

**2016**  
**CLINTON COUNTY PLANNING COMMISSION**  
**ANNUAL REPORT**



## DIRECTOR'S MESSAGE

CCPC has worked steadily on the in-house Zoning Ordinance rewrite. The previous Clinton County Zoning Ordinance was originally adopted in 1994. The Clinton County Commissioners adopted the new Ordinance on August 25, 2016, which covers the following seven municipalities: Colebrook, East Keating, Gallagher, Grugan, Logan, Noyes, and West Keating. Soon thereafter the State Attorney General's office issued a ruling on the Acre Law in Woodward Township that impacted our Ordinance. We are working with the County Solicitor to prepare an amendment to cure the flaw.

The shale gas industry continued in an idling mode in 2016. Employment in the Marcellus service and support industries fell considerably. The Baker Hughes facility in the Lamar Township Business Park closed. Several additional wells were drilled in Gallagher Township to supply a compressor station constructed in 2015.

First Quality formally announced that it will construct a third paper machine at their Castanea Township facility. Final planning is underway and construction has begun on a \$3,000,000 PennDOT multi-modal grant to SEDA-COG Joint Rail Authority to improve truck access and rail service in to the paper making complex.

The new emphasis on regional comprehensive planning for Western Clinton County resulted in a series of 2015 grant awards that laid the groundwork for several large infrastructure and community enhancement projects that got underway in 2016. Renovo's \$4 million Pennvest-funded water main replacement project was completed in late Fall. Engineering was completed on both the \$750,000 CDBG streetscape project for Ontario Avenue, and the \$200,000 DCNR grant to improve the riverfront and create a public boat launch at Fifth Street. Construction on both of these will commence in Spring 2017. Renovo Borough officials also received word, in December 2016, of a Penndot Multi-Modal grant award of \$370,000 toward a \$530,000 Borough-wide curb and sidewalk renovation project. Regional planning efforts are paying off for South Renovo and Chapman Townships as well – these municipalities are in talks with Renovo Borough Water Authority to combine the administration of the three water systems into one authority, and renovate portions of the system through another Pennvest request.

We have worked all year with Renovo Energy Center for the construction of a large gas fired electric power plant in Renovo. The CCPC granted conditional approval at its November meeting. Ground breaking is planned for fall of 2017. In any case 2017 will be another pivotal year for western Clinton County with all of the grant funded improvements and a major power plant project in the works.

Tim Holladay, Planning Director

## 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. There were no changes in Planning Commission personnel in 2016; Terry Murty and Roger Hoy were reappointed before their terms expired in December.

Clinton County Planning Commission Attendance-2016													P = Present	A = Absent	E = Excused
	Jan	Feb	March	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total		
Terry Murty	P	P	P	P	P	E	P	P	P	P	A		9		
Reza Lotfi	P	P	P	P	P	E	P	P	P	P	P		10		
Dave Calhoun	P	P	P	P	P	E	E	E	P	P	P		8		
Roger Hoy	E	E	E	P	P	P	P	P	P	P	P		8		
Larry Sheats	P	P	P	P	P	P	P	P	E	P	P		10		
Tom Campbell	E	E	P	P	P	P	P	P	P	P	P		9		
John Dotterer	P	P	P	P	E	P	P	P	P	P	A		9		
Richard Bowman	P	P	P	P	E	P	P	P	P	P	P		10		
Melvin Coakley	E	P	P	P	E	P	P	P	P	P	P		9		

## SUBDIVISIONS AND LAND DEVELOPMENTS

This year there were 47 subdivision plans reviewed or approved by Planning staff and/or the Planning Commission, which created 90 lots.

The Planning Commission reviewed five commercial and/or industrial land development plans. These included the Renovo Energy Center natural gas power plant, an expansion of the Sugar Valley Charter School, an expansion of the Nicholas Meats packing facility, a seasonal camping development on Chatham Run in Gallagher Township, and a building addition at the East Nittany Valley Municipal Authority.

## ZONING PERMITS

The County Zoning Ordinance is in effect in Colebrook, Gallagher, Grugan, East Keating, West Keating, Logan, and Noyes Townships. During 2016, Planning Department staff issued 32 zoning permits with a total improvement value of \$2,072,405. Larger projects included a communications tower, two new homes, a large hunting lodge, and barns for poultry and cattle operations.

