. They felt the original ordinance had solved the serious problem of obstructions in the floodway.

Tom C. moved, and Melvin C. seconded a motion to suggest that before deleting the rule, the Township revisit the conversation at the time it was first imposed. The Commission wondered how the Township will protect the flood plain without this provision, or if there are alternatives to annual permits that would have the same effect. All were in favor and the motion carried.

Other Business:

Presentation by Central Mountain ATV Club on trail development progress:

- Henry Sorgen and Rich Wykoff presented an overview of their organization and mapping of its developed trail networks.
- The CMATV club with 1500 members is the largest in the state. They do not own any trails.
- They hope to connect four trail systems: Haneyville, Bloody Skillet, Snowshoe Rail Trail, and Whiskey Springs.
- Penndot policies that ATV riders may not use state roads in an obstacle.
- Poker runs between Potato City, Germania, and Cross Fork bring in huge cash to local business, the economic impact of ATV visitors is great.
- CMATV pays for all signage on township roads, where townships have allowed ATV riders, and maintains them for the life of their use.
- DCNR returned Larson Design Group’s ATV study to the consultant, requesting more and better information and output, so this is still under way.
- Centre County has an agreement with its Sheriff’s Department to help police the Snowshoe Rails to Trails corridor.

Correspondence:

Katie noted that DEP and the Greene Township SEO hope to identify appropriate sites for holding tanks at Nicholas Meats’ property North of Route 88. The sewage planning issues may be resolved in this way.

The sewage planning issues at Keating Mountain Kampground hinge on whether West Keating will enact a holding tank ordinance. The SEO and DEP will meet in the Township next week to inspect and discuss.

The Liberty Group has withdrawn its request for a rezoning of the Clinton Country Club to

build a high-density development.

Adjournment. Melvin C. moved, and Tom C. seconded a motion to adjourn at 7:50 pm.
All were in favor.

Jay E. Sheats
15 JAN 2019

CLINTON COUNTY PLANNING COMMISSION
June 19, 2018 Meeting Minutes

PRESENT: Larry Sheats, Terry Murty, Reza Lotfi, Roger Hoy, Melvin Coakley, Tom Campbell, John Dotterer, Dave Calhoun

ABSENT: Rick Bowman

PLANNING STAFF: Kate de Silva, Director, Leah Mothersbaugh, Grants Administrator, Greg Smith, Community Planner

GUESTS: None

Call to Order: Terry M. called the meeting to order at 7:00 pm.

Approval of Minutes: Dave C. moved, Larry S. seconded a motion to approve the May minutes as submitted. All were in favor and the motion carried.

Staff Reports: Greg S. reported on the progress of the rail trail, with construction of Phase 2 in full swing. He noted that the annual gypsy moth caterpillar conference indicates there will be minimal impacts in Clinton County this year, with the possible exception of Crawford Township, around Rauchtown. The cost to homeowners will not be defrayed by the state, and it will be \$55. Leah M. reported that CDBG 2017 contract has been executed and the County can purchase the lot for the senior housing project in Flemington when the environmental review is completed. She will apply for \$370,000 in 2018 ESG funds to combat homelessness and the County won an \$80,000 grant toward restoration of the Courthouse. Kate D. reported on a FEMA-FIRM training that indicates many County municipalities are not doing what they should regarding elevation certificates.

She continued her municipality meetings with Gallagher and Logan townships. Gallagher is considering opting in to the UCC and contracting with a professional building inspection service. They are also considering a nuisance ordinance.

The MPO approved the 2019-2012 TIP, which is on SEDA-COG's website and also available in the Planning Office for review.

PPL has a grant program that may be applied to the rail trail.

Public Comment: None.

Old Business: The Commission approved (without voting) both agenda items pertaining to the SALDO update:

1. Using the MPC definition of street in the definitions section
2. Updating the street design section to incorporate the PA Standards for Residential Site Development.
3. Adding flood plain provisions as outlined in Lycoming County's SALDO. These still put the responsibility for flood plain regulation on the municipality, but give instructions for how flood plains and elevations shall be shown on plans.

