

2013
CLINTON COUNTY PLANNING COMMISSION
ANNUAL REPORT



DIRECTOR'S MESSAGE

2013 brought a new focus in the shale gas industry in the County, with only three new wells drilled. The industry concentrated on getting their gas to market by constructing mid-stream facilities such as pipelines, compressor stations, and meter stations. Well service industries continued to provide jobs as Clinton County is centrally located to service Marcellus shale development throughout the state. To date over 1,000 jobs in the County have been created as a direct result of the industry.

In 2013 Clinton County and its municipalities began receiving Act 13 impact fee payments. The County used its unrestricted funds to pay for the new 911 center. The dedicated recreation funds were used to match municipal investments to construct accessible fishing piers, pavilions, and ball fields. Recreation funds were also used to continue the feasibility and design phase of our Castanea to McElhattan rail trail project. \$550,000 of Act 13 PHARE grant housing funds were obtained to continue our partnership with STEP to conduct owner occupied housing rehabilitation.

We members have worked diligently over the last year in updating the County Comprehensive Plan. The CCPC board members strongly believe that the changes being brought about from Marcellus development needed to be quantified and addressed in our Comprehensive Plan. The Plan is under final public review and adoption by the Commissioners and is anticipated in the spring of 2014.

Sincerely,

Tim Holladay, Planning Director

AFFORDABLE HOUSING ACTIVITIES

In 2013, various housing activities increased home ownership levels and preserved the quality of our housing stock, as follows:

WITH DCED AND PHFA FUNDING: **1)** The PA Wilds housing rehabilitation program, focused on the Route 120 corridor and funded through a competitive HOME grant awarded in 2008, reached a successful conclusion this year. Over the life of the project, 35 homes were rehabilitated, weatherized, made handicap accessible, or had façade improvements according to the PA Wilds Design Guide. The 2013 total was 8 homes, and our housing contractor, STEP, Inc., won the 2013 Champion of the Wilds award for their work. **2)** The County won \$550,000 from the new PHARE program to continue doing home rehabs using STEP as our contractor. In 2013, seven more homes were rehabilitated, and at the current pace, enough funding remains to carry on the work through 2015.

WITH COUNTY FUNDING: Using funds from our Act 137 Affordable Housing account **1)** We continued to administer a first time home buyers closing cost assistance program, and helped two families purchase homes. **2)** We supplemented the 2013 PHARE grants by providing \$75,000 in operations funding to STEP. **3)** We provided operations funding of \$5000/month to the Life Center shelter (see homelessness prevention activities below) for a total of \$30,000.

GREENWAY & OPEN SPACE PLAN IMPLEMENTATION

RIVER TRAIL PROJECTS: To increase and improve public access to the river, in 2013, DCNR completed a public canoe and boat launch at Baker Run, with parking area, restroom, and ramp. County Planning identified additional launch sites for development in East Keating, Renovo, South Renovo, and Wayne Township. Designs are also being proposed for a new boat dock near Lock Haven's YMCA beach.

OTHER WATERWAY ACCESSES: Construction was completed on a new ADA fishing pier on Kettle Creek in Leidy Township, and development studies began on ADA piers for Fishing Creek in Loganton, Young Woman's Creek in Chapman Township, and Rauchtown Creek in Crawford Township. A new stone boat launch is also under development for Beech Creek in Beech Creek Township.

TRAIL PROJECTS: Development of segments of a proposed walking trail connecting the City of Lock Haven to the Pine Creek Rail Trail in Lycoming County progressed in 2013. Study has begun on a new segment running through Pine Creek Township, and field survey of the Castanea Township section is complete. Spook Hollow Road in Wayne Township has been closed in anticipation of building two trailheads with parking lots, traffic barriers, and benches. Design and specification development is under way on this section.

COMMUNITY PARKS: In Castanea Township, Lower Creek Park received a new pavilion and dugouts, a backstop, and a scoreboard for the baseball field. Also in Castanea Township, adjacent to Route 220, a proposed layout was completed for a new three-field youth baseball complex with restroom accommodations and parking. In Wayne Township, design got under way for a new pavilion and public restrooms for the Community Park, and a Nature Park trail was surveyed. Planning got under way for a new pavilion and lighting for the boat launch and campground in Riverview Park in Woodward Township. Also being developed were new restrooms and a pole building for Chapman Township’s community park, and new restrooms for Bald Eagle Township’s community park.

