

2017
CLINTON COUNTY PLANNING COMMISSION
ANNUAL REPORT



DIRECTOR'S MESSAGE

2017 was a year of change for the Clinton County Planning Department. On June 30, after 30 years at the helm, Director Tim Holladay moved on to his relished retirement. A new Grants Administrator, Leah Mothersbaugh, joined the staff after two rounds of applications and interviews. We picked a winner – Leah displayed such ability that in November, she was tapped for double duty as Director of Elections.

The County saw an uptick in manufacturing development, with major expansions of Croda, First Quality, and Nicholas Meats, and the construction of an Amish shed manufactory. A significant boost to regional medical services came with UPMC Susquehanna’s purchase of Lock Haven Hospital and its preparations to open a clinical facility in McElhattan, and the launch of Terrapin Station, a medical marijuana manufactory.

The approval of a 10-unit trailer park in Farwell may be a taste of things to come in Western Clinton County, in preparation for the construction of Renovo Energy Center. Planning staff receives regular inquiries regarding permitting of trailer parks, apartment conversions, campgrounds, and new commercial uses in and around Renovo.

At last, the Clinton County Sewer Authority found a solution to its long-discussed force main replacement and pump station upgrade, when they decided to apply for Pennvest funding under the promise of financial support from the Commissioners.

Making steady progress toward the launch of bus service by River Valley Transit, the county’s Public Transit Committee cemented local funding partnerships and gave key input on routes, stops and schedules.

This year, the County joined the new Middle Susquehanna Bicycle Pedestrian Committee, along with Lycoming, Columbia, Montour, Northumberland, Snyder and Union counties. Its purpose is to plan and study for increased and enhanced bike/ped opportunities. The group’s goal is an annual bike/ped grants TIP similar to the transportation TIP.

Finally, the Planning office achieved substantial design and construction progress on the Clinton County Rail Trail, with another 3.4 miles ready to open in Spring 2018.

TARGETED FOR 2018

- Complete the SALDO update
- Reorganize the Clinton County Zoning Hearing Board and appoint alternates
- Assist with the launch of public bus service
- Conduct Flood Plain Administration summits for municipalities – and in general, provide better education to the public on the do’s and don’ts of development in the flood plain
- Conduct informational meetings with seven municipalities covered under County zoning, emphasizing PA requirements for issuing residential and commercial zoning and building permits.
- Assist Renovo, South Renovo and Chapman with the consolidation of three water companies into one
- Assist Bald Eagle Township with the critical Draketown Road sewer line project

- Apply for DCNR, DCED, and other grant assistance toward completion of the Clinton County Rail trail
- Assist Woodward Township in developing a bike/ped connection between the Jay Street Bridge and the Township Park.
- Institute monthly permit inspections, as needed.
- Institute monthly procedure to send all issued permits to municipalities.
- Institute monthly procedure to make sure all plans get recorded.
- Relocate the Planning office to the Piper Building

Katherine de Silva, Planning Director

January 25, 2018

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 ordinances, policies and procedures. They also review all major land developments. The group meets the third Tuesday of each month in the Garden Building. In 2017, there were no changes to Planning Commission personnel.

| Clinton County Planning Commission Attendance-2017 | | | | | | | | | | | | | 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 | E | P | P | P | P | P | | 9 | | |
| Reza Lotfi | P | P | | P | P | P | E | P | P | P | E | | 8 | | |
| Dave Calhoun | P | P | | P | P | P | P | E | P | P | P | | 9 | | |
| Roger Hoy | E | P | | E | P | P | E | P | E | P | P | | 6 | | |
| Larry Sheats | A | P | | E | P | P | P | P | P | P | P | | 8 | | |
| Tom Campbell | P | P | | P | E | P | P | E | E | P | E | | 6 | | |
| John Dotterer | P | P | | E | E | P | P | P | P | P | P | | 8 | | |
| Richard Bowman | P | P | | P | P | P | P | P | P | P | E | | 9 | | |
| Melvin Coakley | P | P | | P | P | P | E | E | P | P | P | | 8 | | |

SUBDIVISIONS AND LAND DEVELOPMENTS

This year, Planning staff reviewed 41 minor subdivisions and approved 16, which created a total of 61 new lots. Greene Township saw the most activity among the County's 15 SALDO municipalities, with 10 out of the 57 subdivisions. Bald Eagle Township was second with eight, and Lamar Township came in third with six.

