

CLINTON COUNTY PLANNING COMMISSION

January 21, 2020 Meeting Minutes

PRESENT: John Dotterer, Ryan Graw, Terry Murty, Melvin Coakley, Reza Lotfi, Dave Calhoun, Larry Sheats, Rick Bowman

ABSENT: Roger Hoy

PLANNING STAFF: Kate de Silva, Director, Kari Kepler, Grants Administrator, Gabe Caprio, Community Planner

GUESTS: Moses S. Fisher

CALL TO ORDER: Chairman Terry Murty called the meeting to order at 7:00 pm.

REORGANIZATION MEETING: Katie D. noted that the Commissioners have made three reappointments in December, for terms ending December 31, 2023: Larry Sheats, John Dotterer, and Reza Lotfi.

Election of Officers: Melvin C. made and John D. seconded a motion to return the current slate of officers to their existing positions – Terry Murty as Chairman, Dave Calhoun as Vice Chairman, and Larry Sheats as Secretary. These three accepted the nominations, the vote was unanimous, and the motion carried.

Adoption of Meeting Schedule: Melvin C. moved and Larry S. seconded a motion to hold meetings on the third Tuesday of each month, excepting December. Terry M. and planning staff confirmed that when no business was on the agenda, or only very minor business, an email meeting could be held in certain situations, in place of a face-to-face meeting. The vote was unanimous and the motion carried.

APPROVAL OF MINUTES

Dave C. made a motion to accept the minutes of the November 19, 2019 meeting as submitted, seconded by Melvin C. All were in favor and the motion carried.

Staff Reports:

Katie D. introduced Kari Kepler, the new Grants Administrator. Katie reported the Huling Branch mine reclamation project was slated for Summer 2020. She issued six letters of support for the Small Water and Sewer program, and two for the H2O PA program. The latter included the Castanea Dam removal project of Lock Haven and the Western Clinton water system consolidation. She stated the Annual Report would be ready for the February meeting.

Gabe reported that the HOME grant of \$500,000 brought 21 homes up to code. The Booneville Waterline Replacement Project should be starting in March or April and be finished by August. The Courthouse bids received in January are far too high to accept. The County is accepting application for the 2020 Tourism grants, with \$60,000 to be awarded.

OLD BUSINESS

Pine Creek Township – Zoning Update Review. Review comments on the zoning ordinance were presented and discussed. Melvin C. made and Dave C. seconded a motion to forward them to Pine Creek Township for consideration. All were in favor and the motion carried.

NEW BUSINESS

City of Lock Haven – Zoning Ordinance Amendment. In a December 18, 2019 email, Codes Officer Cyndi Walker requested review comments on an proposed amendment to raise the height limit on side yard fences from four feet to eight feet. Dave C. made, and Melvin C. seconded, a motion to send a favorable review to the City. All were in favor with Reza L. abstaining. The motion carried.

Wayne Township Municipal Authority – Act 537 Special Study Review. A draft study and plans were received December 16, 2019 from Timothy Tritch, engineer with Larson Design Group.

Mr. Tritch requested CCPC review comments on the Authority's proposed Pump Station and Force Main relocation project. The existing force main carries flows from Wayne Township under the Susquehanna near Route 220 to the Pine Creek Municipal Authority's wastewater treatment plant. The existing pump station in Wayne Township is located on Spook Hollow Road in the Susquehanna's 100-year flood plain and is subject to frequent inundation and inflow, which causes overwork and frequent breakdown of the pumps, and inflates treatment costs due to the high added water volumes. The project will correct these conditions and guarantee adequate future capacity for the system. Rick B. made and Reza L. seconded a motion to send favorable comments to the Authority. Dave C. abstained from the vote. All were in favor and the motion carried.

Bald Eagle Township – Zoning Map Amendment. This is the text of the ordinance arising out of a map change request put before and approved by this board at its October meeting. Our response was directed to the Township by letter of 10-21-19. The subject parcels behind Wal-Mart 3-24223 and 2-24225 are currently zoned Agricultural (A). The proposal was to rezone them as Open Space/Recreation (O/R). No further action was needed by the Board.

