

CLINTON COUNTY PLANNING COMMISSION

January 15, 2019 Meeting Minutes

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

ABSENT: Roger Hoy

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

GUESTS: Commissioner Paul Conklin, Mary Oechler, Scott Johnson, Michelle Johnson, Victor xxx, Kalie Rizzo, Robert C. Wise, Michael Oechler, Sasha Sheridan, Robert McCaslin, Brian Hoy, Jeanna Ananea, Melanie Shady, Terry Shady, Melinda Fenton, Jolene Edwards, Timothy Fenton, Shawn Edwards, Joseph Ananea, Jr., Lance Budinger, Mitch Christensen, Rich Confer, Tara Confer, Bobby Maguire, Rick Biar, Sam Biar, Cathy Redmond, Catherine Jacobs, Ben Welch, Chad xxx, Dave Irvin, Tia Hocher, Eric Hoover, Krista Hoover, Darlene Mantle, Archie Mantle, Loretta Coltrane, xxxx xxxx, Brent Bowmaster, Bill McCoy, Ken McCollough, Mike Considine, Doug Sergent, Rob Stringfellow, Gale Stringfellow, Abbi Rathmell, Cory Rathmell, Elizabeth Gregory, Galen Hessler, Jeff Basko, Megan Hollick, Cody Hollick, Kim Hunter, Scott xxx, Steve Krouse, Jeff Stover, Tim Keohane, Andrew Bickel, Lani Bickel, Robert Harris*

*Names marked xxx had illegible signatures.

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 November minutes as submitted. All were in favor and the motion carried.

2019 REORGANIZATION

John D. moved, and Melvin C. seconded, a motion to retain the current slate of officers in their current positions, namely Terry Murty, Chairman, Dave Calhoun, Vice Chairman, and Larry Sheats, Secretary. All were in favor and the motion carried.

Dave C. moved, and Larry S. seconded, a motion to adopt the 2019 meeting schedule as follows: Regular monthly meeting on the third Tuesday of every month at 7:00 pm, except no December meeting. All were in favor and the motion carried.

The Secretary signed all the 2018 meeting minutes for the public record.

Staff Reports: Katie D. reported the County sewer authority has let the Bald Eagle Creek crossing portion of its sewer facility upgrade, and the Commissioners awarded the Bald Eagle Valley Trail Phase 3 design work to McTish, Kunkel and Associates. Gabe C. reported his work on 2018 year-end reports for all grant programs, and coordinating the PHMC grant on the Courthouse renovations. Greg S. reported full completion of the rail trail phase 2, except for sign installation, with a ribbon cutting scheduled for March. He completed the design for a pavilion for the Piper Building.

OLD BUSINESS: The results and correspondence arising from the December email meeting to review the plans for the Lucky 7 land development in the City of Lock Haven were included in the agenda for the public record. The Commission recommended approval of the project with no additional comments.

NEW BUSINESS:

Request to Review a proposed Wayne Township Zoning Map Amendment:

In a letter dated November 30, 2018, Wayne Township Solicitor Paul Welch, Jr. requested review comments for a proposed amendment to the Township's Zoning Map. The subject parcels 02-01-0039-003, 02-01-0039-007, 02-01-0039-002 and part of 02-01-0039 are currently zoned Low Density Residential (R-1). The proposal is to rezone them as Highway Interchange (HI). This would expand the size of the existing HI district, since these parcels are contiguous to it.

Terry M. noted that this area has been zoned and rezoned, and that zoning decisions need to be based on comprehensive planning, not developer's needs.

Robert Maguire made a brief presentation of drawings and photographs and the rationale for the proposed amendment. He said two of the homeowners of the rezoning site expressed their support of the change. He stated that he was the owner of the third house on the 10-acre site. He also stated that the Clinton County Economic Partnership board would be in favor of the rezoning.

Katie D. circulated a letter received from the Wayne Township Planning Commission, which strongly recommended against the change from R-1 to HI, due to impacts on the Township housing supply from reducing the size of R-1 zoned areas; and due to impacts of noise and lighting generated by industrial/commercial properties. Their concern was for the adjacent homes and the nearby Lenape Village development.

Rick B. asked what was intended for the portion of parcel 02-01-0039 that was not proposed for rezoning. Mr. Maguire said this is currently zoned O/R (open space/recreation) and lies between the proposed HI area and Linnippi Village. Mr. Maguire said it was planned as a commercial campground with a hiking trail that will connect to the Wayne Township Nature Park. This area is traversed by McElhattan Creek and would remain an open space to create a buffer zone between the HI district and Linnippi Village.

Reza L., asked how impacts from lighting and noise would be mitigated, if this amendment was passed by the Township Supervisors. Mr. Maguire stated that there are no permitted uses in Wayne Township's HI district and all uses are conditional. Mitigating requirements can be laid on by the Township Planning Commission and Supervisors. He said future projects would need to follow screening, traffic and lighting regulations of the Township ordinance.

John D. believed the HI zoning makes very good sense for these parcels, from a comprehensive planning standpoint, since the parcels across the street have the same zoning and the adjacent parcels (Truck-Lite) have the same zoning, and since there is really no other place in the Township to accommodate industrial growth with highway access.

The Planning Commission did not feel the removal of 10 acres from R-1 zoning would be detrimental to the Township, given its land area. They felt the subject site is within the 220 corridor, a designated industrial/commercial growth zone in the County Comprehensive Plan.

John D. moved, and Melvin C. seconded, a motion to recommend approval of the map change to the Township. Dave C. abstained from the vote, but the other members were unanimously in favor and the motion carried.

Request to Consider a Clinton County Zoning Ordinance Amendment:

The proposed amendment would permit Institutional Residences as a Special Exception Use in the Woodland/Conservation (W/C) zoning district. The request came from Robert C. Wise II of 1380 Arbutus Drive, Lock Haven. Mr. Wise was represented at the meeting by his attorney, Jeff Stover.

The request, dated December 6, 2018, pertained to the Woolrich lodge property at 169 Brayton Lodge Lane, Lock Haven, Gallagher Township parcel ID 12-28423. The parcel is currently zoned W/C and is 39 acres in area. The requestor intends to purchase and develop the property into an institutional residence/treatment facility accommodating up to 25 residents at one time.

Terry M. offered an opening statement about what the Planning Commission would need to consider while reviewing the request. He emphasized that:

1. The change encompasses all types of institutional residences, not just those geared for addiction treatment, and that it also would apply to all Woodland Conservation Districts in all seven municipalities covered under our zoning ordinance.
2. The use is permitted by Special Exception elsewhere in our zoning.
3. He asked the commission to consider whether something had changed with the W/C District to warrant a change in the ordinance, or if something in society had changed to warrant it.

Katie D. apologized to the Planning Commission and applicants for the written analysis being distributed publicly and online before the Commission had the opportunity to review and discuss it.

She read excerpts from the agenda packet as follows:

Ordinance definitions

INSTITUTIONAL RESIDENCE: Establishments primarily engaged in the provision of residential, social and personal care for children, the elderly, and other special categories of persons with some limits on their ability for self-care, but where medical care is not a major element. These uses include, but are not limited to, group foster homes; residential alcohol and drug rehabilitation centers with incidental health care; children's boarding homes; halfway homes for persons with social or personal problems, except halfway homes for delinquents, offenders and other adjudicated individuals, and not including training schools for delinquent and other adjudicated individuals; homes for destitute individuals; homes for the deaf or blind; homes for emotionally disturbed or mentally or physically handicapped persons, with health care incidental; and group homes for nine (9) or more residents, excluding staff. Residents of these facilities would be treated by staff in an institutional setting rather than living independently. Institutional housing where there is commercial rental or condominium ownership is also included in this category, with the exception of personal care homes as defined herein. Such facilities may also require licensing by the PA Department of Public Health, Department of Welfare, or other State agencies. (See also Section 508.)