COMPREHENSIVE PLAN UPDATE

Beginning in October 2012, the Planning Commission conducted a full review and update of the Comprehensive Plan. The Planning Department staff researched one section at a time, and the Commission considered and gave review comments at each of their monthly public meetings. A First Public Review opportunity was extended to all County municipal officials and agency heads in September, and a first draft was posted online in December. All comments were incorporated for the Planning Commission’s final consideration and another opportunity for public comment in January 2014.

TOURISM/RECREATION FUND

The County received 21 requests totaling \$73,778 for the \$28,000 available for award in 2013. Activities chosen for funding by the selection committee seemed most likely to have a major impact on County tourism as follows:

Name	Project Summary	Funds Requested	Funds Awarded
City of Lock Haven	Concerts in Triangle Park/Floating Stage	\$5,000.00	\$3,500.00
Clinton County Fair Assoc.	Central PA Fiber Festival	\$5,000.00	\$1,000.00
CM soccer booster	Commissioners Cup Soccer	\$2,000.00	\$1,000.00
Downtown Lock Haven	Event promotion/ 5 events	\$5,000.00	\$5,000.00
Western Sportsman/Try Team/Hyner Challenge	Commercial refrigerator	\$3,000.00	\$3,000.00
Haneyville Snowmobile	Lick Run Trail	\$5,000.00	\$2,500.00
Sentimental Journey	Annual Fly-in	\$5,000.00	\$1,000.00
CC Historical Society	Caboose utilities	\$4,578.00	\$500.00
Flaming Foliage	Flaming Foliage program & promotion	\$5,000.00	\$4,000.00
Renovo Heritage Park	CCC Camp Markers	\$5,000.00	\$2,500.00
Woodward Twp Rec	Riverfest	\$3,000.00	\$2,500.00
Jaycees	Labor Day Regatta/June boat races	\$3,000.00	\$1,500.00
TOTAL			\$28,000.00

SUBDIVISION AND LAND DEVELOPMENT

This year there were 60 subdivision plans reviewed or approved by the Planning Commission which created 97 lots. No major residential subdivision developments were created: all residential activities involved only one or two lots.

ZONING

The County Zoning Ordinance is in effect in Colebrook, Gallagher, Grugan, East Keating, West Keating, Logan, and Noyes Townships. During 2013, we issued 28 permits with an improvement value of \$1,045,000. New construction included four homes at a total cost of \$569,000. One new cabin was built, and two fire-damaged cabins were reconstructed. The value of the remaining 21 permits for building additions or outbuildings was \$349,000.

HOMELESS SUPPORT ACTIVITIES

All of Clinton County's 2013 homelessness prevention expenditures and efforts were directed to our shelter provider, the Clinton County Housing Coalition. The coalition opened its new facility, the Life Center, in January 2013. County Act 137 and CDBG funds for initial operations totaled \$50,000, and a CDBG grant of \$25,000 toward an exterior staircase reconstruction helped this organization in its vital startup phase. In August, the County won a \$260,000 ESG grant to assist homeless persons and defray operating expenses at the shelter through July 2015.

We also administer the Homeless Assistance Program (HAP), a county entitlement from the state Department of Public Welfare allocated at a rate of \$29,000 per year for cash assistance to homeless persons for rent and utility payments. The client interface is conducted by the Clinton County Housing Coalition.

COMMUNITY DEVELOPMENT BLOCK GRANT

The Community Development Block Grant (CDBG) program is a federally funded entitlement program intended to benefit low to moderate income residents. Federal regulations and program goals drive the funds to the neediest areas of the County (usually Western Clinton County) or projects that benefit handicapped or elderly residents. Street rehabilitation projects and water and sewer system repairs receive most of the funds. Often CDBG monies will be used as County match for very large grant and loan-financed infrastructure upgrades.