## ZONING ORDINANCE UPDATE

The update of the Clinton County Zoning Ordinance begun in 2015 was completed with an adoption date of August 25, 2016. All provisions of the 1994 ordinance, with its 1998, 2010 and 2014 amendments, were retained - but an entirely new ordinance structure was used to bring a level of ordinance standardization that has never before existed in Clinton County. Now all six members of the Central Clinton County Council of Governments, and all seven municipalities covered by County zoning, use the same template. The Planning Commission encourages other municipalities to adopt this format when they update their zoning ordinances.

Four zoning districts were renamed, and a new district was added as follows:

<b>From</b>	<b>To</b>
NC Nature Conservation	WC Woodland Conservation
RC Rural Commercial	RC Rural Center
RI Rural Industrial	I Industrial
RR Rural Residential	R Residential
A Agricultural	Unchanged
RF Rural Forest	Unchanged
CS Countryside	New district with 5-acre minimum lot size

Concentrated animal operations and pest control provisions were added in the Agricultural District.

## MUNICIPAL ORDINANCE REVIEWS

In 2016, the Planning Commission reviewed numerous Comprehensive Flood Plain Ordinance Amendments for County municipalities. These were generated when the Federal Emergency Management Agency updated its mapping and made the amendments a condition for continued eligibility in the National Flood Insurance Protection (NFIP) Program.

## TOURISM/RECREATION FUND PROJECTS

The County received 18 requests totaling \$56,915.74 for the \$23,000 available for award in 2016. Activities chosen for funding by the selection committee seemed most likely to have a major impact on County tourism as follows:

<b>Applicant</b>	<b>Project Summary</b>	<b>Total Project Cost</b>	<b>Funds Requested</b>	<b>Funds Awarded</b>
Western Clinton County Recreational Authority	Electrical work for the Youth Center weight room.	\$64,723.74	\$3,698.00	\$3,500.00
Western Clinton County Recreational Authority	Security system for the Youth Center weight room.	\$64,723.74	\$3,347.00	
Downtown Lock Haven, Inc.	Costs associated with five events	\$5,004.00	\$5,000.00	\$1,100.00
Dogwood Circle Garden Club	Spring plantings for the Lock Haven City monuments.	\$1,900.00	\$1,000.00	
Castanea Township Recreation Committee	ADA Restroom/Sports Equipment Storage building for Harvey's Run Park.	\$77,500.00	\$5,000.00	
City of Lock Haven	Summer concerts at Triangle Park and the Floating Stage.	\$28,300.00	\$3,500.00	\$3,500.00
Clinton County Arts Council	Equipment for a Sundance Youth Film Camp for 15 students.	\$5,890.98	\$2,480.98	\$2,400.00
PA State Flaming Foliage Festival, Inc.	Costs of hosting the 2016 festival.	\$2,549.09	\$2,500.00	\$1,000.00
Lock Haven Rotary	Costs for Eagleton Mine Camp Trail Challenge	\$6,289.34	\$3,369.66	\$2,500.00
Lock Haven Rotary	Equipment costs for Eagleton Mine Camp Trail Challenge	\$6,289.34	\$2,078.20	
Dunnstown Fire Company	Four new tent canopies.	\$2,065.50	\$2,065.50	\$1,000.00
Central Mountain ATV Association	Signage for Clinton County portions of ATV trail.	\$3,484.00	\$3,484.00	\$3,000.00
Woodward Twp. Recreation Committee	Electrical work needed for a Riverview Park pavilion	\$3,061.68	\$3,061.88	\$1,000.00
Clinton County Historical Society	Repair the water tower kiosk at the Castanea Railroad Station.	\$6,210.00	\$2,350.00	\$2,000.00
Lock Haven Area Jaycees	Half the cost for the annual Regatta fireworks.	\$7,000.00	\$3,500.00	
Sentimental Journey, Inc.	Observation Tower repairs for fly-in events.	\$2,657.52	\$2,657.52	\$2,000.00
Greater Renovo Area Heritage Park	"Writing in the Wilds" creative writing workshop/retreat	\$4,000.00	\$4,000.00	
Lock Haven University Foundation	Haven Baseball Wooden Bat Classic Tournament.	\$7,800.00	\$3,823.00	
			\$56,915.74	\$23,000.00

