

**2014**

**CLINTON COUNTY PLANNING COMMISSION**

**ANNUAL REPORT**



## DIRECTOR'S MESSAGE

The Planning Commission's most notable accomplishments for 2014 started in early in the year, when the group finalized its work on an in-house update of the Clinton County Comprehensive Plan. On April 10, 2014, the Commissioners passed a resolution adopting the 2014 plan. By December, the CCPC had also achieved the No. 1 recommended objective of the new plan: to amend the Clinton County Zoning Ordinance to regulate Oil and Gas Operations. In December 2013, the PA Supreme Court had ruled that the Land Use regulations prescribed by Act 13 were unconstitutional, making it advisable for municipalities to construct their own regulations. Clinton County was one of the first shale gas counties in Pennsylvania to complete this important task. The County Commissioners adopted the new Zoning Amendment for Oil and Gas Operations as Ordinance No. 2 of 2014, by public resolution of December 4.

The shale gas industry continued in an idling mode in 2014. On the positive side, employment in the Marcellus service and support industries held up well, with Clinton County workers traveling to work throughout the State. The CCPC approved a compressor station and meter station on private property to bring a well field in Gallagher Township online.

2014 saw unusually strong activity in commercial and industrial development. On the commercial side, two new banks and a Tractor Supply store were approved and constructed. On the industrial side, First Quality constructed a truck parking area in the McElhattan Industrial Park, secured approval for their plans for a new warehouse, and announced that they will be locating a third paper machine at their facility in Castanea. A \$3,000,000 PennDOT multi-modal grant to improve truck access and rail service helped in the decision making process.

The Planning Department staff and the County Commissioners reached out to all municipalities encouraging them to opt in to the Pennsylvania Uniform Building Code, which enables them to contract for Code Enforcement Services with private firms. Five municipalities: Renovo, South Renovo and Mill Hall Boroughs, and Castanea and Wayne Townships voted to opt in.

In cooperation with the PRR group of Renovo, various state agencies, SEDA-COG, the Susquehanna Greenway Partnership, and representatives of Renovo, South Renovo, Chapman and Noyes Townships, the Planning Department staff and the County Commissioners attended and/or led a number of community development meetings aimed at tackling some of the quality of life issues existing in Western Clinton County. By the end of 2014, great progress was made, with the Renovo Water Authority committing to a \$4 million PennVest grant application for water system upgrades, and the Commissioners agreeing to submit (on behalf of Renovo) a CDBG competitive application for \$750,000 to remediate Ontario Avenue. Both of these initiatives and a new emphasis on regional and municipal comprehensive planning will move forward in 2015.

Finally, late in the year, the CCPC launched plans to rewrite, in house, the entire County Zoning Ordinance, originally adopted in 1994. This process will occupy most of 2015.

Tim Holladay, Planning Director

## AFFORDABLE HOUSING ACTIVITIES

In 2014, various housing activities increased home ownership levels and preserved the quality of our housing stock, as follows:

**WITH DCED (CDBG and Keystone Communities) and PHFA (PHARE) FUNDING:** The County's housing rehabilitation provider, STEP, Inc., continued doing home rehabs on the Countywide project launched early in 2013. In 2014, 21 more homes were rehabilitated. There is still \$418,000 remaining in PHARE funds and \$38,304 remaining in CDBG funds, so we expect this work to continue 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. We received three paybacks, totaling \$7500.00, from prior recipients who sold their homes. **2)** We supplemented the PHARE grants by providing \$25,000 in operations funding to STEP.

## GREENWAY & OPEN SPACE PLAN IMPLEMENTATION

**RIVER TRAIL PROJECTS:** There were no active projects for 2014. Clinton County Planning has identified two possible sites for Susquehanna River kayak Launches for 2015, one at the west side of the river bridge in McElhattan, and the other on the upper side of River View Park in Woodward Township.

**OTHER WATERWAY ACCESSES:** There were no active projects for 2014. The Planning Department has started development and designs for three new ADA fishing piers. One is located in the Nature Park in Wayne Township, another is along Bald Eagle Creek in Castanea Township's Upper Creek Park, across from the new baseball field. The third will be located on Fishing Creek in Porter Township's Community Park.

**TRAIL PROJECTS:** The first segment of our Rails-to Trails was completed in Wayne Township. The Spook Hollow Road Project consisted of 2.2 miles of the old road being closed and gated, along with a new parking area at each end. Clinton County Planning provided the construction documents and specifications. Funding was provided by Wayne Township Recreation and the construction was completed by FMP Inc. Development of the next segment, from the old railroad station in Castanea Township to Wayne Township's Community Park, has begun with investigating the stream crossings along the proposed five-mile trail. Costs associated with repairing the existing gates and fixing washed-out areas are also in the development stage.