New Business

Wayne Township Zoning Ordinance Amendment

In a letter dated May 25, 2018, Wayne Township Solicitor Paul Welch requested review comments for a proposed change to the Township's 2002 zoning ordinance.

The change resulted from a citizen referendum held during the May 25, 2018 election on whether or not to allow the sale of alcoholic beverages. The change presented applied to the Highway Interchange (HI) District. The sale of alcoholic beverages was added as a Conditional Use only in the HI District.

Dave Calhoun explained that a hotel, and also a beverage distributor, have been proposed for this district and that was the reason for the referendum.

Roger H. moved, and Melvin C. seconded a motion to send a recommendation for approval, with no additional comments. All were in favor, Dave C. abstained, and the motion carried.

City of Lock Haven – Lucky 7 Lot Consolidation

Plans were received June 12, 2018 from Attorney Craig Harris on behalf of VASAS, Inc., for a lot consolidation of properties owned by VASAS. This is the site for future development of the Lucky 7 Truckstop.

Robert Myers of Hawbaker Engineering, State College performed the survey. The site is subject to the City of Lock Haven SALDO and zoning ordinances. The site is zoned Industrial and vehicle service stations are a permitted use in the I district.

The consolidation involves three parcels, all of which have already been purchased by VASAS and recorded, and the abandonment of two streets:

South Henderson Street (acquired by Peters)
Jerry's Alley (acquired by VASAS)

South Pine Street is in the process of being vacated by the City, which signed a utility easement with VASAS on June 7. All of S. Pine will become part of the consolidated property.

The City of Lock Haven Planning Commission already reviewed and conditionally approved this, with the condition being the completion of the vacation ordinance process for S. Pine Street. Dave C. moved, and Melvin C. seconded a motion to send a positive review of the consolidation, pending the City's completion of their vacation ordinance. All were in favor and the motion carried.

Other Business:

Katie provided information on Agricultural Security areas, which are established by municipalities when property owners volunteer their parcels for the designation. This status affects how parcels can be used when they are sold. If they are to be used for non-agricultural purposes, they must first be removed from Ag Security. The total Ag Security ground area in a municipality cannot fall below 250 acres after the deduction.

Obtaining the Ag Security designation is the first step in moving toward Ag Preservation, which is a permanent conservation easement that keeps a property for farming in perpetuity.

Katie noted that from now on, she will adopt the following procedure:

1. Add a new check block to our SALDO and zoning review checklists to make sure developments and project proposals don't affect Ag Security or Ag Preservation status, and if changes are to be made, that proper procedures are followed.
2. When the County Planning Commission is notified of a municipal action to change the listed properties, it will notify the Conservation District and GIS office.
3. When municipal action is taken and recorded, the Register and Recorder will notify the GIS office to incorporate changes in the mapping.

Correspondence:

Outgoing correspondence resulting from the May meeting was provided, and Katie noted incoming correspondence of interest:

The Keating Mountain Kampground sewage planning approval is on hold until West Keating adopts a holding tank ordinance.

Flying J in Lamar does not have an adequate water supply. They have been turned down by Porter Township Authority and Walker Township Authority due to capacity issues. They sought a letter of support for hooking to PA American Water.

Adjournment. Melvin C. moved, and Tom C. seconded a motion to adjourn at 7:50 pm. All were in favor.

Jay E. Sheats
15 Jan 2019

CLINTON COUNTY PLANNING COMMISSION
July 17, 2018 Meeting Minutes

PRESENT: Larry Sheats, Terry Murty, Reza Lotfi, Melvin Coakley, John Dotterer, Dave Calhoun

ABSENT: Rick Bowman, Roger Hoy, Tom Campbell

PLANNING STAFF: Kate de Silva, Director, Leah Mothersbaugh, Grants Administrator, Greg Smith, Community Planner

GUESTS: Julie Brennan, Pete Smeltz

Call to Order: Terry M. called the meeting to order at 7:00 pm.