Pine Creek Township - Comprehensive SALDO update. In a letter dated January 10, 2020, Pine Creek Township Secretary Darlene Macklem requested review comments for a proposed update to the Township's subdivision and land development ordinance. Since the update is comprehensive and the new ordinance is 164 pages, the Planning office requested an extension. Comments for CCPC review will appear in the February meeting agenda.

Logan Township – Land Development Plans for Moses and Lizzie Fisher. Informal, hand drawn plans submitted on a portion of an old survey were received January 14, 2020 from Isaac Kauffman of Loganton, on behalf of property owner Moses Fisher who has purchased 3189 West Winter Road and the adjacent 27.4-acre agricultural parcel No. 24-27838.

Mr. Fisher was present to discuss his intentions at the meeting. He intends to employ Mr. Kaufmann to construct the following on this lot:

1. One 30 x 120 foot greenhouse (frame covered with plastic sheeting, to be moved from a site 5 miles away)
2. One 30 x 100 greenhouse (to be built new)
3. One 15 x 200 greenhouse (frame covered with plastic sheeting, to be moved from a site 5 miles away)

The access road for these structures already exists. The Conservation District has reviewed the construction plans and confirmed an NPDES study was not necessary. There is a non-building waiver on this parcel, and the Planning Commission advised the owners that if ever any sewage disposal capacity was needed for these operations, or if any dwelling was to be erected on this parcel, a full planning module would need to be submitted and approved.

Dave C. made, and Larry S. seconded a motion to approve these plans and authorized the Planning Office to issue zoning permits. All were in favor and the motion carried.

OTHER BUSINESS

Request for a Clinton County representative to the Headwaters Resource Conservation and Development Council. Kate D. reported that this council is looking for someone willing to represent the county, and she had not found any volunteers. The Planning Commission made some suggestions but a volunteer was not identified.

ADJOURNMENT

Melvin C. made and Dave C. seconded a motion to adjourn at 8:05 pm.

CLINTON COUNTY PLANNING COMMISSION

February 18, 2020 Meeting Minutes

PRESENT: John Dotterer, Ryan Graw, Roger Hoy, Melvin Coakley, Reza Lotfi, Dave Calhoun, Larry Sheats, Rick Bowman

ABSENT: Terry Murty

PLANNING STAFF: Kate de Silva, Director, Gabe Caprio, Community Planner

GUESTS: Robyn Froelich

CALL TO ORDER: Vice Chairman Dave Calhoun called the meeting to order at 7:00 pm.

APPROVAL OF MINUTES

Larry S. made a motion to accept the minutes of the January 21, 2020 meeting as submitted, seconded by Melvin C. All were in favor and the motion carried.

Staff Reports:

Katie D. reported on the new grant funds awarded for the Bald Eagle Valley Trail river crossing project, and the proposed partnership between Lycoming, Clinton, Tioga counties on federal BUILD grant to get the rest of the work done. She noted that she has submitted the usual year-end reports to the US Census Bureau (housing starts) and FEMA (flood plain permits). She said the public transportation committee is happy with the River Valley Transit bus service so far, and so is PennDOT. Kephart Plaza will be added to the in-county route. She met with the developers of the Leidy South pipeline project, who anticipate heavy traffic in the first three months. She discussed the “Scour Critical” bridge list arising from the annual county inspection process, and presented the proposed 2021-2024 TIP projects for the County.

Gabe C. reported on the accepted bids for the courthouse restoration project, which is slated to start after March 17, and the launch of the 2020 Tourism grants, which amount to \$60,000 again this year. He reported on his recent BEVT trail work and on various BEVT and bike/ped items of interest.

2019 ANNUAL REPORT

Katie D. presented the annual report, which was included on the agenda and will be posted on the county Planning web page.

OLD BUSINESS

Proposed Pine Creek Township Comprehensive SALDO Update

Katie D. went over the comments and corrections she had on the submitted ordinance. The members discussed and agreed (without vote) to send comments to the Township as follows:

General Comments

Like the zoning ordinance, this ordinance is well written and easy to follow. It is clear and specific about every aspect of development planning, and it appears to reflect current planning best practices. Like the zoning ordinance, it places a high burden of inspection and enforcement on the Township. It does an excellent job of safeguarding the township from haphazard or poorly executed development, while at the same time it creates plenty of work for the planning commission, engineers, attorneys, and public officials.