The Planning Commission reviewed 9 commercial and/or industrial land development plans and approved two. These included two major manufacturing expansions: the First Quality, LLC Boston 3 project to construct a 710,950 square foot tissue manufacturing plant and an

extensive multi-modal rail and street reconfiguration; and the Croda, Inc. Super-Refined Oil capacity addition of two new manufacturing columns. In Greene Township, Nicholas Meats paved the way to nearly double its processing capacity by means of a large truck parking expansion with eight new loading docks. An Amish shed manufactory operated by Moses Stoltzfus got underway in Crawford Township, while Pine Creek Township saw a 60,000-chicken barn added to Windy Ridge Breeder Farm and a new travel plaza (featuring a Burger King) on Woodward Avenue. Flemington's Goodwill Hose site on Canal Street got a new ambulance garage, and in Chapman Township, a new 10-unit trailer park was approved. Finally, Planning staff reviewed Jet LLC's 6000-square foot storage unit project for the Borough of Mill Hall.

ZONING PERMITS

The County Zoning Ordinance is in effect in Colebrook, Gallagher, Grugan, East Keating, West Keating, Logan, and Noyes Townships. During 2017, Planning Department staff issued 37 zoning permits with a total improvement value of \$1,731,790. Larger projects included five new homes and a municipal garage for Grugan Township.

Typically for our zoning municipalities in recent years, the majority of permit activity was in Gallagher (15) and Logan (9) Townships.

SALDO UPDATE

The update of our 1972 Subdivision and Land Development Ordinance launched in the Fall, with a discussion on the need to correct references to outdated state and local laws, incorporate past amendments, and include 21st century land development concepts.

MUNICIPAL ORDINANCE REVIEWS

For all 29 County municipalities, the Planning Commission reviews proposals for updates and amendments to zoning and flood plain ordinances and comprehensive plans. In 2017, the Planning Commission reviewed four ordinance amendments, five map amendments, and one full replacement. They also suggested a curative amendment to the County Zoning Ordinance for enactment by the Commissioners.

TOURISM/RECREATION FUND PROJECTS

The County received 14 requests for the \$30,000 available for award in 2017, and awarded 11 projects. The tourism funding pot is fatter than it has ever been due to the new hotel tax implemented by the Commissioners in 2016. Activities chosen for funding by the selection committee seemed most likely to have a major impact on County tourism as follows:

2017 TOURISM/RECREATION GRANT AWARDS

| Applicant | Project Summary | Funds Awarded |
|---|---|--------------------|
| Sentimental Journey | Fly-in bath houses refurbishment: plumbing, doors, flooring, painting, and drains. Eliminate rodent access points. | \$1,500.00 |
| Clinton County Arts Council | Indoor and outdoor lighting upgrades for the Station Gallery; JAMS festival banner and pop-up tents | \$1,500.00 |
| Downtown Lock Haven, Inc. | Expenses for the Hometown Hero Celebration 8/12/2017 at Corman Amphitheater and Triangle Park in Lock Haven. | \$1,000.00 |
| City of Lock Haven | Purchase and installation of a 60' boat dock on the Susquehanna by the Corman Amphitheater. Includes construction of 4 concrete anchor pads. The dock will be removed during the winter months. | \$5,000.00 |
| City of Lock Haven | 2017 Summer Concert Series: costs for presenting 11 free concerts at the Corman Amphitheater and Triangle Park. | \$3,500.00 |
| Clinton County Fair Association | Purchase and installation of a permanent digital sign to be posted along Route 220/99 to promote the fair and other events happening at the fairgrounds. | \$6,500.00 |
| Western Clinton County Recreation Authority | Youth Center weight room: interior wall coverings/trim and rubber flooring; outdoor landscaping and concrete sidewalks; keyless entry system purchase and installation | \$2,500.00 |
| Clinton County Historical Society | Restore and repaint the Little Red Caboose parked at Castanea Train Station historic site, which is available as an overnight lodging for two. | \$2,500.00 |
| Flaming Foliage Festival Committee | Parade of Queens expenses; cost of printing the program; website costs. | \$2,000.00 |
| Lock Haven YMCA | Costs to host the Silver Districts and Novice Championships at LHU pool tournament facility | \$1,000.00 |
| Millbrook Playhouse | Cost of 2017 Summer Season marketing campaign: radio, print, and mailings | \$3,000.00 |
| TOTAL AWARDED | | \$30,000.00 |