Approval of Minutes: Larry S. moved, Reza L. seconded a motion to approve the June minutes as submitted. **All were in favor and the motion carried.**

Staff Reports: Katie D. recounted meetings with the Rail Trail partners, the PA Wilds Planning Team, and PennDOT (re Peale Avenue Bridge in Mill Hall). She reported that bus ridership in the new River Valley Transit service is up to 70 riders/day in June: the target is 100 riders a day for PennDOT to sustain the service beyond three years. The Susquehanna Riverfront in Lock Haven/Woodward won an award as a 2018 "Great Public Space" from the American Planning Association's PA Chapter. The County Hazard Mitigation Plan has received approval from PEMA, we await FEMA approval before the municipalities can adopt it.

Leah M. reported on the progress of the CDBG and HOME programs, and noted that she had submitted the County's \$370,000 ESG request to DCED today. She said the PHMC grant to restore the Courthouse will be executed in October, and work could take place in Spring 2019. She then announced her resignation to take a grants job with Penn State.

Greg S. reported on the progress of the Rail Trail, Phase 2, which should be completed possibly by the end of August. He noted that the Planning Department should be moved into the Piper building by the next Planning Commission meeting.

There was a discussion of Flying J and Snavelly's Truck Wash water needs – Porter Township water authority may no longer have capacity for additional buildout at the 64/80 Highway Interchange district. Snavelly's will be recycling its water, so this should not affect them.

Katie asked the group if there was objection to moving the September meeting back one week, to September 25, to account for her vacation. Dave C. Melvin C. each said they would also miss the September meeting, if held on September 18.

Dave C. moved, and Melvin C. seconded, a motion to move the meeting to September 25. **All were in favor and the motion carried.**

Public Comment: None.

Old Business:

SALDO UPDATE. The Commission approved (without voting) agenda items incorporating minor tweaks to Article III on Application Procedures, to bring the ordinance into line with current planning procedures, and to ensure compliance with the MPC.

The most substantive change was to eliminate the artificial distinction between Subdivisions and Recreational Subdivisions, since the ordinance clearly states (and rightly) that recreational subdivisions should follow the same review, submittal and approval process as non-recreational subdivisions.

WAYNE TOWNSHIP ZONING MAP AMENDMENT CORRECTION LETTER. Included as followup information. A slight change to the map was made by way of the Supervisors' correcting the submittal reviewed in July 2017.

New Business:

LEIDY TOWNSHIP – QUIET OAKS CAMPGROUND EXPANSION.

Plans by DEM Surveying (Daniel Moore) of Brookville were received on June 6, 2018 from Caria Flack, on behalf of herself and David Flack, landowners. The project lies on an 89-acre parcel No.18-8317-55, at 88 Quiet Oaks Campground Lane. The site is subject to the Clinton County SALDO and Leidy Township Zoning ordinances.

The project, which affects less than 10 acres of the parcel, has two elements:

1. Adding 20 new full hookup RV sites (water/electric/sewage) on the southern part of the property
2. adding 10 new sites on the eastern side

Zoning at this site is State Park/State Forest. Leidy Township campground regulations require that each camping space be no less than 2500 square feet in area, defined by permanent markers, and set back 10 feet from all access roads. Trailers shall be placed no closer together than 20 feet. The project involves no new structures, merely installation of electricity, water, sewage disposal, and gravel parking facilities.

Discussion: the plans presented did not show setbacks or dimensions of camping spaces, but Katie's telephone conversations (today) with David Flack, and with Mary Ellen Stern of the Conservation District, confirmed that the campsites meet Leidy Township zoning with respect to their size and setbacks. The campsites are 40 feet apart and separated by grassy strips. Gravel pads are 12 x 70 x 20 and the septic areas are 50 x 100. Five stormwater diversion swales, constructed with the original development in the 1970s, are well positioned to handle any runoff and they are still functioning as designed.

The first sewage planning module submitted by the Flacks was denied by DEP in May, due to certain missing items. This was resubmitted June 7.

Dave C. moves, and Larry S. seconded, a motion to approve the plans contingent on DEP's sewage planning approval. All were in favor and the motion carried.

Other Business:

None

Correspondence:

Outgoing correspondence resulting from the June meeting was provided in the agenda, along with notable incoming correspondence.