Specific Comments

Overview page: Contradictory information on application submission deadlines (10 vs. 14)

22-1: Two references to Franklin Township.

Definition of land development (C)(2): Recommend change “an” to “one”. If two or more are added, it becomes a land development. Same change would need to be made on the overview page.

22-18 A (2) and (4): This is a lot of copies. Could some of these recipients make do with electronic versions? Since LDPs and PCSMPs must by law be recorded, there will always be a physical copy at the county and a publicly available scan of same at the county. Would all these offices really like to retain the paper on top of that? Same comment for final plans under 22-19.

22-45: As noted in our comments to the zoning ordinance, could reference be made here to the PA Wilds Design Guide?

22-45 Could bikeways/bicycle access be added to the design requirements/recommendations, right after trails are mentioned? New generations seem to be attracted to higher housing densities with greater active transportation options. We have been designing communities for motor vehicles since the 1950s, but the trend now is to accommodate transportation alternatives such as e-bikes, e-scooters, power chairs and so forth. Same comment for 22-46(B) (3) (d) and 22-50 (C)(2)(b), 22-51(A), and 22-56(B)(3).

22-62 From the 2014 Clinton County Comprehensive Plan:

Goal: Reduce the number of homes at risk from destruction by wildfires by creating buffer zones and ensuring access to water at developments in the “wildland-urban interface”.

Strategy: Consider changes to zoning and subdivision ordinances to safeguard residential and commercial development adjacent to wild lands.

Buffer zones are an excellent way of preventing fire jump from forest to development. Dimensions would of course depend on slope, vegetation type, and so forth at the development site.

22-69 General – provision for bicycle and other non-motorized access could be even more important in a mobile home park than elsewhere. Same comment for 22-73, Campgrounds and RV Parks.

(D)(4) typo “Pation.”

NEW BUSINESS

Loganton Borough – Land Development Plans for Sugar Valley Rural Charter School Gymnasium Expansion

Plans were received via email on February 4, 2020 from engineer Robyn Froelich of Stahl Sheaffer Engineering, State College, on behalf of Sugar Valley Rural Charter School. SVRCC proposes to construct a one-story gymnasium building and parking lot on Loganton Borough parcel 25-29713, which it owns. Ms. Froelich was present at the meeting to answer the board's questions about the project. She explained that the new gymnasium will have a seating capacity of 500 and will contain a weight room, showers, and a stage for drama class. This is needed because the current multi-purpose room is also the cafeteria, creating much switching of uses. Ms. Froelich indicated that the Highway Occupancy Permit and traffic study are in process, but there are delays on the water and sewer approvals.

The CCPC saw no issues with the site layout or construction details. The discussion mainly covered the planning that will need to be completed before approval can be granted. Terry Murty, who could not attend the meeting, had sent questions in advance, which were answered by email and included with the agenda packet.

Roger H. moved, and Melvin C. seconded, a motion to grant conditional approval pending receipt of the following:

1. A letter of acceptance for the added water service from the Loganton Borough Water Company.
2. (a) An updated DEP approval of the Sewage Planning Module.
(b) A letter of acceptance for the added EDUs from the Loganton sewer authority.
3. A letter from the borough engineer approving the stormwater management plans for the extensive building and parking lot, which together create a large new impervious area.
4. NPDES permit approval.

These items may be emailed to kdesilva@clintoncountypa.com or mailed to her attention.

CORRESPONDENCE

The correspondence was provided in the packet, nothing unusual was noted.

ADJOURNMENT

Melvin C. moved, and Larry S. seconded, a motion to adjourn at 7:30 pm.

Run date: ASAP

Contact: Katherine de Silva, Clinton County Planning Director

MEETING CANCELLATION NOTICE

The monthly meeting of the Clinton County Planning Commission scheduled for March 3, 2020 has been cancelled.