# GREENWAY & OPEN SPACE PLAN IMPLEMENTATION

## Clinton County Rails to Trails

During 2016, the Community Planner's concentration was on work associated with the DEP permits required for stream washout repair stabilization, landslide removal, and removal and/or remediation of trail obstacles. This included:

- placing split-rail fences at any site with a possibility of pedestrian/cyclist fall from trail edge (5000 lineal feet of fencing permitted to be installed for the 3.5-mile Castanea to Wayne Township segment currently under way)
- placing French Blankets at all sites where running water caused or had the potential to cause damage
- placing security gates at various locations to prevent damaging use by ATVs
- placing gates for Penndot and PPL access to their right-of-ways

## Community Parks

**Wayne Township:** During 2016, the Community Planner assisted Township personnel with the construction of a new Junior League Baseball field.

- Placement of 1,000 tons of topsoil.
- Placement of sewer, water, and electrical lines for the new field.
- Survey and placement of stakes for point locations and elevations for the field, press box and restroom.
- Established the location of the path for the County's Rail Trail through the park.
- Directed the moving of 160 tons of stones from the field location to different locations along the rail trail.

**South Renovo:** The Planner designed and obtained permits for a new 30' x 34' Pavilion for the South Renovo Senior Center.

Act 13 funding deployed in conjunction with these projects is shown on the next page.

## ACT 13 RECREATION PROJECTS

<b>Clinton County Recreation Improvement Program Fund 2016</b>				<b>Balance of 1/1/16</b>	<b>Funds Received</b>	<b>Current Balance</b>
				\$57,405.08	\$31,317.51	\$88,722.59
<b>Projects</b>	<b>Project Summary</b>	<b>Funds Requested</b>	<b>Funds Awarded</b>	<b>Funds Paid Out</b>	<b>Funds Remaining</b>	
Chestnut Park, Castanea Township	Engineering costs	\$10,000.00	\$10,000.00			
Rails to Trails (RTT) Requests 1 -11 (Castanea and Wayne Townships)	Materials, including gates, posts, stone, and excavation equipment rental	\$16,000.00	\$16,000.00	\$15,133.95	\$866.05	
RTT Property Survey, Wayne Township	Saiers property survey by County Landfill Surveyor John Blesh	\$810.00	\$810.00	\$810.00		
ATV Trail Development, Western Clinton	Clinton County ATV Recreational Analysis by Skelly & Loy	\$2,700.00	\$2,700.00	\$2,700.00		
<b>Total Funds</b>		<b>\$29,510.00</b>	<b>\$29,510.00</b>	<b>\$18,643.95</b>		<b>\$60,078.64</b>

## AFFORDABLE HOUSING ACTIVITIES

### Affordable Housing Fund

2016 was a year to build this fund, which earns fees at a rate of roughly \$25,000 per year, with the intent of using it as future matching funds for two projects supported by the Commissioners: SEDA-COG's project to build a 32-unit affordable senior housing project called "Suquehannock Heights" in Flemington (\$15,000), and STEP's three-year HOME owner-occupied home rehabilitation project described below (\$50,000). The year-end balance in this fund is nearly \$60,000.

### PHARE Grant Wrap-Up

The 2013 PHARE grant for owner-occupied home rehabilitations was completed and closed out with 16 homes rehabbed for \$250,000. This culminated the four-year, countywide "Homes in Need" project funded by various state and federal sources, performed by STEP, Inc. for a total of 62 homes rehabbed.

### HOME Grant Application

On behalf of STEP, Inc. (the County's home rehabilitation contractor), the Grants Administrator applied to DCED for a \$500,000 HOME grant to rehabilitate approximately 30 single-family homes in Castanea and Pine Creek Townships. CDBG and Affordable Housing funds were also pledged towards this proposed three-year effort.

## HOMELESS SUPPORT ACTIVITIES

All homelessness grants are written and managed by the Grants Administrator from the following funding sources:

**DCED/ESG FUNDING.** Clinton County's Emergency Solutions Grant program, a competitive biannual grant from the PA Department of Community and Economic Development, funds our homelessness prevention efforts. Our shelter provider is the Clinton County Housing Coalition, operating out of its Life Center. ESG funding supported shelter operations and rental assistance for eligible county residents, as well as construction cost for converting an existing garage on the grounds of the Life Center into a 4-bed overnight sleep shelter.