Staff analysis

The Planning Director received a December 6, 2018 request for the Planning Commission to consider an amendment to the 2016 Clinton County Zoning Ordinance, to permit Institutional Residences as a Special Exception Use in the Woodland/Conservation (W/C) zoning district. The request came from Robert C. Wise II of 1380 Arbutus Drive, Lock Haven.

The request pertains to the Woolrich lodge property at 169 Brayton Lodge Lane, Lock Haven, Gallagher Township parcel ID 12-28423. The parcel is currently zoned W/C and is 39 acres in area. The requestor intends to purchase and develop the property into an institutional residence/treatment facility accommodating up to 25 residents at one time. The lodge will be expanded and converted into a residential addiction treatment center for males and females ages 18-26. The long-term goal of the proposed business is to develop plans for an additional facility, either on or off site.

Residential treatment services will include a 30-90 day length of stay, off-site detox, individual and group therapy sessions, psychoeducation, skills development, educational/career goal setting and development, relapse prevention, family systems intervention, and a comprehensive aftercare plan. Education will be provided in accordance with state regulations.

Institutional Residences are permitted as a Special Exception in the Residential District. The 39-acre W/C parcel borders the Rural Forest District on the West (within Gallagher Township); it borders the Agriculture District of Dunnstable Township; and it borders the Agricultural District of Pine Creek Township.

If this amendment is made, all applicants for this use will still have to submit their projects to the Zoning Hearing Board for a Special Exception Use Permit, and land development plans, if any, will still be reviewed by this Commission.

Not only the density, but the intensity of the proposed use, and whether it fits the spirit of the District, should be considered.

Terry M. said he would like more information to understand the impacts and best practices outside of Clinton County, especially neighboring counties. He wanted to know more about what types of facilities are out there. He suggested the other six townships covered under County zoning be asked to give feedback on the matter. He would like to know more about regulations governing addiction treatment centers and the governing bodies that oversee them.

Robert Wise commented that addiction treatment centers are licensed and overseen by the PA Department of Drug and Alcohol Programs.

John D. made a motion to task the Planning Department with collecting more extensive information, and to table the discussion to the February meeting. Larry S. seconded the motion. Terry M. called for further discussion.

Jeff Stover said he is the attorney for Robert Wise and reminded the group that not only the Special Exception Use but also relief from the minimum 90 day residency requirement was requested. He said his client would desire a 30-day minimum residency requirement for addiction treatment centers only.

PUBLIC COMMENTS

There were 51 persons in attendance to learn more about the amendment request and some requested the opportunity to present public comment.

Sasha Sheridan asked about the requested change from a 90 day to a 30 day residency requirement. She wondered why, if we can't consider the addiction treatment center use in particular at this time, how could we talk about the particulars of addiction treatment length of stay? Dave C. of the Planning Commission also asked for clarification on the 90-day rule, and what it had to do with land use.

Katie D. said that Section 508 of the ordinance gives the requirements for Group Homes or Institutional Residences, and Item F specifies that residents of such facilities must reside there for a period of at least three months. The applicant has requested this change so it must be an item of discussion, even though it is not strictly a land use issue.

Steve Krouse presented a map of the Turkey Trot subdivision. He said it included 50 dwellings with a population of at least 35 children. He asked the Planning Commission to factor this in to their determination.

Ms. Sheridan asked about other types of institutional residences that might be permitted and which ones already existed around the County. Katie D. mentioned the Bald Eagle Boys camp as an institutional residence that could be comparable, and said she would seek feedback from Bald Eagle Township about what the zoning was in that district, and local reaction to that facility. Ms. Sheridan felt there was no similarity between that type of facility and an addiction treatment center.

An unnamed speaker representing the Turkey Trot Association stated that access to the Woolrich Lodge property through Bear Pen Hollow Road would not be permitted by the Association, which owns that road. Katie D. circulated to the Commission copies of a January 14, 2019 letter received by the Planning office from Attorney Robert O'Connor, which formally stated the Turkey Trot Association's opposition to the use of Bear Pen Hollow Road as an access to the parcel.

Eric Hoover raised the issue of sewage disposal and water supply on the site, and whether it had the capacity to serve the purpose. Robert Wise stated that he is aware of sewage planning and water supply requirements and plans to ensure that infrastructure capacity will meet the needs, and that he would have to do so under state law.

Tim Fenton asked if water and sewer infrastructure needs of this type can currently be met in the W/C districts of any of the other municipalities covered under County zoning, and he feels this should be examined.

Ben Welch asked the Planning Commission to please take into account the basic principles of conservation when making their decision, because the Woodland Conservation District is set aside for that purpose.

Loretta Coltrane stated she had trouble hearing the Planning Commission remarks and felt the room size was inadequate. She requested any followup meeting be held at a larger venue with sound equipment. She requested also any additional information collected be made public.

After the public comment portion of the discussion, the motion to table to the February meeting was unanimously approved.

CORRESPONDENCE

Katie D. indicated the correspondence list in the packet. Highlights were a new 180-foot monopole on Groupe Road in Crawford Township and the revocation of Sewage Enforcement Officer certification for Robin Singer, who serves West Keating Township.

ADJOURNMENT

At 8:02 pm Melvin C. moved, and Rick B. seconded a motion to adjourn. All were in favor.

CLINTON COUNTY PLANNING COMMISSION

February 19, 2019 Meeting Minutes

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

ABSENT: Larry Sheats

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

GUESTS: Commissioner Paul Conklin, Commissioner Jeff Snyder, Rob Confer, Kenny Porter, Sasha Sheridan, Tessa Sheridan, Stephen Miller, Michelle Johnson, Jeff Kreger, Elam Fisher, Robert Fenton, Steve Krouse, Jerry Braucht, Scott Cunningham, Walter Lenig, Pat Weaver, Terry Weaver, Shawn Edwards, xxx Edwards, Jeanna Ananea, Bill McCoy, Brent Bowmaster, Rob Stringfellow, Gale Stringfellow, Marge Scheerer, Brian Packer, Andrew xxxxx, Robert Barton, Pauline Simcox, John Rishel, Angela Harding, Ron McLaughlin, Paul Welch, Jr., John Lipez, Dana Boardman, Tim Boardman, Tami Irvin, Dave Irvin, Tim Keohane, Bobby Wise, Jr. Chad Feerrar, Rich Trowbridge, Abbi Rathmell, Mary xxxx, Cory Rathmell, Megan Hollick, Cody Hollick, Shelly Budinger, Melinda Fenton, Timothy Fenton, Carlita Wilson, Jennifer Hoy, Lori Merrill, Megan Wooding, Bob xxxxx, Karen Kisberg, Anne Steinbacher, Robert Williamson, Jamie Williamson, Angela Courter, Bradley Courter, Molly Conklin, Sarah Smeltz. Ten other illegible signatures – 84 guests in all.

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

APPROVAL OF MINUTES

Dave C. made a motion to accept the minutes of the January 15, 2019 meeting as submitted, seconded by Rick B. All were in favor and the motion carried.

Staff Reports:

Greg S. reported on the construction progress of the Bald Eagle Valley Trail construction. Katie D. stated the Annual Report is postponed until March. She reported that Harger Utility Contractors won the bid on the Clinton County Sewer Authority force main replacement project, and that ARD operating of Houston is re-opening 7 well pads, four in Grugan Township and three in Beech Creek Township. She presented the 2019-2021 transportation TIP sheet to the Commission.

Gabe C. reported on annual reporting for federal grant programs, and that bid specifications

are being prepared for the Courthouse rehabilitation project with a March/April let.

