

2018
CLINTON COUNTY PLANNING COMMISSION
ANNUAL REPORT



DIRECTOR'S MESSAGE

“Busy” is a word I’d use to describe 2018. Taking a look at our targeted goals from the 2017 report, we had mostly wins. Amid a staff change (Grants Administrator) and the move to the Piper building, we did have some significant accomplishments:

- Reorganize the Clinton County Zoning Hearing Board and appoint alternates - *done*
- Assist with the launch of public bus service – *done – and it is meeting its targets*
- 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 – *no summits yet, but correspondence with municipalities about their responsibilities*
- Conduct informational meetings with seven municipalities covered under County zoning – *four down, three to go.*
- Assist Renovo, South Renovo and Chapman with the consolidation of three water companies into one – *good progress being made at a series of meetings*
- Assist Bald Eagle Township with the critical Draketown Road sewer line project – *the township sewer authority has found its own solutions*
- Apply for DCNR, DCED, and other grants toward the rail trail – *\$1,087,000 Penndot grant and \$84,000 DCNR grant in hand.*
- Assist Woodward Township in developing a bike/ped connection between the Jay Street Bridge and the Township Park. *Woodward has won a multi-modal grant and Penndot is funding the rest. Project is in design.*
- Institute monthly permit inspections, as needed. *Frequency increased, still no regular schedule.*
- Complete the SALDO update – *still underway in 2019*
- Institute monthly procedure to send all issued permits to municipalities - *done*
- Institute monthly procedure to make sure all plans get recorded - *done*

GOALS FOR 2019

- Open Phase 2 of the Bald Eagle Valley Trail
- Continue to work on flood plain issues
- Manage CDBG contract for construction of 32-unit senior housing development
- Manage PHMC contract for county courthouse restoration
- Monitor projects in the second “gas boom” in the Marcellus shale townships
- Update Affordable Housing income levels and conduct new projects
- Apply for DCNR and DCED grants to complete the rail trail
- Manage engineering contracts for rail trail Phases 3 and 4
- Finalize recreation easements for the full length of the rail trail
- Redefine our municipal boundaries for the 2020 Census
- Assist in extending natural gas service to more county customers
- Continue assisting the Western Clinton County water system joinder

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 2018, member Tom Campbell retired after 37 years of volunteer service. For 2019, Ryan Graw has stepped up.

Clinton County Planning Commission Attendance-2018													P = Present	
													A = Absent	
													E = Excused	
	Jan	Feb	March	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	
Terry Murty	P	P	No Mtg	P	P	P	P	No Mtg	P	P	P		9	
Reza Lotfi	P	P		P	P	P	P		P	P	E		8	
Dave Calhoun	E	P		E	P	P	P		P	P	P		7	
Roger Hoy	E	P		P	P	P	E		P	P	P		7	
Larry Sheats	P	P		P	P	P	P		P	P	P		9	
Tom Campbell	P	E		P	P	P	P		A	E	P		7	
John Dotterer	P	E		E	E	P	P		P	P	P		6	
Richard Bowman	P	P		P	P	E	E		P	P	E		6	
Melvin Coakley	E	P		P	P	P	P		A	P	P		7	

SUBDIVISIONS AND LAND DEVELOPMENTS

This year, Planning staff reviewed 49 minor subdivisions and approved 18, which created a total of 90 new lots. Lamar saw the most activity with seven plans. Dunnstable was second with six.

The Planning Commission reviewed five commercial and/or industrial land development plans. These included Whitetail Estates, a 10 lot subdivision in Lamar, the Lucky 7 Truckstop in Lock Haven, the Quiet

Oaks campground expansion in Leidy, a new maintenance garage at the Flying J Truckstop in Porter, and the demolition/rebuild of Nittany Minit Mart in Pine Creek.

ZONING PERMITS

The County Zoning Ordinance is in effect in Colebrook, Gallagher, Grugan, East Keating, West Keating, Logan, and Noyes Townships. During 2018, Planning Department staff issued 30 zoning permits with a total improvement value of \$2,922,699.00. Larger projects included nine new homes and a few pole barns.

Typically for our zoning municipalities in recent years, the majority of permit activity was in Gallagher (11) and Logan (11) Townships.

SALDO UPDATE

The update of our 1972 Subdivision and Land Development Ordinance continued sporadically, as meeting agendas permitted, with the first three chapters now in preliminary draft form.

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 2018, the Planning Commission reviewed eight amendments (three for Lamar), and one full replacement (Wayne).