Run date: ASAP

Contact: Katherine de Silva, Clinton County Planning Director

MEETING CANCELLATION NOTICE

The monthly meeting of the Clinton County Planning Commission scheduled for April 21, 2020 has been cancelled.

CLINTON COUNTY PLANNING COMMISSION

June 16, 2020 Meeting Minutes

PRESENT: John Dotterer, Ryan Graw, Roger Hoy, Melvin Coakley, Reza Lotfi, Dave Calhoun, Larry Sheats, Rick Bowman, Terry Murty

ABSENT:

PLANNING STAFF: Kate de Silva, Director, Gabe Caprio, Community Planner, Kari Kepler, Grants Administrator

GUESTS: Paul Chudzik and Nate Duffy, National Fuel Gas; Dennis Norman, Norman Engineered Designs; Jim Maguire and Matt Maguire, Wayne Township; Janelle Hurlbert, Leidy Township Zoning Officer; John Lipez, the Record; Miles Kessinger

CALL TO ORDER: The Chairman called the meeting to order at 7:00 pm.

APPROVAL OF MINUTES

Larry S. made a motion to accept the minutes of the February 21, 2020 meeting as submitted, seconded by Dave C. All were in favor and the motion carried.

Staff Reports:

Katie D. reported on the many Planning Department activities and initiatives undertaken in the long period of Coronavirus shutdown. Highlights were the Liquid Fuels award by the Commissioners to Crawford Township for Pine Loganton Road; the activation of gas service to Hanover Foods, a project of the Natural Gas Coop; and the pandemic impact on PA Wilds businesses, grant funding, and public bus service.

Gabe C. updated the members on Bald Eagle Valley Trail use and issues and the courthouse restoration project. He discussed the Covid impact on the many tourism-grant funded events that have had to be cancelled or postponed. A new project under development is to place an automated flood gauge/water quality gauge on Fishing Creek. This major artery flowing through an area experiencing a high level of development, should be better understood by our hazard mitigation officials as well as the conservation district. It also has a major impact on Chesapeake Bay water quality standards.

Kari K. outlined her work on the many releases of federal CARES funding, including CDBG-CV, County Cares, Small Business Grants, First Responder grants, and PCCD grants. She is also working to assist Renovo, South Renovo, and Chapman Township to find funding to merge their water systems.

OLD BUSINESS

Katie reported that Sugar Valley Rural Charter School received its Highway Occupancy Permit. The NPDES permit is still needed before final approval can be granted.

NEW BUSINESS

Leidy Township – Preliminary/Final Land Development Plans for Tamarack Compressor Station

The members reviewed plans received via email on May 29, 2020 from engineer Karl Knoth of Michael Baker International, on behalf of National Fuel Supply Corporation of 1100 State Street, Erie, PA 16501. Contributing engineer for the Equipment Layout, Site Plot Plan is BI-CON Engineering of Derwent, OH. National Fuel Gas engineers Paul Chudzik and Nate Duffy presented the plans to the commission.

Their project is part of the much larger “FM 100” project impacting six counties. In Leidy, they will build a 22,000 hp compressor station at 734 Stewart Hill Road, Renovo PA, Leidy Township parcel 18-29835. It includes a 50 foot right of way on the adjacent Clevenger property, and a temporary work space for use during construction, bringing the total site area to 15.6 acres. About 200 feet of new gas pipeline connecting to the main transmission line is part of the work.

The engineers gave a technical overview of the equipment and its uses. They explained that noise studies have been completed and noise-emitting equipment will be silenced to within FERC guidelines. Some equipment will be housed in buildings designed to look like barns, with color to match neighboring structures. There was no impact of the construction on the Hammersley Wild Area.

They anticipate full construction plans to be completed by the 4th Quarter, and construction to commence in March 2021, employing around 30-50 workers at peak.

Melvin C. made and Ryan G. seconded, a motion to grant approval to the project as soon as PCSM approval is received from the Township, and any required environmental permits are in hand. Evidence of this should be emailed to K. de Silva and plans may then be signed and recorded. The motion carried unanimously.