OLD BUSINESS:

PROPOSED AMENDMENT TO THE CLINTON COUNTY ZONING ORDINANCE TO ALLOW INSTITUTIONAL RESIDENCES AS A SPECIAL EXCEPTION USE IN THE WOODLAND/CONSERVATION DISTRICT

The Planning Director recounted the results of the January meeting, which tabled this subject, arising from a December 6, 2018 request for the Planning Commission to consider an amendment to the 2016 Clinton County Zoning Ordinance. The request was to permit Institutional Residences as a Special Exception Use in the Woodland/Conservation (W/C) zoning district and make an exception to the 90-day residency requirement (to 30 days) for addiction treatment centers. The request came from Robert C. Wise II of 1380 Arbutus Drive, Lock Haven. The request pertained to the Woolrich Lodge property at 169 Brayton Lodge Lane, Lock Haven, Gallagher Township, parcel ID 12-28423. The parcel is currently zoned W/C and is 39 acres in area.

Robert Wise presented a power point show to the Commission and guests. He outlined his addiction treatment philosophy and goals in great detail. He described the local need for a residential treatment center, and mentioned that his son and brother had died of drug overdoses. He said the subject property was the ideal site for what he was trying to do - to offer residential treatment at a holistic "Be Wise" recovery center for males ages 18-26. He said he needed a remote, beautiful site where clients can be completely removed from their lives to spend time learning how to emerge from their addiction. He assured those representing neighboring properties that their homes and children would not be impacted, that his facility would be full licensed and monitored by the state, and that clients would only be those who wanted to be there. If someone did want to leave treatment, they could not just walk away, they would be given a ride home.

The chairman asked for a summary of official statements from the municipalities covered under the ordinance.

Municipality comments

Paul Welch, solicitor for Grugan Township, discussed the objectives of the W/C district, and felt the change did not meet the intent of the District, which was preservation and conservation of pristine woodland spaces. Grugan Township felt permitting institutional residences would nullify the intent of the district and create a precedent for other types of impacts. Grugan Township supervisors voted unanimously to oppose the amendment. Mr. Welch stated the fact that a Woodward Township site had already been permitted, was reason not to change our ordinance.

Katie D. read from a statement by Grugan Secretary Carlita Wilson, that the W/C Districts in Grugan are small and difficult to access, and were established to protect pristine natural areas. Grugan is served by state police, which means long incident response times, and ambulance response times are also not fast because of the remoteness of the area.

Katie D. read from a statement from Colebrook Township that Bald Eagle Boys Camp, a similar facility, did not have a negative impact on the residents, but Colebrook supervisors were not in favor of changing the ordinance in the W/C district. Pauline Simcox stated that permitting these buildings in W/C would be similar to permitting them in the middle of a national park.

Skip Wilson of Grugan stated an addiction treatment center is not comparable to a wilderness camp like Bald Eagle Boys Camp.

Steve Miller, East Keating Township supervisor, stated his board was opposed for reasons similar to Grugan's: police and fire protection, and public infrastructure are not up to that level of impact.

Bill McCoy of Gallagher Township said his board and citizens reviewed the zoning extensively in 2016, and intentionally kept this area pristine. They do not want to see protected areas opened up to development. He mentioned road maintenance is difficult in winter and access can be impossible at times. Gallagher supervisors were unanimous to "preserve W/C for future generations."

Katie D. conveyed the written opinions of West Keating, Logan, and Noyes Townships, all of whom had unanimous votes not to amend the ordinance.

Public Comments

Ken Porter of the Bear Pen Hollow neighborhood adjacent to the Woolrich Lodge property laid out six concerns for citizens of his subdivision:

1. Will set a precedent that will attract institutional residences of all kinds to the W/C district.
2. This facility could impact their water supplies – will it draw too much groundwater
3. This facility could have septic treatment issues – might it require a small treatment plant.
4. Ice on the access road is a huge problem in winter.
5. Distance to hospitals and travel times for emergency services are long
6. Security – potential for escapees causes worry to parents.

Abby Rathmel asked why the ages of clients served varied from the first proposal. Mr. Wise answered that he felt with teens and young adults, mixing males and females in a residential facility could lead to situations that might make treatment more difficult, so he decided on a male-only facility.

Ron McLaughlin, Attorney for Robert Wise and representing the project, noted the public has legitimate concerns, he knows since he has served as a criminal defender in many counties. He also knows there is a huge need for places where treatment can take place. He felt the existing permitted uses of mining and gas extraction operations in the W/C zone would have far more environmental impact than an existing residential lodge. He pointed

out that under the Fair Housing Act, addicts are afforded the same protections as anyone else seeking housing and cannot be discriminated against.

Further information

Katie D. stated that Fair Housing Law does apply here. One type of resident cannot be considered as any different from any other type of resident. She noted that mining and natural gas extraction were uses added by the state legislature and mandated in the Municipalities Planning Code.

Staff research

Katie D. indicated a large map showing where institutional residences are already permitted in County zoning and all other municipal zoning of the County, in all, they are permitted by Special Exception in 17 different districts across 17 municipalities. She pointed out that when a use is not mentioned in a local ordinance, all proposals for such use must be considered by the governing body as a special exception use.

In Lycoming County, institutional residences are permitted in seven districts. They are not permitted in the RR district, which is comparable in character to our W/C district. Centre County has no countywide zoning.

The nearest residential facility is in Port Matilda, 47 miles away. The next nearest is in Tyrone, 64 miles away. Shea Madden of West Branch Drug and Alcohol was consulted. She stated that if a residential treatment facility existed in Clinton County, she would definitely make referrals to it. She stated that “many pairs of eyes” observe and certify all licensed treatment programs, including state and local program managers and insurance companies who pay claims from these facilities.

Discussion

John D. applauded Mr. Wise’s desire to create a treatment center and agreed it is needed, but like a hog farm, said it is unlikely to be built where it is not permitted. He thinks the Planning Commission would do well to adhere to the regulations as they are currently written. Melvin C. said he was concerned about well drilling and sewer impacts and felt they were not advisable in the W/C district.

Melvin C. made and Roger H. seconded a motion to recommend that the Commissioners not amend the zoning ordinance, to retain the integrity of the W/C zone and leave the zone intact as currently written. All were in favor, none opposed, and the motion carried.

Commissioner Jeff Snyder said the commissioners would discuss the recommendation at their regular public meeting of Thursday, February 21.

NEW BUSINESS:

PROPOSED AMENDMENT TO THE CLINTON COUNTY ZONING ORDINANCE TO REDUCE THE MINIMUM LOT SIZE FOR CEMETERIES AND TO ADD A WATER SUPPLY PROTECTION PROVISION

The Planning Director received a Feb. 4, 2019 request to consider an amendment to the 2016 Clinton County Zoning Ordinance, **to reduce the size of a cemetery from five acres to two acres.** The request was from Elam K. Fisher of 1750 West Valley Road, Loganton, on behalf of the Sugar Valley Amish Community.

The applicants propose to create a cemetery on a property at 2541 West Winter Road, Logan Township parcel 24374, owned by Enos L. and Malinda Zook, consisting of 106.7 acres. A January 29, 2019 hearing before the Clinton County Zoning Hearing Board resulted in a Special Exception Use being granted to the applicants. Their requested Variance for a two-acre minimum lot size for this property was not granted, because the request did not meet the standard criteria for a Variance.

This amendment would regulate cemeteries everywhere they are permitted in the ordinance.

The second request arose from research conducted with the Clinton County Conservation District and the PA Department of Environmental Protection. It would establish the minimum distance between a burial and a drinking water well at 100 feet.

John D. said he saw no problem with reducing the size to two acres, or even smaller. Ryan G. said, in his experience, he is not aware of any cemeteries of five acres, and he also can see no problem with reducing this lot size.

John D. moved to recommend the County Commissioners consider this amendment to their ordinance at a formal hearing. Dave C. seconded the motion. All were in favor and the motion carried.