**COMMUNITY PARKS:** In Woodward Township at the boat launch, nine new light poles and two 100 amp sub panels were installed. Each pole had new electrical outlets that will be used for the Woodward Township Recreation's annual Riverfest, to help increase the number of vendors who can attend this annual fundraising event. In Castanea Township the Planning Department

provided designs, specifications, and cost estimates associated with the improvements of their existing Harvey's Run Park for ADA accessibility and a new restroom.

## COMPREHENSIVE PLAN UPDATE

The Comprehensive Plan update that was the major Planning Commission project of 2013 was approved and adopted by the Commissioners on April 10, 2014.

## TOURISM/RECREATION FUND

The County received 14 requests totaling \$49,215.33 for the \$27,587 available for award in 2014. Activities chosen for funding by the selection committee seemed most likely to have a major impact on County tourism as follows:

<b>Clinton County Tourism/Recreation Fund - 2014</b>			
Name	Project Summary	Funds Requested	Funds Awarded
City of Lock Haven	Concerts in Triangle Park/Floating Stage	\$3,500.00	\$3,500.00
Sugar Valley Lions	AYSO soccer field improvements	\$5,000.00	\$5,000.00
Millbrook Playhouse	Brochure printing	\$500.00	
Rotary	Great Island Triathlon safety equipment	\$1,500.00	
CMHS Soccer Boosters	Commissioners' Cup Referees	\$2,000.00	\$1,000.00
Woodward Twp. Rec. Committee	Boat launch/park bathroom doors	\$4,412.00	\$4,412.00
Jaycees	Upgrade electrical and stage	\$4,628.33	\$4,500.00
Clinton County Arts Council	70 inch T.V. multimedia system	\$4,175.00	\$4,175.00
Western Sportsman	Commercial range/oven	\$4,000.00	
Sentimental Journey	Annual fly in	\$5,000.00	
Clinton County Fair	Mud Run promotion/ new stage	\$3,000.00	
Renovo Heritage Park	Pavilion footers	\$5,000.00	
Downtown Lock Haven	Support/promote community events	\$5,000.00	\$5,000.00
Lock Haven YMCA	Website design	\$1,500.00	
<b>Totals</b>		<b>\$49,215.33</b>	<b>\$27,587.00</b>

<b>Sources of Funding</b>	
Tourism/Rec funds (Hotel Tax)	\$24,000.00
County General Fund	\$3,587.00
	<b>\$27,587.00</b>

## ACT 13 FUNDING

<b>Clinton County Recreation Improvement Program - 2014</b>						Date 9/9/14		
						Funds Leftover From 2013	Funds Received 2014	Current Balance
						\$45,100.25	\$37,867.74	\$82,967.99
2014 - Projects	Project Summary	Funds Requested	Funds Awarded	Funds Paid Out	Funds Remaining			
Castanea/Wayne R-T-T	PPL Easement Agreement -Costs	\$18,000.00	\$18,000.00					
Chestnut Park	Castanea Baseball Phase 1	\$15,000.00	\$15,000.00					
Castanea/Wayne R-T-T	Real Estate- Appraisal - A&M Assoc	\$5,000.00	\$5,000.00	\$5,000.00	\$0.00			
Bicycle Trail	Ridge Trail Study - BSA	\$20,000.00	\$20,000.00	\$6,580.00	\$13,420.00			
Pending Projects from 2013								
Chestnut Park - Castanea Twp.	Phase 1 -Steve Bason	\$2,720.00	\$2,720.00	\$917.92	\$1,802.08			
Total-Funds		\$60,720.00	\$60,720.00	\$12,497.92				
						Total of Funds in #23-4950-6000	\$70,470.07	
						Total None Committed Funds	\$22,247.99	

## **SUBDIVISIONS AND LAND DEVELOPMENT**

This year there were 69 subdivision plans reviewed or approved by the Planning staff and/or the Commission, which created 113 lots. One major residential subdivision/land development containing 6 townhouses in Homestead estates, Bald Eagle Township, was reviewed. All other residential activities involved only one or two lots.

The County Planning Commission reviewed 15 commercial or industrial land development plans, and approved one commercial land development plan.