GREENWAY & OPEN SPACE PLAN IMPLEMENTATION

Clinton County Rail Trail

During 2017, 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:

- Observing the installation of split-rail fences at any site with a possibility of pedestrian/cyclist fall from trail edge (4,500 lineal feet of fencing permitted to be installed for the 3.5-mile Castanea to Wayne Township segment currently under way)
- Observing the installation of several 8" pipes at all sites where running water caused or had the potential to cause damage.
- Placing of 200 tons of stone for a leveling course along the trail.

Other activities on this project were:

- Submitted a \$1,087,000 request to PennDOT's Transportation Alternatives Program for construction funding for the Susquehanna railroad bridge conversion
- Solicited engineering quotes for bridge design and construction management
- Conducted trail tours for agency and legislative representatives
- Negotiated easement issues with Wayne Township landowners
- Solicited assistance of Pine Creek Township Streets Department to lay the riding surface on Phase 2
- Presented the trail concept to Pine Creek Township Supervisors

Community Parks

Wayne Township: During 2017, the Community Planner assisted Township personnel with the construction of a new Junior League Baseball field.

- Observing the placement of 500 tons of topsoil to level off the outfield.
- Observing the construction of the new press box.
- Survey and placement of stakes for point locations and elevations for the field.
- Observing the construction of the path for the County's Rail Trail through the park.

South Renovo: Observing the construction for a new 30' x 34' Pavilion for the South Renovo Senior Center.

Colebrook Township: Surveying the park for a future pedestrian walking path. Observing and documenting existing equipment in the park for future improvements.

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

ACT 13 RECREATION PROJECTS

| Clinton County Recreation Improvement Program Fund 2017 | | | | | |
|--|--|--------------------|--------------------|--------------------|------------------|
| | | | | | |
| Projects | Project Summary | Funds Requested | Funds Awarded | Funds Paid Out | Funds Remaining |
| Chestnut Park, Castanea Township | Engineering costs | \$10,000.00 | \$10,000.00 | \$9787.33 | \$212.67 |
| | | | | | |
| Rails to Trails (Castanea and Wayne Townships) | Contractors, to install pipes, fence, grading | \$25,000.00 | \$25,000.00 | \$23541.25 | \$1,458.75 |
| | | | | | |
| Rails to Trails | Storage Shed | \$10,000.00 | \$10,000.00 | \$9,846.00 | \$154.00 |
| | | | | | |
| Rails to Trails (RTT) (Castanea and Wayne Townships) | Materials | \$12,000.00 | \$12,000.00 | \$11,997.68 | \$2.32 |
| Misc. | Mileage, One Call, signs | \$500.00 | \$500.00 | \$302.70 | \$197.30 |
| Total Funds | | \$57,500.00 | \$57,500.00 | \$55,474.93 | \$2025.04 |

AFFORDABLE HOUSING ACTIVITIES

Affordable Housing Fund

This fund earns fees at a rate of roughly \$30,000 per year for use as matching funds for housing-related grant projects; for closing cost assistance to first time homebuyers; and for unforeseen emergency needs of agencies and organizations that provide housing services around the County. In its 15-year existence, nearly \$600,000 has been deployed on these activities. This year, the fund was used to cover administrative costs for STEP's federally funded home rehab construction activity in Castanea and Pine Creek Townships. The fund balance at year's end was \$101,000.

HOMELESS SUPPORT ACTIVITIES

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

DCED/ESG Funding: The Emergency Solutions Grant (ESG) is a competitive biannual grant from the PA Department of Community and Economic Development. Through our shelter provider, the Clinton County Housing Coalition, the County has used these funds to address homelessness in our area. In 2017, ESG funds were used to support shelter operations at the County's homeless shelters (The Life Center and Merit House), and to provide short-term financial assistance and rental assistance to those experiencing, or at-risk of experiencing, homelessness. The major accomplishment of the Housing Coalition this year was the opening in February of the Merit House sleep shelter.