PROPOSED AMENDMENT TO THE LAMAR TOWNSHIP ZONING MAP

In a letter dated January 28, 2019, Lamar Township Solicitor Paul Welch, Jr. requested review comments for a proposed amendment to the Township's Zoning Map.

The subject parcels 05-01-0033, 05-01-0033-003, 5-01-033-0001, and 5-01-0034-A are currently zoned Open Space/Recreation (O/R). The proposal is to rezone them as Agricultural (A). This would expand the size of the existing A district, since these parcels are contiguous to it.

Katie D. noted that the subject parcels have long ago been cleared for farming and are already being farmed. The County Comprehensive Plan emphasizes the need use agricultural zoning to protect fertile ground.

It was noted that Parcel 5-01-0034 was not included in the zoning and once the map changed, it would become an island of O/R in the midst of the new A district.

Dave C. made a motion, seconded by Reza L., to approve the re-zoning from O/R to A but that the change should also include Parcel 5-01-0034. All were in favor and the motion carried.

LOT REALIGNMENT AND SUBDIVISION PLAN FOR CLINTON COUNTRY CLUB PARCELS IN BALD EAGLE TOWNSHIP

Plans were received February 1, 2019 from Surveyor Rich Trowbridge of Hawbaker Engineering on behalf of Williamsport Hospitality Group, for a lot consolidation of properties owned by the Group. The address 41 Fairway View Drive, Mill Hall, is the site of the Clinton Country Club golf course and Haywood's. The site is subject to the Bald Eagle Township SALDO and zoning ordinances. It is zoned Commercial (C) south of Fishing Creek, and Open Space/ Recreation (O/R) north of the creek.

Rich Trowbridge described the changes, which were to consolidate down to two deeds from seven. He said no development is currently intended on Lot 1.

1. The parcels containing the restaurant, pro shop, clubhouse, practice green, parking lots and outbuildings become Lot 1, which is zoned C in its entirety.
2. The parcel containing three greens and a gravel cartway (former parcel 3) will be added to former parcel 5, which is the balance of the golf course on the north side of the creek, and is zoned O/R in its entirety.

Terry M. asked about the tee box for hole No. 1 – Trowbridge stated there was no way to retain that small piece with the rest of the course, but the owners did not consider it an issue.

Dave C. made a motion to approve the plans as submitted, seconded by Roger H. All were in favor and the motion carried.

PROPOSED AMENDMENT TO THE CITY OF LOCK HAVEN ZONING ORDINANCE GOVERNING WIRELESS COMMUNICATIONS FACILITIES

In an email dated February 5, 2019, City of Lock Haven Codes Officer Cyndi Walker requested review comments for a proposed amendment to the City's zoning ordinance, intended to ensure the City's compliance with FCC's most recent order (Fall 2018) regarding wireless communications facilities construction. The amendment pertains to "small wireless" communications facilities, not previously covered in the City zoning. It provides a definition and regulations for these, and mandatory time frames for Planning Commission review and response.

Dave C. commented that the airport fly zone was not mentioned in the changes, and wondered if added tower height would have an impact. The group felt the airport overlay district regulations would supercede any new requirements, if they were more stringent.

Roger H. moved and Rick B. seconded a motion to send favorable review comments to the City. All were in favor and the motion carried.

CORRESPONDENCE

Katie D. indicated the correspondence list in the packet.

ADJOURNMENT

Melvin C. moved and Roger H. seconded a motion to adjourn at 8:45 pm

CLINTON COUNTY PLANNING COMMISSION

March 19, 2019 Meeting Minutes

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

ABSENT: Roger Hoy (excused)

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

GUESTS: Commissioner Paul Conklin, Commissioner Pete Smeltz, Ned Slocum, Brian Miller, Chad Stafford

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

APPROVAL OF MINUTES

Larry S. made a motion to accept the minutes of the February 19, 2019 meeting as submitted, seconded by Dave C. All were in favor and the motion carried.

Staff Reports:

Greg S. reported on the construction progress of the Bald Eagle Valley Trail, and reminded all of the Phase 2 ribbon cutting for March 20. Katie D. presented the Annual Report for 2018, and detailed SEDA-COG's efforts on a 5-county broadband study. She noted the Clinton County Sewer Authority contracts were awarded to Harger and Tri-M.

Gabe C. told of his meeting at Sen. Scarnati's Harrisburg office re the Western Clinton County water system merger, which will need significant funding to correct system issues prior to combining the authorities. The Baseline Water Quality grant is in its final stages.

NEW BUSINESS

Flemington Borough – Land Development Plans for Susquehannock Heights, a 32-Unit Senior Housing Development

Plans were received March 4, 2019 from Chad Stafford of Penn Terra Engineering on behalf of Susquehannock Elderly Housing Associates, LP. This 32-unit elderly multi-family housing project is owned and managed by SEDA-COG Housing Development Corporation. It is to occupy the South end of a 9.6-acre tract bordering Spring Hollow Lane in Flemington Borough. The building site is Tax Parcel 11-5546.

The site is zoned R-H, High Density Residential, and is subject to Flemington's SALDO and zoning ordinances. Multi-unit housing is a conditional use in R-H. The site is served by public water (Suburban) and sewer (Flemington). The site also has natural gas (UGI) and telecom (Verizon/Comcast).

The private access road will be created by removal of a Clinton County Housing Authority-owned "tot lot" playground at the intersection of Young Avenue and Linden Street in Lock Haven City. The Authority will remove the playground equipment and the contractor will re-install it elsewhere. Review of the redesigned intersection plan is being coordinated with the City.

Chad Stafford of Penn Terra Engineering was present to discuss the plans. After his preliminary presentation of site layout, traffic, stormwater and utility plans, there were few additional questions, because the plans appeared to be thorough and compliant with local and state rules, and showed the developer's experience working with these kinds of projects. They also appeared to meet the requirements of Flemington's zoning ordinance.

The required number of regulation and handicap parking spaces were provided. Stafford indicated that in senior housing projects, usually less than half of residents have their own vehicles, and these spaces go unused.

It was noted that the access plan/street layout is under review by the City of Lock Haven.

John D. moved, and Reza L. seconded, a motion to send favorable review comments to the Borough. All were in favor and the motion carried.

Greene Township – Land Development Plans for Nicholas Meats' Anaerobic Digester Project

Plans were received March 11, 2019 from Brian Miller of Nicholas Meats. They were prepared by Ned Slocum of Milnes Engineering with input from Gwin Dobson Foreman (E&S and PCSM) and Paragon Engineering (Electrical). Proofs of soil testing, electric service, wetland evaluation, and parcel deeds were provided with the submittal.

The 40.7-acre building site is on the North side of East Valley Road opposite the existing meat packing plant, on Greene Township Tax Parcel 13-6310-35. The site was formerly zoned Agricultural but the Supervisors designated it Industrial in 2017. It is subject to Greene Township's SALDO and zoning ordinances. Since Greene Township's ordinance does not specifically address anaerobic beef production wastewater digesters as a use, presumably this will be deemed a conditional use.

Brian Miller and Ned Slocum appeared in person at the meeting to present the plans and answer questions.

A tractor/trailer parking lot is proposed. This will serve some tanker/vessel trucks but mostly freight trucks for hauling plant products and byproducts. Miller noted that the project, when complete, will create a significant reduction in truck traffic – all waste that is currently being trucked away from the plant will now be pumped underground to the digester. The exception is paunch manure.

Screening: most existing trees will be removed, but the intent is to maintain a strip of trees along all property lines.

Slope and stormwater: the site will be excavated into a series of terraces supported by retaining walls, and two stormwater basins will be provided.

Water and Sewer: The site does not have access to public water or sewer, and the site did not perc anywhere. Most of the planning commission's questions were about how water and sewer service would be provided to the facility.