Adjournment. Dave C. moved, and Larry S. seconded a motion to adjourn at 7:47 pm. All were in favor, and ate Cheesecake as a farewell to Leah.

Katherine deSilva - PLANNING MEETING CANCELLATION

From: Katherine deSilva
To: Planning Commission Members; Pete Smeltz; Jeffrey Snyder; Paul Conkli...
Date: 8/16/2018 11:07 AM
Subject: PLANNING MEETING CANCELLATION

Hi folks:

You will not be getting a planning agenda this weekend. We had no projects submitted.

This means there will be NO PLANNING MEETING until September 25. Normally the September meeting would be a week earlier, but if you recall, I'll be in Australia from 9-1 to 9-18 and I won't be here to review projects and create an agenda. Likely the September meeting will be chock full.

I will be publicly advertising this meeting cancellation as well as next month's meeting date change.

I did want to let you know some things that have been happening:

1. We hired a new Grants Administrator, Gabriel Caprio from Mackeyville. He has a Master's Degree in Planning/Geo and some work experience with Indiana Borough. This week he is at a three-day grants training in Harrisburg, but he will take up the grant reins just in time for our move.
2. WE ARE MOVING August 23 and 24. Chaos will rule those two days – you should be able to get us by phone or email on the second day, if needed.
3. OUR NEW ADDRESS is 2 Piper Way, Suite 244, Lock Haven.
4. Greg and I attended the Penndot kickoff meeting for the Bald Eagle Valley Trail river crossing, and the field scoping meeting is coming August 29. The design process, permitting, contracting and everything is off and running.
5. Nicholas Meats parking lot extension plans were finally approved.
6. Final walk-through on the Renovo Ontario Avenue project is being scheduled – closeout soon will happen.
7. Chestnut Grove Recreation Authority has submitted permit requests to DEP – so that project is now also moving.
8. I'm meeting with a representative of STL later today, they have bought existing Marcellus facilities off Hollow Road in Gallagher and intend to drill two new wells next year. More on this when I have it.
9. Range Resources is also applying for permits to expand operations off Queens Run Road (Winner) in Gallagher.

Katie

Clinton County Planning Director
232 East Main St.
Lock Haven, PA 17745
 [\(570\) 893-4080 ext. 1](tel:(570)893-4080)

Ray E. Sheats
15 JAN 2019

**CLINTON COUNTY PLANNING COMMISSION
September 25, 2018 Meeting Minutes**

PRESENT: Larry Sheats, Terry Murty, Reza Lotfi, John Dotterer, Dave Calhoun, Roger Hoy, Rick Bowman

ABSENT: Melvin Coakley, Tom Campbell

PLANNING STAFF: Kate de Silva, Director, Gabriel Caprio, Grants Administrator, Greg Smith, Community Planner

GUESTS: John Rishel, Lock Haven Express

CALL TO ORDER: Terry M. called the meeting to order at 7:00 pm.

APPROVAL OF MINUTES

Larry S. moved, Dave C. seconded a motion to approve the July minutes as submitted. All were in favor and the motion carried.

Staff Reports: Katie D. reported on the hiring of Grants Administrator Gabe Caprio, the Pennvest application for the Clinton County Sewer Authority's force main/pump station project, the kickoff meeting for the railroad bridge-to-bikeway conversion project, with its goal of construction starting August 2020. She noted the partnership between the Historical Society and the County on a PPL grant application for the Castanea train station and Bald Eagle Valley trailhead.

Gabe C. reported on the ongoing CDBG, ESG, HAP, HOME and PHMC projects, and the training he has attended for grants administration. The Western Clinton County sewer disinfection system upgrades are slated to start in early October.

Greg S. reported on his progress with the Bald Eagle Valley Rail trail Phase 2 construction, working with contractors to install split rail fence, gates, and erosion controls. He worked closely with Penndot LTAP staff on designs for the two Youngdale Road crossings. He is preparing cost estimates for the crossings and for next year's trail work.

PUBLIC COMMENTS: None.

OLD BUSINESS: None.

NEW BUSINESS

Porter Township Zoning Ordinance Amendment

In a letter dated August 16, 2018, Porter Township Solicitor Paul Welch requested review comments for a proposed change to the Township's 1998 zoning ordinance.