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 and Merit House.

PHARE Funding: The year 2017 marked the third year of a successful rental assistance and education partnership involving the Housing Coalition, the Clinton County Women's Center, the Clinton County Housing Authority, the Clinton County MH/ID Department, and the Clinton County Re-Entry Board. The funding provides rental assistance to eligible clients at the above mentioned agencies.

A homeless support funding summary follows on the next page.

| Funding Source | Project Name | Funded Amount | Project Status |
|-----------------------|---|----------------------|-----------------------|
| 2015 ESG | Emergency Solutions Grant – Housing Coalition Operations and Assistance | \$232,039 | Completed |
| 2016 ESG | Emergency Solutions Grant – Housing Coalition Operations and Assistance | \$224,743 | Underway |
| 2015 PHARE | Rental Assistance and Education Project – Year 2 | \$47,000 | Completed |
| 2016 PHARE | Rental Assistance and Education Project – Year 3 | \$41,000 | Underway |
| 2016/2017 HAP | Housing Coalition Operations and Assistance | \$23,818 | Completed |
| 2017/2018 HAP | Housing Coalition Operations and Assistance | \$23,818 | Underway |

BASELINE WATER QUALITY DATA PROGRAM

In 2016, Clinton County was awarded a \$247,912 grant from the Commonwealth Financing Authority to undertake in a study with the U.S. Geological Survey to test the quality of baseline groundwater throughout the county. In 2017, the Clinton County Conservation District and USGS coordinated sampling and testing of 62 wells throughout the county to determine the current health and safety status of non-public drinking water sources. Sampling was completed by August and testing by December 2017. The homeowner outreach program and final report will come in 2018.

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 these funds. Often CDBG monies will be used as County match for very large grant and loan-financed infrastructure upgrades. In 2017, the County closed out their 2014 CDBG grant, leaving the 2014 competitive, 2015 and 2016 CDBG grants underway. The FY

2017 entitlement application to DCED was submitted in December. In it, the county requests funding for the acquisition of a nine-acre parcel of undeveloped land in the Flemington Borough for the future construction of Susquehannock Heights, a 32-unit Senior Housing Facility.

| FY | Project Name | Funded Amount | Project Status |
|-----------|---|----------------------|-----------------------|
| 2014 | Tylersville Mutual Water Association – Main Replacement | \$119,676 | Completed |
| | Renovo Borough – Erie Ave Street Rehabilitation | \$66,779 | Completed |
| 2014-C | Renovo Borough – Ontario Avenue Reconstruction/Blight Demolition | \$750,000 | Underway |
| Total | | \$936,455 | |
| 2015 | Renovo Water Authority – 9 th St. Water Main Replacement | \$54,580 | Completed |
| | CC Housing Coalition – Shelter Renovation | \$67,000 | Completed |
| | STEP, Inc. – Owner-Occupied Home Rehabilitations (Part I) | \$63,370 | Underway |
| Total | | \$184,950 | |
| 2016 | Western Clinton County Municipal Authority – Disinfection System | \$70,193 | Underway |
| | Renovo Borough – 11 th St. Rehabilitation | \$80,000 | Underway |
| | STEP, Inc. Owner-Occupied Home Rehabilitations (Part II) | \$34,100 | Underway |
| Total | | \$184,293 | |
| 2017 | Susquehannock Heights – Senior Housing Facility | \$182,859 | Pending DCED Approval |
| Total | | \$182,859 | |

REPRESENTING THE COUNTY

Planning staff represents the County on various boards and committees including: Clinton County Economic Partnership Operating Committee, Tourism Committee, and Transportation Committee; Clinton County Enterprise Zone; SEDA-COG Transportation Committee; PA Wilds Planning Team; Clinton County Sewer Authority; SEDA-COG Natural Gas Coop; North Central PA Regional Housing Advisory Board, Eastern Pennsylvania Continuum of Care, Public Transportation Bus Committee; Middle Susquehanna Bicycle Pedestrian Committee, and Clinton County Local Emergency Planning Committee.