The sewage treatment unit will be housed inside the reception building, and this will process human wastewater and greywater from both the plant and the digester, i.e., for about 280 people. The permitting process for a treated water discharge to Fishing Creek will be a long one, and is in its initial stages.

Reza L. asked if clean water would be stored at the uphill side of the site, to take advantage of gravity, and Brian Miller indicated the highest tank on the plans and stated that the digester process itself would result in 90% recovery of clean water that will be reused at the plant. Two wells, for "process water" and "domestic water" will also serve both the plant and the digester.

Brian Miller gave a detailed explanation of the technical processes of anaerobic digestion. John D. stated this project will be of great benefit to the agricultural community and the community as a whole.

John D. moved, and Dave C. seconded, a motion to send a favorable review, with Greene Township's approval conditional on receipt of the permits shown on the plans, plus an approved DEP Sewage Planning module. All were in favor, Larry S. abstained, and the motion carried.

OTHER BUSINESS

- Katie D. briefly outlined a cell tower project on Groupe Road in Crawford Township, which was approved by Crawford zoning, but cannot be reviewed as a land development due to existing state law.
- She also noted the simultaneous construction dates of five large projects, four in Western Clinton and one in Sugar Valley, that will together require thousands of workers and will likely impact traffic, availability of housing and other factors in 2019-2021.

CORRESPONDENCE

Katie D. indicated the correspondence list in the packet.

ADJOURNMENT

Melvin C. moved and Dave C. seconded a motion to adjourn at 8:14 pm

CLINTON COUNTY PLANNING COMMISSION

April 16, 2019 Meeting Minutes

PRESENT: John Dotterer, Dave Calhoun, Melvin Coakley, Ryan Graw, Reza Lotfi, Rick Bowman

ABSENT: Roger Hoy, Larry Sheats, Terry Murty (excused)

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

GUESTS: John Rishel, The Express

CALL TO ORDER: Vice Chairman Dave C. called the meeting to order at 7:00 pm.

APPROVAL OF MINUTES

John D. made a motion to accept the minutes of the March 19, 2019 meeting as submitted, seconded by Rick B. All were in favor and the motion carried.

Staff Reports:

Greg S. reported on the successful opening of the Bald Eagle Valley Trail, Phase 2, and the coming trailhead project.

Katie D. discussed the swift rise in veal barn permit requests (five in the last two months), as dairy farmers switch to beef production due to the glut on the milk market. The Planning Office participated in the alteration of some census boundaries for the 2020 census, to be reviewed by SEDA-COG and approved by the Commissioners. She mentioned the Tourism grant applications totaled \$91,000+ for \$60,000 available.

Gabe C. told of the completed environmental review for the Flemington Senior Housing project, and the intent to apply for \$262,000 in 2019 ESG funds. He will observe the lead and asbestos testing at the Courthouse in preparation for the PHMC-funded restoration project.

OLD BUSINESS

Bald Eagle Township – Croda, Inc. lot consolidation (information only)

Katie D. reported on an office review for this project. The Planning Commission had already reviewed the land development plans for Croda, Inc.'s plant expansion in October 2017. Bald Eagle Township later approved them. When Croda

approached the Township's new Code Enforcement Officer, Victor Marquardt of Code Inspections, Inc., he determined that the project did not meet zoning because the numerous small parcels which Croda owns could not accommodate the zoning setbacks.

Croda decided to proceed with a survey for a lot consolidation plan in order to obtain a building permit. The project created two large new lots, one on each side of the railroad tracks.

Normally, when five or more lots are affected, a full Planning Commission review is warranted. Croda's construction timeline demanded a speedy review so Katie agreed to review in office and provide this documentation for the public record.

NEW BUSINESS

Lamar Township – Land Development Plans for Jacob Beiler Veal Barn

Plans were received April 10, 2019 from Joel Reiff of R.K. Webster, LLC, on behalf of property owners Jacob and Sadie Beiler of 108 Gary's Lane, Mill Hall, PA, who are proposing to construct a 50 ft x 256 ft veal barn and a 44 ft diameter liquid manure storage tank on their property.

No one was present at the meeting to represent the project.

The 15.06-acre building site contains an existing single family residence, with attached and detached garages, on Lamar Township Parcel 17-8039. The site was formerly zoned Open Space/Recreation (O/R) but the Supervisors redesignated it as Agricultural (Ag) on March 25, 2019.

The Planning Commission felt the plans appeared to be in compliance with Lamar Township Zoning Ordinance, which does not define or regulate Concentrated Animal Operations or Concentrated Animal Feeding Operations. Such operations are subject to the requirements of the PA Nutrient Management Regulations and Act 38 of 2005 (the ACRE Law) for the preparation and submission of Nutrient Management Plans.

The plans have been submitted to the Clinton County Conservation District for review. Katie read aloud a statement from that office that "disturbance is shown as .98 acres. Since the access road to this barn is a private lane with existing stormwater complaints/concerns, we will want to discuss that moving forward here at the District." Rick B. commented that it appeared the

stormwater basin shown on the plans might actually help ease the existing stormwater concerns.

Melvin C. moved, and Rick B. seconded, a motion to submit favorable review comments to the Township, contingent on Conservation District review of the manure storage design and approval of the nutrient management plan. They recommend that the Township's engineer closely review the stormwater management plans and narrative.

CORRESPONDENCE

Katie D. indicated there was only one Act 14 notice – American Color and Chemical's post-closure care update.

ADJOURNMENT

Melvin C. moved and Ryan G. seconded a motion to adjourn at 8:14 pm

Clinton County Planning Department
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Lock Haven, PA 17745
Phone: (570) 893-4080
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PLANNING STAFF
Director: Katherine de Silva
Grants Administrator: Gabriel Caprio
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 May 21, 2019 has been cancelled.

CLINTON COUNTY PLANNING COMMISSION

June 18, 2019 Meeting Minutes

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

ABSENT: Reza Lotfi (excused)

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

GUESTS: John Rishel, The Express; Josh Weidler, Gary Greytok, Frank Zgoda, Avery Dennison; Pete Smeltz, Commissioners; Mike Flanagan, CCEP; Dan Vassallo, Wag-Myr Woodlands

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

APPROVAL OF MINUTES

Dave C. made a motion to accept the minutes of the April 16, 2019 meeting as submitted, seconded by Melvin C. All were in favor and the motion carried.

Staff Reports:

Katie D. described design progress on the Bald Eagle Valley Trail, a four-county broadband study, and flooding problems experienced on the sewer authority project. She presented summary sheets of the 2019 tourism grants and a cumulative report on the Affordable Housing Fund.

Greg S. reported on rail trail construction progress, stormwater problems, and the new pavilion contract with Bryertech, scheduled to begin this week.

Gabe C. reported on progress with all his grant programs, including the PHMC courthouse restoration grant. He has launched the 2019 CDBG program, applications are due on Friday, July 26.

OLD BUSINESS

2016 Clinton County Zoning Ordinance Amendment No. 2. - Signed copies were provided to the Commission to insert in their zoning ordinance books.

NEW BUSINESS

Greene Township – Wag Myr Woodlands Subdivision, lots 34-47. Plans were received May 20, 2019 from Vassallo Engineering and Surveying on behalf of property owners William R. and Jon D. Bastian of Wag-Myr Woodlands, Inc. for this development off Fourth Gap Road. Dan Vassallo was present to answer questions about the project.

Fourteen lots are being added by this plan to the existing gated community, and a lot consolidation is also included. The total affected land area is 190.69 acres, on Greene Township Parcels 6550-20 and 6549-19. A 50-foot private right of way off Wag-Myr Lane, to be called Bastian Lane, is proposed to serve these parcels.