TOURISM/RECREATION FUND PROJECTS

The County received 16 requests totaling \$60,130 for the \$45,000 available for award in 2018, and awarded 14 projects. In 2018, this tourism funding pot was increased from \$30,000 to \$45,000. Activities chosen for funding by the selection committee seemed most likely to have a major impact on County tourism as follows:

Applicant	Project Summary	Funds Awarded
Sentimental Journey	Defray cost to bring in Douglas C54-E "Berlin Airlift" plane for static display at event.	\$3,000.00
Kettle Creek Music Festival	Hiring bands and renting sound equipment.	\$3,000.00
Clinton County Arts Council	Amazon tablet to take credit card payments at the gallery; cabinets for the gallery office; miscellaneous promotional and hard costs for the LH Jams jazz festival	\$3,250.00
Greater Renovo Area Heritage Park	Purchase portable stage and gable tent for outdoor events (Poker Float and ATV ride).	\$4,250.00
Lock Haven Jaycees	Purchase a new commercial range/oven for the Jaycees Hall.	\$1,500.00

Downtown Lock Haven, Inc. (1)	Cost of Newspaper, magazine, and radio event advertising	\$1,000.00
Downtown Lock Haven, Inc. (2)	Phase 2 of WB Susquehanna Water Trail printed and digital mapping to enhance use of waterfront facilities.	\$3,000.00
City of Lock Haven	Summer concert series - 23 performances, 20th anniversary year	\$3,500.00
Western Clinton County Recreation Authority	Rehabilitation and repair to front entrance, for safety, and parking lot sealant.	\$3,500.00
Clinton County Historical Society	Castanea Train Station exterior preservation/restoration	\$5,000.00
Flaming Foliage Festival Committee (via WCCRA)	Parade expense, program book publication cost, website maintenance cost	\$3,000.00
Woodward Township	Safety upgrades to the boat launch, including dock bumpers, cleats, handrails and lighting. Also park benches and pet waste stations.	\$1,500.00
Central Mountain ATV Association	Purchase an equipment trailer for trail maintenance	\$5,000.00
Millbrook Playhouse	Print, radio, direct mail, internet, and banner and poster advertising for the 2018 season	\$3,000.00

GREENWAY & OPEN SPACE PLAN IMPLEMENTATION

Clinton County Rail Trail

This year, the department's main focus was on the fast-moving rail trail project. Progress was significant, as follows:

- Gave the trail its name: Bald Eagle Valley Trail
- Completed PennDOT crossing agreement for two state road crossings
- Embarked on easement preparation process for entire 11.5 mile trail
- Negotiated agreement to purchase 860-foot abandoned railroad bridge over the Susquehanna
- Awarded 2017 TAP grant of \$1,089,000 for conversion of abandoned RR bridge for bike-ped use. PennDOT Scoping meeting and kickoff meetings held, design underway.
- Accepted design services proposal for bridge engineering from Stiffler-McGraw and John Conrad.
- Awarded 2018 C2P2 design-only grant of \$84,700 toward bridge engineering
- Wrote Operations and Maintenance plan and budget; as a partnership between three host municipalities, the County, and a citizen trail group
- Constructed 3.4 miles of new trail surface, under management of the Community Planner, with construction services by Pine Creek Township road crews.
- Installed 2000 linear feet of split rail fencing, 9 gates, signage, and trailhead parking lot.

- Awarded \$5,000 DCED grant through the Clinton County TPA to purchase a composting toilet and Amish shed-style trail restroom
- Accepted design services proposal for Phase 3 engineering from McTish-Kunkel Associates.
- Made multiple promotional outreach presentations to local and regional citizens clubs and committees

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. This year, the fund was used to cover administrative costs for STEP’s federally funded home rehab construction activity.

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 2018, 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.

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 2018 marked the fourth 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.

Funding Source	Project Name	Funded Amount	Project Status
2017 ESG	Rapid Rehousing and Shelter Operations	\$200,000	Underway
2018 ESG	Rapid Rehousing and Shelter Operations	\$99,600	Awarded

2017 PHARE	Rental Assistance and Education – Year 3	\$46,000	Underway
2018 PHARE	Rental Assistance and Education – Year 4	\$70,000	Requested
2017/2018 HAP	Housing Coalition Operations and Assistance	\$23,818	Completed
2018/2019 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, sampling and testing of 62 wells determined the current health and safety status of non-public drinking water sources. The final report, compiled in 2018, will arrive in 2019.

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 2018, the County was monitored on all its programs and DCED at last closed out all fund years between 2006 and 2014.

FY	Project Name	Funded Amount	Project Status
2014-C	Renovo Borough – Ontario Avenue Reconstruction/Blight Demolition	\$750,000	Completed
2015	STEP, Inc. – Owner-Occupied Home Rehabilitations (Part I)	\$63,370	Completed
2016	Western Clinton County Municipal Authority – Disinfection System	\$70,193	Underway
2016	Renovo Borough – 11 th St. Rehabilitation	\$80,000	Completed
2016	STEP, Inc. Owner-Occupied Home Rehabilitations (Part II)	\$34,100	Underway
2017	Susquehannock Heights – Senior Housing Facility	\$182,859	Awarded

2018	STEP, Inc. Owner-Occupied Home Rehabilitations (Part III)		
2018	Booneville Water System Main Replacement		
2018	Bucktail Medical Center Accessibility project		

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.