The change only applies to Article I, Section 103 (definitions) and Article VII, Section 702.1 (governing the Commercial-Industrial District, i.e. the area surrounding the Lamar interchange and a few lots on the south side of Route 64.)

- The amendment allows electronic gaming devices as a permitted (by right) use in the Commercial-Industrial District.
- The definition of “mechanical or electronic amusement machine or apparatus” includes many varieties of games, but specifically **excludes** gambling machines, defined as “any devices licensed or regulated by Act 42 and the Pennsylvania Gaming Control Board.”
- The definition also **excludes** devices whose purpose is the sale of merchandise “such as candy, cigarettes, or other tangible personal property.”

Dave C. moved, and Larry S. seconded a motion to send favorable comment to the Township. The motion carried.

Porter Township Flying J Maintenance Shop Development Plans

Plans were received on August 28, 2018 from John Fisher of Sweetland Engineering, on behalf of Pilot Flying J of Knoxville, Tennessee. The company proposes to construct a 2-bay maintenance garage on the site of their existing facility at 5609 Nittany Valley Drive in Porter Township.

The 26.5-acre parcel No. 28-14553 is subject to Porter Township SALDO and Zoning ordinances. The site is zoned C-I, Commercial-Industrial, and the proposed use of service plaza with maintenance garage is permitted by right. The site is not in a flood zone, and no wetlands are present on site. There is no proposed increase in impervious area.

The project is to eliminate 14 tractor trailer parking spots and in their place build a tractor trailer maintenance garage. The site is served by public sewer and all conveyance letters are in hand. The E&S plan was approved by the Conservation District on September 11.

After a brief discussion about the proximity to the natural gas fueling station, and the risk of welding sparks, etc. to possibly ignite the fuels, they agreed there was no issue.

Dave C. moved, and Rick B. seconded, a motion to send favorable comments to the Township. The motion carried.

OTHER BUSINESS: Terry M. noted that the Lock Haven Express continuously runs stories on trees falling across the road and causing traffic accidents and tie-ups. He feels this supports the need for a new approach to dead tree removal. Katie S. said she would pursue the question with PennDOT at the October 11 MPO meeting.

CORRESPONDENCE: Katie D. took note of the fact that Avis Travel Plaza had to submit a Chapter 105 wetlands encroachment permit (after the fact). Chestnut Grove

recreation facility in Castanea has begun permitting. Range Resources is permitting the reopening of the Winner pad in Gallagher Township, and Quiet Oaks has to redo its sewage planning to DEP satisfaction.

ADJOURNMENT: At 7:45 pm Dave C. moved, and Roger H. seconded a motion to adjourn. The motion carried.

Handwritten signature: Larry E. Sheats
Date: 15 JAN 2019

CLINTON COUNTY PLANNING COMMISSION

October 16, 2018 Meeting Minutes

PRESENT: Larry Sheats, Terry Murty, Reza Lotfi, John Dotterer, Dave Calhoun, Roger Hoy, Rick Bowman, Melvin Coakley

ABSENT: Tom Campbell

PLANNING STAFF: Kate de Silva, Director, Gabriel Caprio, Grants Administrator, Greg Smith, Community Planner

GUESTS: John Rishel, Lock Haven Express, Dennis Norman, Norman Engineered Designs

CALL TO ORDER: Terry M. called the meeting to order at 7:00 pm.

APPROVAL OF MINUTES

Larry S. moved, Dave C. seconded a motion to approve the September minutes as submitted. All were in favor and the motion carried.

Announcement: Katie D. reported that Commissioner Paul Conklin had just received a call from Tom Campbell that he will be unable to continue as a planning commission member after his term expires on December 31 of this year. He recommended Ryan Graw as a potential new member to represent Western Clinton County. Katie D. said she will extend an invitation to Mr. Graw and also put out a general notice of the vacancy, in hopes that the Commissioners can fill it by the end of 2018. Terry M. asked that Tom's many years of service be recognized at next month's meeting. Katie also reported that Rick Bowman, whose term also expires in December, has sent a notice to the Commissioners that he would like to be reappointed for another term.