The site is zoned “A,” Agriculture/Conservation. Planned Residential Developments are a Conditional Use in this district, and a hearing is scheduled with the Greene Township Supervisors. The minimum lot size is 1.5 acres. All lots proposed in this plan exceed 10 acres.

Mr. Vassallo indicated that NPDES planning is under way, since each lot will require about 1.3 acres of disturbance. DEP is currently down five staff and response times are very slow. The cart width on the access drive is 10 feet. Riparian buffers for each site of 150’ are provided for the unnamed tributary to Fishing Creek, which is a High Quality/Exceptional Value stream. This is a LID or Low-Impact Development, with each lot having its own stormwater detention. The Owners are responsible for maintenance of their own driveways. Each lot will have a separate E&S plan, to be created when the lot is sold and development begins.

Dave C. moved, and Roger H. seconded a motion to send favorable review to the Township, with no comments. All were in favor, and the motion carried.

Bald Eagle Township – Avery Dennison Plant Expansion Project. Site layout plans were received June 12, 2019 from Joshua Weidler of WBCM, LLC engineering of Mechanicsburg, on behalf of Avery Dennison. Mr. Weidler and also Gary Greytok and Frank Zgoda appeared at the meeting to answer the Planning Commission’s questions. They brought with them the existing conditions, stormwater plan, and E & S plan, along with some interior layouts of the new production areas.

Plans consisted of construction of a new process building, a new maintenance building, and an addition to the existing storage building at 171 Draketown Road. All construction will occur on the single 14.7-acre lot wholly owned by Avery Dennison and located in Bald Eagle Township’s Industrial zoning district. The majority of the site lies in the FF and FP floodplain overlay district, and is subject to the extra requirements listed in Section 7 of the Township’s zoning ordinance. Gary Greytok explained that the tanker and box truck parking lot expansion was not included in this review, because it is handled by a different engineering firm. The area of parking will be 1.1 acre. Inside the new process building is a 12,000 gallon R900 reactor that processes water-soluble glues, with two drop tanks for quick

emptying; an emergency quench tank in case of a runaway reaction, and some additional space for future expansions to the solvent program. This represents a doubling of plant capacity and a \$23 million expenditure.

Mike Flanagan of the Clinton County Economic Partnership thanked Avery Dennison for their investment in the County. The planning commission members appreciated the explanation of the processes and activities intended for this expansion, and possible future expansions.

Dave C. moved and Larry S. seconded, and it was unanimously approved to send a favorable review to Bald Eagle Township, with the following comments:

- Careful attention should be given by the Township Engineer to the stormwater design, to ensure conformance with Section 708 of the Zoning Ordinance.
- A completed sewage planning module should be presented to the Township.

City of Lock Haven – Geisinger Medical Clinic. Lot consolidation and land development plans for the Geisinger Medical Clinic to be located at the corner of 4th and Spring Streets in the City were received May 24, 2019 from Coleman Gregory of Larson Design Group, on behalf of Geisinger Health System of 100 North Academy Street in Danville. Mr. Gregory was unable to attend the meeting but provided a project narrative via email. In a phone call, he noted that Geisinger hopes to break ground by July 1, if all permits are in hand by then.

Terry M. noted the very large stormwater problems that once existed at that site, which probably have been corrected and will not affect this project. Also discussed was the increase in traffic volume to an already busy part of town, from cars entering and leaving the Bellefonte Avenue businesses and LHU students on foot. Commission members also wondered if the City would be satisfied with the amount of screening provided for the homes along Spring Street, and suggested that more landscaping might be added.

Roger H. moved and Melvin C. seconded, and the commission unanimously approved, to send a favorable review to the City, with the proviso that the post-construction stormwater management design be carefully reviewed by the city engineer with past flooding issues in mind.

OTHER BUSINESS

Colebrook Township/Bald Eagle Township Zoning Boundaries – review of Colebrook Township and Bald Eagle Township zoning maps. Katie D. explained that it is County tax assessment policy that in instances where parcels cross two municipalities, they are taxed in the municipality that hosts the residence or tax-paying business. The County zoning philosophy is that if you are paying taxes to a municipality and it is providing services to you, then it should have zoning rights over your parcels. As Colebrook Township's zoning authority, we have been issuing permits to parcels that technically lie in Bald Eagle Township, for many years.

This is an issue because Bald Eagle's official zoning map shows parcels along the West Branch as lying in their territory, zoned Open Space Recreation and Agriculture. On our zoning map, they are zoned Rural Forest, while Residential might be the more sensible designation. The matter before the Commission was, should the balance of parcels currently zoned by us should be shown on our map, and taken off Bald Eagle's map?

Pete Smeltz felt the assessor and planning staff should meet with the Commissioners to discuss this, later return it to the Planning Commission for discussion. The item was tabled until further notice.

CORRESPONDENCE

Highlights were an 8-year Dominion Energy project to dig up and re-coat 29,240 feet of 12 inch gas transmission pipe; a pending submittal from Schrack Farms of a land development of a new dairy barn in Greene Township and a manure storage facility in Logan Township; a Frontier Energy project in West Keating; and a DEP mine reclamation project slated for 2020 along Huling Branch in Noyes and Leidy townships that will involve 700 truckloads of limestone.

ADJOURNMENT

Melvin C. moved and Larry S. seconded a motion to adjourn at 8:20 pm.

Clinton County Planning Department
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Lock Haven, PA 17745
Phone: (570) 893-4080
Fax: (570) 893-4122



PLANNING STAFF
Director: Katherine de Silva
Grants Administrator: Gabriel Caprio
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 July 16, 2019 has been cancelled.

CLINTON COUNTY PLANNING COMMISSION

August 20, 2019 Meeting Minutes

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

ABSENT: Melvin Coakley (excused)

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

GUESTS: John Rishel, The Express

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

APPROVAL OF MINUTES

Larry S. made a motion to accept the minutes of the June 18, 2019 meeting as submitted, seconded by Dave C. All were in favor and the motion carried.

Staff Reports:

Katie D. reported on the River Valley Transit bus service trial, that it is meeting its ridership targets but not its profitability targets – seniors and college students ride free. She noted the broadband study identified three pilot projects: one centered on Bucktail Medical Center, one centered on Central Mountain High School, and one centered on the Wayne Township industrial park. Dave C. confirmed that internet service to the latter is slow and unsatisfactory. Katie reported a major cut in federal transportation capital for 2020 and 2021, prompting a serious need for prioritization among local projects.

Greg S. reported on rail trail construction progress, stormwater problems, and the completion of the Children and Youth pavilion at the Piper Building. He announced that he will be retiring on December 27.

Gabe C. reported that the PHMC courthouse restoration grant is nearly ready for bid. He received four application for the 2019 CDBG program. The Booneville water main replacement project has been awarded an extra \$12,056 left over from a prior-year Renovo water line project.

Gabe is the point of contact/administrator for a new county recreation board, just forming. This group will serve as a resource for development and funding toward recreation projects of all kinds.

OLD BUSINESS

Clinton County SALDO update

Katie D. described the potential to use extracts from a new Lancaster County model SALDO designed to be adopted by all of its municipalities, because she was finding the process of updating it without training or consultant guidance to be difficult.

Our existing SALDO covers 16 of 29 municipalities. Once adapted for our use, this template could be offered as a model to all our municipalities.

This ordinance:

1. Is current as of 2015. It has up-to-date design standards familiar to engineers working in our state.
2. It complies - to the letter - with the current MPC, Chesapeake Bay water quality standards, E&S standars, and environmental permitting standards that we already follow.
3. Contains up-to-date suggestions for design of lighting, stormwater, vehicle access, parks and trails, invasive species, and other issues of current and future concern.
4. It has sections on design standards for urban areas, which would not be used much in Clinton County outside Lock Haven; for infill/redevelopment areas, which could be applied in Renovo, South Renovo, and Avis Boro; and rural areas, which covers all the rest of our municipalities.