FY	Project Name	Funded Amount	Project Completed?
2009	Erie Avenue Streetscape - Renovo Part 3	\$500.00	Yes
	Beech Creek Sewer - SR-150 Crossing Part 2	\$5,050.00	Yes
	WCC Municipal Authority Pump Station 4	\$36,197.00	Yes
	Water Tank Controls - S. Renovo	\$2,850.00	Yes
	Renovo Fire Department - Truck Bay Apron	\$10,000.00	Yes
	WCC Recreation Authority - Energy Upgrade	\$9,572.00	Yes
	Renovo Heritage Building - Roof and ceiling Repair	\$5,611.00	Yes
	Renovo Clearance/Demo (Sut's Building)	\$35,078.00	Yes
	County Courthouse - Accessibility Ramp	\$73,851.00	Yes
	Hall's Run Reservoir Repair Part 1 - S. Renovo	\$37,090.00	Yes
TOTAL		\$215,799.00	
2010	WCC Recreation Authority - Pool Furnace Replacement	\$6,000.00	Yes
	Bucktail Medical Center - Roof Repair	\$40,000.00	Yes
	County Courthouse - Accessibility Ramp Part 1	\$16,708.00	Yes
	Avis Borough - Sewer Lateral Rehabilitations Part 1	\$8,143.00	Yes
	STEP Home Rehabs - Part 1 (PHARE match)	\$102,467.00	Yes
	S. Renovo Demolitions (3 properties)	\$30,000.00	Yes
	Renovo Demolition (Old High School)	\$25,000.00	Yes
TOTAL		\$228,318.00	
2011	Hall's Run Reservoir Repair Part 2 - S. Renovo	\$14,935.00	Yes
	Pine St. Water Main - S. Renovo	\$54,000.00	
	Avis Borough - Sewer lateral Rehabilitations Part 2	\$33,689.00	90%
	Fire Co. - Renovo Borough	\$12,100.00	Yes
	WCC-MA Manholes	\$40,000.00	
	CCHC Life Center Stairway Rehab	\$25,000.00	Yes
	CCHC Life Center Operations	\$20,000.00	Yes
TOTAL		\$199,724.00	
2012	CC Women's Center	\$49,165.00	
	Avis Borough - Sewer Lateral Rehabilitations Part 3	\$30,874.00	
	STEP Home Rehabs - Part 2 (PHARE match)	\$39,932.00	
	Renovo Boro. - Street Rehab St. Clair Avenue	\$40,000.00	Yes
	Renovo Boro. - Street Rehab Brewery Run	\$26,800.00	Yes
TOTAL		\$186,771.00	
2013	STEP Home Rehabs Part 3	\$57,601.00	Contract pending
	Renovo - Water Line Separation	\$44,664.00	Contract pending
	GRAPH Accessibility/Remodel	\$34,735.00	Contract pending
	Bucktail Med. Ctr. Piping	\$50,000.00	Contract pending
TOTAL		\$187,000.00	

REPRESENTING THE COUNTY

Staff represents the County on various boards and committees including: Clinton County Economic Partnership Operating Committee, Facilities Committee, Tourism Committee, and Transportation Committee; Clinton County Enterprise Zone; SEDA-COG Transportation Committee; PA Wilds Planning Team; Lumber Heritage Region; Clinton County Sewer Authority; Clinton County Safety Committee; Clinton County Natural Gas Task Force; and FEMA Emergency Food and Shelter Board.

PLANNING COMMISSION

Planning Commission members represent different regions of the county and make recommendations to the Commissioners, local municipal officials, and staff on land use policies and programs. The group meets the third Tuesday of each month in the Garden Building. In early 2013, long-time chairman Charles Sweeney retired and Terry Murty was elected to take his place. David Calhoun remained in his post as Vice President. Other outgoing members were Ralph Brungart and Justin Kline.

Clinton County Planning Commission Attendance													P = Present
													A = Absent
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total
Terry Murty	P	P	P	P	P	P	P	P	P	P	P		11
Dave Calhoun	P	P	P	A	A	P	P	P	P	P	P		9
Roger Hoy	P	P	P	P	A	P	P	A	P	A	P		8
Doug Byerly	P	P	P	P	P	P	P	P	P	P	P		11
Tom Campbell	P	P	P	P	P	P	A	P	P	P	P		10
John Dotterer	A	P	P	P	P	P	A	P	P	P	P		9
David Glessner	P	P	P	P	A	P	P	P	P	P	P		10
Richard Bowman	P	P	P	P	A	P	P	P	A	P	P		9
Melvin Coakley	P	P	A	P	A	P	P	P	A	P	P		8