Staff Reports: Katie D. reported on an MPO discussion on the path of I-99 at the October meeting, and noted the desire of the Tourism committee to develop elk viewing areas on federal land off Spicewood Road and Kettle Creek Road in Leidy Township. She reported scant progress at the October regional bike-ped committee meeting. She stated the move to the Piper Building has afforded much better coordination between the Planning Department and the Assessment and Register and Recorders' offices.

Gabe C. reported on the progress of the Western Clinton County sewer disinfection system upgrade which should be completed by the end of October, and preparation of the CDBG 2018 application. He said the PHARE request for 2018 is expected to be \$70,000.

Greg S. reported on the Bald Eagle Valley Rail trail Phase 2 construction, working with Pine Creek Township on finishing the riding surface, and collecting contractor estimates for the required signage and line painting for the Phase 2 Youngdale Road crossings. He also

reported on an ATV trail planning discussion held in Coudersport, Potter County.

PUBLIC COMMENTS: None.

OLD BUSINESS: None.

NEW BUSINESS

Crawford Township – Seyler Enterprises Development Plans

Plans were received on October 9, 2018 from Dennis Norman, P.E. of Avis, on behalf of Gerald L. Seyler of 178 Groupe Road, Jersey Shore PA 17740. Mr. Norman presented the drawings to the Commission. Mr. Seyler proposes to construct a 4640 square foot metal building on the site of his existing light industrial facility at the above address. The uses intended for this building are stone sawmilling and stone products manufacturing. (These operations are already taking place at this site, along with commercial product sales.) Other intended improvements are a driveway, exterior parking, utilities, and a concrete collection tank for stormwater detention and re-use.

The 234-acre parcel No. 9-4571-126 spans both sides of Groupe Road and contains a two-story stone house, a wooden barn, a metal agricultural building and various small sheds and outbuildings. All new development will take place on the South side of Groupe Road. The project site is not in a flood zone and no wetlands are present. The post-construction stormwater management plan and E&S plan have not yet been submitted to the Conservation District.

The site is subject to the Crawford Township Zoning ordinance and site is currently zoned Agricultural. Since stone products manufacturing is not a permitted use in this district, an August 16, 2018 Special Exception Use hearing before the Crawford Township Zoning Hearing Board was held, and that board approved the expansion of this nonconforming use.

Mr. Norman described the need for and design of a concrete water reuse pond, to capture rainwater for production use as well as to recycle and store used water. He provided detailed description of post-construction stormwater management.

In response to member questions, Mr. Norman noted that this construction would double the production capacity of the facility. Its workforce would increase from 7 to 12. New employees would use the existing sewage facilities and the existing septic field has adequate capacity.

A discussion ensued about the proper procedure for permitting land developments, and whether Crawford Township has been following them, and the Planning Commission agreed to direct a letter to the Township and its solicitor, detailing correct procedures. (This plan has been submitted according to proper procedure.)

Dave C. moved, and Roger H. seconded, a motion for conditional approval with the following conditions:

1. The Planning Commission shall receive the official transcript of the Zoning Hearing Board decision to permit this as a Special Exception Use.
2. Written approval of the plans from the Clinton County Conservation District.

Plans may not be signed by the Planning Director until these items are in hand.

All were in favor and the motion carried.

CORRESPONDENCE: Of note was an Act 14 notice for a new 300-foot cell tower in Renovo, at the site of Dremel's car wash on Saint Clair Avenue, and for renewed activity at the Winner natural pad in West Keating Township.

ADJOURNMENT: At 7:45 pm Rick B. moved, and Roger H. seconded a motion to adjourn. The motion carried.

Jay E. Sheats
15 JAN 2019

CLINTON COUNTY PLANNING COMMISSION

November 20, 2018 Meeting Minutes

PRESENT: Larry Sheats, Terry Murty, John Dotterer, Dave Calhoun, Roger Hoy, Melvin Coakley, Tom Campbell

ABSENT: Reza Lotfi, Rick Bowman

PLANNING STAFF: Kate de Silva, Director, Gabriel Caprio, Grants Administrator, Greg Smith, Community Planner

GUESTS: Commissioners Pete Smeltz and Paul Conklin, Ryan Graw, numerous members of Tom Campbell's family.