## **ZONING PERMITS**

The County Zoning Ordinance is in effect in Colebrook, Gallagher, Grugan, East Keating, West Keating, Logan, and Noyes Townships. During 2014, we issued 27 permits with an unusually high improvement value of \$8,312,000. New construction included four new data cell towers, two new homes, a natural gas compressor station, and natural gas meter station at a total cost of \$7,823,000.

## **ZONING ORDINANCE AMENDMENT FOR OIL AND GAS OPERATIONS**

The major Planning Commission project of 2014 was an update of the County Zoning Ordinance to add provisions governing Oil and Gas development, specifically aimed at unconventional gas drilling practices. The need for this resulted from Pennsylvania Supreme Court Decision J-127A-D-2012, which overturned provisions of Act 13 which preempted and superseded local regulation of oil and gas operations with respect to surface land use. The update was designed to allow for the reasonable development of oil and gas operations while protecting the environment and the welfare of county residents. It added definitions, identified zoning districts where oil and gas operations are permitted, and established the setbacks and restrictions for this type of development. Ordinance No. 2 of 2014 was adopted on December 4.

## **HOMELESS SUPPORT ACTIVITIES**

**WITH DCED/ESG FUNDING.** Clinton County's Emergency Solutions Grant homelessness prevention expenditures and efforts were managed by our shelter provider, the Clinton County Housing Coalition, operating out of its Life Center. These consisted of operations support and rental assistance to eligible county residents.

**WITH HAP FUNDING.** The County's 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 was also conducted by the Clinton County Housing Coalition.

**2014 PHARE APPLICATION.** The Planning Department submitted a successful application to PHFA for \$57,000 toward a rental assistance partnership involving the Housing Coalition, the Clinton County Women’s Center, the Housing Authority, the Clinton County MH/ID Department, and the Clinton County Probation Department. The funding provides rental assistance to eligible clients of the above agencies.

## **WEBSITE UPDATE**

In 2014, the Planning Department’s website was updated and reorganized. A description of the Planning Commission’s makeup and purpose was added, along with procedures to follow when requesting a subdivision or zoning permit. All county zoning ordinances and maps are now available online, and updated regularly.

## **COMPUTER EQUIPMENT UPDATE**

The Planning Department staff acquired new computers and software to enable better functionality, including enhanced AutoCad software for project drawings and a laptop for digital meeting presentations.

## **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. In 2014, Fund Years 2011 and 2011 Competitive were closed out, and all projects in FY 2012 were completed. The 2014 application to DCED, submitted in November, included two projects: a water main replacement for the Village of Tylersville in Logan Township, and the rehabilitation of Erie Avenue in Renovo.

<b>FY</b>	<b>Project Name</b>	<b>Funded Amount</b>	<b>Project Completed?</b>
<b>2011</b>	Hall's Run Reservoir Repair Part 2 - S. Renovo	\$14,935.00	Yes
	Pine St. Water Main - S. Renovo	\$54,000.00	Yes
	Avis Borough - Sewer Lateral Rehabilitations Part 2	\$33,689.00	Yes
	Fire Co. - Renovo Borough	\$12,100.00	Yes
	WCC-MA Manholes	\$40,000.00	Yes
	CCHC Life Center Stairway Rehab	\$25,000.00	Yes
	CCHC Life Center Operations	\$20,000.00	Yes
<b>TOTAL</b>		<b>\$199,724.00</b>	
<b>2012</b>	CC Women's Center	\$49,165.00	Yes
	Avis Borough - Sewer Lateral Rehabilitations Part 3	\$30,874.00	Yes
	STEP Home Rehabs - Part 2 (PHARE match)	\$39,932.00	Yes
	Renovo Boro. - Street Rehab St. Clair Avenue	\$40,000.00	Yes
	Renovo Boro. - Street Rehab Brewery Run	\$26,800.00	Yes
<b>TOTAL</b>		<b>\$186,771.00</b>	
<b>2013</b>	STEP Home Rehabs Part 3	\$57,601.00	Underway
	Renovo - Water Line Separation	\$44,664.00	In development
	GRAPH Accessibility/Remodel	\$34,735.00	In development
	Bucktail Med. Ctr. Piping	\$50,000.00	Engineered, ready to bid
<b>TOTAL</b>		<b>\$187,000.00</b>	
<b>2014</b>	Tylersville Mutual Water Association – Main Replacement	<b>\$119,676.00</b>	Awaiting DCED approval
	Renovo – Erie Avenue Street Rehabilitation	<b>\$66,779.00</b>	Awaiting DCED approval
<b>TOTAL</b>		<b>\$186,455.00</b>	

## **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; North Central PA Regional Housing Advisory Board, 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.



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