The members reviewed the Table of Contents and the chapter on design for rural areas. There was no motion, but it was agreed that Katie could proceed with a thorough review of this document and she could bring recommendations to the next meeting.

NEW BUSINESS

Flemington Borough – Zoning Map Amendment

By in-person submittal on July 25, 2019, Fred Henry of Henry Surveys, Port Matilda, presented survey maps for a proposed zoning change request on behalf of LNM Property Offerings, LLC.

The proposed change affects 3 lots belong to the owner:

- Parcel 11-5264 B, known as 525 High Street, is zoned Commercial and is the site of the Powers dental office.
- Parcel 11-5264 C is zoned Commercial, and is the site of the parking lot for the dental office.
- Parcel 11-5263A is zoned Medium Density Residential, is vacant, and is immediately adjacent to 525 High Street.

The owners propose to consolidate these three lots into a single Commercial zoned lot, having a total area of 1.44 acres. The purpose of the desired re-zoning is to give the Powers offices room for a business expansion.

The survey also shows three more adjacent parcels held by LNM Property Offerings, which contain an existing house and garage. They consist of the former Pine Alley, vacated by the Borough in 1982, and two narrow parcels on either side of it. These are not proposed for re-zoning, but they will be consolidated into a single R-M parcel having a total area of 0.26 acres.

The members felt this was a logical change, and saw no reasons against it.

Roger H. moved, and Dave C. seconded, a motion to send a favorable response to the Borough. All were in favor, and the motion carried.

OTHER BUSINESS

Wineries and Wedding Barns – Agricultural or Commercial Use?

Because wineries and wedding barns are “uses not provided for” in our Zoning Ordinance, any proposals must go before the Zoning Hearing Board. Katie D. requested discussion on how to characterize these businesses, to advise the ZHB when such uses are proposed. The members discussed the following points:

Wineries:

- In Pennsylvania, you only need one acre of grapes to open a winery. Many small wineries sustain only that one acre, and buy their production grape juice by the barrel. This is not really an agricultural operation. It is more like commercial food production.
- Many wineries contain a retail store, or may have a sampling bar setup or some kind of dining venue.

Dave C. noted that the state Liquor Control Board would govern these activities – they have specific requirements that all licensees must follow. Members agreed this is definitely a commercial use.

Wedding Barns:

- This is almost always in an Agriculture-zoned area where barns are.
- This use could require commercial signage, high-capacity guest and catering parking, and sometimes developed outdoor park space for wedding pictures or outdoor ceremonies. Outdoor lighting may be desirable.
- Our Agricultural zoning district does not address this kind of use.

The members felt that wedding barns were also commercial uses. For both uses, they would want to make sure commercial SALDO requirements for parking, lighting, ADA access are followed. They suggest that emphasis be placed on public water and sewer being available, or if on-lot systems are used, they be upsized to handle volume.

ADJOURNMENT

Dave C. moved, and Roger H. seconded a motion to adjourn at 7:57. All were in favor and the motion carried.

Clinton County Planning Department
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PLANNING STAFF
Director: Katherine de Silva
Grants Administrator: Gabriel Caprio
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 September 17, 2019 has been cancelled.

CLINTON COUNTY PLANNING COMMISSION

October 15, 2019 Meeting Minutes

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

ABSENT: Reza Lotfi (excused)

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

GUESTS: Jerry Clark, The Liberty Group

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

APPROVAL OF MINUTES

Larry S. made a motion to accept the minutes of the August 20, 2019 meeting as submitted, seconded by Dave C. All were in favor and the motion carried.

Staff Reports:

Katie D. reported on promotional activities, design and easement progress for the Bald Eagle Valley Trail; the recently completed 4-County Broadband study; the County sewer authority equipment upgrade; transportation infrastructure (TIP) planning; the 2020 Planning budget; and the issues with the 14th Street, Renovo housing condemnation; and the ground breaking for the Natural Gas Cooperative pipeline project in Centre Hall.

Greg S. reported on rail trail construction progress, the stormwater damage repair contract with Bowman, and his work on a public park for Gallagher Township.

Gabe C. reported that the PHMC courthouse restoration grant was offered for bid, the CDBG funded Booneville water main replacement project is ready to kick off, and that the Commissioners awarded all funding from the 2019 CDBG application to Renovo Borough for further water system work in preparation for the intended Chapman/South Renovo/Renovo water system merger. He noted that the County won a \$50,000 PHARE grant for the work of the Housing Coalition, and he was named as Clinton County's representative to the Middle Susquehanna Regional Bike/Ped Committee.

OLD BUSINESS

Bald Eagle Township – Avery Dennison Plant Expansion Plans. Katie reported on the delay on the project this board reviewed at the June 2019 meeting. There are capacity issues

with the Draketown Road sewer line, which came up via the submittal of the sewage planning module, and the NPDES permitting is still under way.

Crawford Township – Zoning Ordinance amendment for Communications Towers. The finalized version of the amendment was included for information purposes. It was in response to the previous comments made by this board.

Clinton County SALDO update

Katie presented the opening text of the proposed adaptation of the Lancaster County model SALDO.

Proposed changes were editorial, to convert to the Clinton County context. Substantive questions were:

- Should we careful to avoid regulations that create a “geography of nowhere” situation that would make Clinton County look like every other part of America? (consensus was yes)
- Should we include the PA Wilds Design Guide insert being prepared by the PA Wilds Planning Team, to encourage use of the Guide by rural developers? (consensus was that we should review the finalized language when it happens).
- Should we change the term “urban” to “rural center” throughout? (consensus was yes, taking care to understand the intended meaning at each case)
- Should we consider regulations covering Accessory Dwelling Units also known as “Granny Flats,” or “Tiny Houses” that can be added to an existing residential parcel? Pros and cons of this concept, growing in popularity around the world, were discussed. (consensus was that more information was desirable, and model language should be put forward for discussion).
- Katie asked about whether existing improvements needed to be upgraded if they don’t meet the requirements of the ordinance, on a tract subject to new development per section 1.4.6. The consensus was yes, they should.

NEW BUSINESS

Porter Township – Walizer Land Development/Leasehold Plan. Plans were received October 2, 2019 from Taptich Engineering and Surveying on behalf of property owners Karl & Cynthia Walizer of 6583 Nittany Valley Drive, Porter Township.

The Walizers propose to subdivide a 15-acre leasehold from their commercial property at 6488 Nittany Valley Drive. Their plan was to expand an existing container storage area for Key Energy Services. This commercial use has two existing associated buildings. The leasehold will provide further storage for the containers. The Clinton County Conservation District has reviewed the NPDES plans and confirmed permit will be issued.

Dave C. moved, and Larry S. seconded, a motion to send favorable comments to Porter Township. All were in favor, and the motion carried.

Wayne Township – Highway Equipment and Supply Co. Land Development Plans

Plans were received October 9, 2019 from Steve Gibson of McTish Kunkel and Associates on behalf of owner/developer Highway Equipment and Supply Company. The site is 122 Fritz Road (T-563) in the Highway Interchange zoning district of Wayne Township.

These plans have come before the CCPC previously, on February 21, 2012. The purpose of this submittal is to finalize the land development, with the construction of a 1600 sq ft office addition and a 2900 sq ft service garage addition, and get the entire improvement recorded.

The original lot consolidation, building and PCSM plans were approved by the Wayne Township Planning Commission in 2013, after the Wayne Township Zoning Hearing Board approved some reduction in their required setbacks. Proofs of these approvals were submitted with the current packet. Also submitted were the 2012 approvals for water and sewer service and the Act 537 planning waiver.

The board wondered if the sewage and water approvals needed to be re-submitted, to make sure they are still true.