CALL TO ORDER: Terry M. called the meeting to order at 7:00 pm.

APPROVAL OF MINUTES

Dave C. moved and Larry S. seconded a motion to approve the October minutes as submitted. All were in favor and the motion carried.

Announcement: The Commissioners re-appointed Rick Bowman for another 4-year term, beginning January 1. At their November 15 public meeting, they read out a letter recognizing Tom Campbell for his years of service to the County on the Planning Commission.

Staff Reports:

Katie D. reported on a new compressor station to be built by National Fuel Gas near the Transco pipeline corridor in Leidy Township. This facility will be almost as large as Dominion's Leidy station. She noted the 2020 census is coming, along with it an opportunity to redraw some census districts, which affects how federal funding is allocated. She mentioned that DEP has a free sourcewater protection mapping program for small water systems, and that none of the Sugar Valley or Nippenose valley systems have had this done. She will team with the Conservation District to recommend this while it is still free.

Gabe C. reported that he had mainly worked on the 2018 CDBG and PHARE grant submittals this month, and about a Penn Power workshop offering funding to groups wanting to do renewable energy and energy efficiency projects.

Greg S. reported that Phase 2 of the trail is finished except for signage, and he is working on design for a new pavilion for the County Piper Building grounds. This is mainly for the use of the Children and Youth Department for activities.

PUBLIC COMMENTS: None.

OLD BUSINESS: Subdivision and Land Development Update. Katie went over recommended changes to the ordinance with regard to Article IV, Plan Requirements. The group agreed to several minor changes, most of which had to do with having the ordinance conform to current office procedure.

There was a lengthy discussion on bonding requirements, and whether they should be retained in the ordinance, in spite of the fact that to date, the County has not imposed a bond on any project by a private developer. This is because

- a) the PA Department of Labor and Industry has oversight on all commercial and industrial development
- b) the local UCC building code official in the 15 SALDO-covered municipalities has oversight on all residential projects, and
- c) the County does not have the staff expertise to inspect constructed projects.

The decision was to leave the bonding and inspection regulations in place, for future occasions when the County may gain this capacity.

NEW BUSINESS

Woodward Township – Proposed Zoning Map Amendment from RL to RC

In a letter dated October 17, 2018, Woodward Township Solicitor Robert O'Connor, Jr. requested review comments for a proposed amendment to the Township's Code of Ordinances, Chapter 27, to revise the Official Zoning Map.

The subject 24-acre parcel 02-C-0028 is currently zoned Low Density Residential (RL). Contiguous parcels to the east and west are also RL. The subject lot is bounded on the north by a 140-acre parcel zoned Rural Center (RC).

Roger Hoy made a motion to give this zoning change a favorable review, and the motion was seconded by John Dotterer. The Chairman requested that the following comments be forwarded to the Township:

1. The parcel is accessible only from Upperhill Drive. This access is private, 20 feet wide and the portion leading from Farrandville Road is steep. Permitted uses in the RC district are municipal buildings, parks, playgrounds, places of worship, bed and breakfasts, riding stables, cemeteries, and outdoor commercial recreation - all of which generate traffic. If and when any of these new uses are proposed, this access must be widened and improved.
2. When rezoning at a landowner's request, all other potential uses of the property should be factored into the decision to rezone.

CORRESPONDENCE

Notable items were that Avery Dennison is seeking additional truck parking in Bald Eagle Township to accommodate the plant capacity expansion; Frontier Natural Resources will be opening Winner No. 4 for natural gas drilling; XTO Energy seeks additional water withdrawal capacity from the river in Chapman Township; that the conservation district approved the Seyler land development plans; and that another zoning map change will soon be coming for the 220 interchange in Wayne Township.

ADJOURNMENT

At 7:45 pm Tom C. moved, and Dave C. seconded a motion to adjourn. The motion carried, and the meeting was removed to the lunchroom where a farewell party for Tom Campbell was held, attended by numerous members of Tom's family.