**WITH DHS/HAP FUNDING.** The County's Homeless Assistance Program (HAP), an annual county entitlement from the state Department of Human Services, is used for cash assistance to homeless persons for rent and utility payments, and also to support operations at the Life Center.



**WITH PHARE FUNDING.** Through the course of 2016, the Planning Department administered Part II of their successful rental assistance and education partnership involving the Housing Coalition, the Clinton County Women’s Center, the Housing Authority, the Clinton County MH/ID Department, and the Clinton County Re-entry Board. The funding provides rental assistance to eligible clients of the above agencies.

<b>Funding Source</b>	<b>Project Name</b>	<b>Funded Amount</b>	<b>Project Completed?</b>
<b>2014 ESG</b>	Emergency Solutions Grant – Life Center Shelter Renovations	\$39,431	Underway
<b>2015 ESG</b>	Emergency Solutions Grant – Life Center Operations and Assistance	\$232,039	Underway
<b>2015/2016 HAP</b>	Life Center Operations and Assistance	\$23,818	Completed
<b>2015 PHARE</b>	Rental Assistance and Education Project	\$47,000	Completed

## **BASELINE WATER QUALITY DATA PROGRAM**

A competitive Commonwealth Financing Authority grant in the amount of \$247,912 was awarded to Clinton County to undertake a study, in partnership with the U.S. Geological Survey, of baseline groundwater quality in the County. The Conservation District and the USGS will coordinate the sampling and testing of 62 wells distributed around the County, with the end result a report on the current health and safety status of non-public drinking water sources.

## **COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

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 or to 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 2016, Fund Year 2013 was closed out, while Fund Years 2014, 2014 Competitive, and 2015 remained in progress. The FY 2016 entitlement application to DCED, submitted in October, included funding for home rehabilitations in Castanea and Pine Creek Townships, and street and sewer projects in Western Clinton County.

<b>FY</b>	<b>Project Name</b>	<b>Funded Amount</b>	<b>Project Completed?</b>
<b>2013</b>	STEP Home Rehabs Part 3	\$57,601.00	Yes
	Renovo – Erie Avenue Street Rehabilitation	\$35,221.00	Yes
	GRAPH Accessibility/Remodel	\$34,735.00	Yes
	Tylersville Mutual Water Association – Main Replacement	\$59,443.00	Yes
<b>TOTAL</b>		<b>\$187,000.00</b>	
<b>2014</b>	Tylersville Mutual Water Association – Main Replacement	\$119,676.00	Yes
	Renovo – Erie Avenue Street Rehabilitation	\$66,779.00	Yes
<b>2014C</b>	Renovo – Ontario Avenue Reconstruction with blight demolition	\$750,000.00	Underway
<b>TOTAL</b>		<b>\$936,455.00</b>	
<b>2015</b>	Renovo Water Authority – 9 <sup>th</sup> Street Water Main Replacement	\$77,050.00	In Engineering
	Clinton County Housing Coalition – Shelter Renovation	\$67,000.00	Underway
	STEP, Inc. – Owner-Occupied Home Rehabilitations Part I	\$40,900.00	Underway
<b>TOTAL</b>		<b>\$184,950.00</b>	
<b>2016</b>	Western Clinton County Municipal Authority – disinfection system	\$70,193.00	Pending DCED Approval
	STEP, Inc. – Owner-Occupied Home Rehabilitations Part II	\$34,100.00	Pending DCED Approval
	Renovo Borough – 11 <sup>th</sup> Street Rehabilitation	\$80,000.00	Pending DCED Approval
<b>TOTAL</b>		<b>\$184,293.00</b>	

## **WEBSITE**

In 2016, the Planning Department began archiving the Planning Commission meeting minutes and annual reports online. The Clinton County ATV Recreational Analysis, completed in January 2016, was also posted for public access. As usual, all updates to municipal zoning ordinances and maps were posted.

## **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; Clinton County Sewer Authority; Clinton County Safety Committee; Clinton County/SEDA-COG Natural Gas Coop; North Central PA Regional Housing Advisory Board, Eastern Pennsylvania Continuum of Care, Public Transportation Bus Committee; and FEMA Emergency Food and Shelter Board.