Roger H. made, and Melvin C. seconded, a motion to send favorable comments to Wayne Township, with the above question included. Dave C. abstained from the vote. All were in favor, and the motion carried.

Bald Eagle Township – Proposed Zoning Map Amendment

The following project was not listed on the paper agenda but was distributed to the members via email in advance of the meeting.

Jerry Clark of The Liberty Group of Montoursville presented a request made in an email dated 9/17/19 from Christopher Stein of Glenn O. Hawbaker, Inc. and a letter dated 10/12/2019 from Marc. F. Demshock representing Williamsport Hospitality Group. The Group intends to purchase a site in Bald Eagle Township at the confluence of Fishing Creek and Bald Eagle Creek, behind the Hogan Boulevard strip, which is accessed from Country Club Lane.

The subject parcels 3-24223 and 2-24225 are currently zoned Agricultural (A). The Group's proposal is to rezone them as Open Space/Recreation (O/R) to facilitate construction of a campground/RV park.

John D. explained that he has farmed these parcels in the past, but has not done so for many years. He felt that a new recreational use is appropriate, since the whole site lies in the AE flood zone, and is regularly inundated. Recreation seems to be the best use, after food production, in this zone. All the commission members agreed on this. It was also noted that the site is not a designated Agricultural Security Area of the Township. Katie noted that the site is contiguous to the existing O/R district. This proposed amendment would expand the size of the existing O/R district by a total of 103 acres. The possibility of canoe/kayak launch areas and outfitter location was also mentioned to Mr. Clark.

Katie requested a comment be forwarded to the Township that the future land development plan for an RV Park/Campground would have to be very carefully designed to Part 7, Floodplain Overlay District Regulations, of the Township's 2010 Zoning Ordinance.

John D. moved and Roger H. seconded a motion to send a favorable review to the Township, with the above comment included. All were in favor and the motion carried.

CORRESPONDENCE

Highlights from the correspondence list in the packet were briefly outlined by Katie D.

ADJOURNMENT

Dave C. moved, and Melvin C. seconded a motion to adjourn at 7:57. All were in favor and the motion carried.

CLINTON COUNTY PLANNING COMMISSION

November 19, 2019 Meeting Minutes

PRESENT: John Dotterer, Ryan Graw, Terry Murty, Roger Hoy, Melvin Coakley, Reza Lotfi

ABSENT: Rick Bowman, Dave Calhoun, Larry Sheats

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

GUESTS: Son of Thomas Smith

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

APPROVAL OF MINUTES

Melvin C. made a motion to accept the minutes of the October 15, 2019 meeting as submitted, seconded by Ryan G. All were in favor and the motion carried.

Staff Reports:

Katie D. reported on rail trail engineering progress for Phase 4, and that the county did not win the DCED grant for that phase. She updated the board on recent transportation infrastructure projects, and noted that Cleanscapes and Quiet Oaks won awards at the PA Wilds banquet. She will soon be posting the Grants Administrator position. She discussed the lack of planning professionals throughout PA and how planners intend to address it.

Greg S. reported on the rail trail sign installation and his work on a public park for Gallagher Township. He noted his retirement was imminent and this would be his final meeting.

Gabe C. reported that the PHMC courthouse restoration grant has been re-bid, the CDBG funded Booneville water main replacement project held its kickoff meeting, and that he would be submitting his 2019 CDBG application on behalf of Renovo Borough for further water system work in preparation for the intended Chapman/South Renovo/Renovo water system merger. He submitted a \$70,000 PHARE grant request for the work of the Housing Coalition, and he reported on the first meeting of the Middle Susquehanna Active Transportation Committee.

OLD BUSINESS – none

NEW BUSINESS

Mill Hall Borough – Zoning Map Amendment for JET, LLC

The Smith family, owners of JET LLC, 145 E. Walnut Street, Lock Haven, presented a proposed zoning change request on behalf of JET LLC.

The proposed change affects Mill Hall Borough parcel 26-12991, addressed as 100 North Water Street. The lot is currently zoned Industrial and is served by public sewer and water. A previous structure on the property was razed and the lot is vacant. The applicant's letter contends that the presence of flood plain and steep and uneven terrain on the lot prohibits industrial uses at the site.

The Smiths intend to build and operate a convenience store, without fuel, on the developable portion of the lot. Planning approval and a construction start is hoped for Spring 2020. The members felt that since the buildable portion is out of the flood zone, it seemed like a good change to bring a use to the parcel. The change could not be defined as spot zoning because the lot is contiguous to the Commercial district (Mill Hall central business district).

Roger H. moved, and Reza L. seconded, a motion to send a favorable review to the Borough. All were in favor and the motion carried.

Lamar Township – Proposed Zoning Amendment

In a letter dated October 11, 2019, Lamar Township Solicitor Paul Welch requested review comments for a proposed amendment to the Township's zoning ordinance. The amendment is intended to allow retail sales as a use in the Highway Interchange District, a use that is already underway at various locations (auto auction, golf course, fairgrounds, etc.) in the District. The members noted that this is apparently a curative amendment. Uses not specifically permitted require a Special Exception hearing, and this change will eliminate the Special Exception requirement for Retail Sales.

John D. moved, and Melvin C. seconded, a motion to send favorable comment on this proposal. All were in favor and the motion carried.

Logan Township – Land Development Plans for Daniel G. Stoltzfus

Plans were received November 13, 2019 from Isaac Kauffman of Loganton, on behalf of property owner Daniel G. Stoltzfus of 1427 Greenburr Gap Road.

The address of the project site is 61 Valley View Drive, a new 26.41 acre parcel. As of the meeting date, a parcel number had not yet been assigned.

A small portion of the new lot consisting of an agricultural field, lies in Greene Township – no proposed development will occur on the Greene side of the line, so this plan is not being submitted to Greene.

Mr. Stoltzfus intends to employ Mr. Kaufmann to construct the following on this lot:

1. A 44 x 65 house
2. A 32 x 70 barn
3. A 30 x 30 equipment shed
4. A 630 foot driveway, shale base with gravel.

Two sheds already exist on this property, as shown on the plans.

The property perked on two sites, and DEP issued a sewage planning module approval in a letter dated August 7, 2019. Via email on November 7, 2019, The Conservation District indicated the animal housing plans of Mr. Stoltzfus do not constitute a Concentrated Animal Operation.

Via email to me on November 13, 2019, the Clinton County Conservation District confirmed the project does not require NPDES and they intend to approve the E&S plan that was submitted.

All setbacks required by zoning, drinking water well and septic regulations have been met.

Roger H. moved, and John D. seconded, a motion to approve the plans, with a note to the Township that the subdivision of this parcel took place on September 25 and the transfer from Stephen and Mary Stoltzfus took place on November 13. All were in favor and the motion carried.

OTHER BUSINESS

Zoning Hearing Board of Clinton County

Katie D. called the group's attention to the written decision from the Zoning Hearing for a Concentrated Animal Operation at 1888 West Valley Road in Logan Township. The written decision was included in the packet.

Proposal and Justification for Planning Department Fee Increases

Katie D. reported that the permit, SALDO review and other fees of the Planning Department have not been increased in at least 10 years. She put forward a proposal to increase each fee between 6% (lowest increase) and 33% (highest increase). She supported the request with a comparison with other county planning fees in the region. Clinton's fees are still lower.

Roger H. moved and Melvin H. seconded a motion to let the County Commissioners know they agree with the increases and recommend approval. All were in favor and the motion carried.

CORRESPONDENCE

Highlights from the correspondence list in the packet were briefly outlined by Katie D.

ADJOURNMENT

Melvin C. moved, and Ryan G. seconded a motion to adjourn at 7:57. All were in favor and the motion carried.

DESSERT

The board spent some time celebrating Greg's retirement with cake.