The CCPC appreciated the attendance of Leidy Township zoning officer Janelle Hurlbert at the meeting.

Wayne Township—Preliminary Land Development Plans for Big Woods Campground

Members reviewed plans first received via email on June 10, 2020 from engineer Dennis Norman of Norman Engineered Designs, Avis, PA, on behalf of Big Woods Land Company, PO Box 400 McElhattan, PA, for a development on Wayne Township parcel 35-26263-39 along Reservoir Road. The project site is 45.72 acres.

Jim and Matt Maguire of Big Woods were present to answer questions, and Dennis Norman made the presentation to the commission. The members understood that a zoning hearing had established standards for site construction and operation that will be approved by the Supervisors and monitored by the Township, and that zoning approval was issued by the Wayne Township Zoning Hearing Board for the project on June 27, 2019. The

developer assured the group that no part of the development would be within the flood zone. Stormwater management is via a large wet pond and a dry stormwater basin. An access road was set at 150 distance from the three contiguous residential properties on Reservoir Road.

Mr. Norman said the camp rules and regulations ensure all RVs will have current registration and inspection – no “hulks” will be permitted. There will be a fire ring at each site and near the pavilion.

There was discussion on how restroom/shower design could accommodate all genders. Chairman Murty recommended that careful consideration be given to ensure the design is gender inclusive. A “family restroom/shower” concept was suggested as an option.

Melvin C. made, and John D. seconded, a motion to send a favorable review to the project as a whole. The motion carried, with Dave Calhoun abstaining.

OTHER BUSINESS

Katie D. very briefly noted the county’s accomplishments so far with the objectives and projects of the 2014 Comprehensive Plan. The specifics were provided in the agenda packet.

CORRESPONDENCE

The correspondence was provided in the packet. Katie D. noted that an enforcement action had to be taken against a Duncannon couple who erected a two-story storage structure on their property in Noyes Township, without a permit.

ADJOURNMENT

Roger H. moved, and Melvin C. seconded, a motion to adjourn at 7:30 pm.

CLINTON COUNTY PLANNING COMMISSION

July 21, 2020 Meeting Minutes

PRESENT: John Dotterer, Ryan Graw, Melvin Reza Lotfi, Dave Calhoun, Larry Sheats, Rick Bowman, Terry Murty

ABSENT: Melvin Coakley, Roger Hoy, excused

PLANNING STAFF: Kate de Silva, Director, Gabe Caprio, Community Planner

GUESTS: Jeffrey Stone, UGI Energy Services, Jeff Snyder

CALL TO ORDER: The Chairman called the meeting to order at 7:00 pm.

APPROVAL OF MINUTES

Larry S. made a motion to accept the minutes of the June 16, 2020 meeting as submitted, seconded by Dave C. All were in favor and the motion carried.

Staff Reports:

Katie D. reported on the BEVT bridge and Peale Avenue bridge projects, and additional CARES Act allocations from the HAP and County Relief Block Grant programs. She updated the group on the River Valley Transit bus service, which has resumed normal fare collection and service, and now stops at Kephart Plaza. She reported the Renovo Energy Center will begin demolition in February and construction in April 2021. The West Keating fertilizer plant project received an EDA grant for the feasibility study. This, if feasible will provide 200 jobs. Product will go in an out 50% by truck and 50% by rail.

Gabe noted the efforts of the Friends of the BEVT to paint the gates, and of Wayne and Castanea townships on mowing and weed control. He made a presentation at a recent Castanea Township meeting. He met with Norfolk Southern, Penndot, Wayne Township and landfill officials regarding placing a crossing signal/gate where Spook Hollow Road crosses the tracks by the BEVT bridge. The Courthouse restoration project is making good progress and is on track to complete by September. Most of the tourism grants awarded this year will be held over for next year. The County will embark on a Chesapeake Watershed planning initiative this Fall. We are looking for citizen volunteers to serve as project leads.

Kari released the 2020 CDBG allocation, applications are due July 31. The Renovo water line replacement funds are in hand, the environmental review is in progress. The low bidder for the Booneville water line replacement was Dave Gutelius at \$109,046.80. STEP owner-occupied home rehabs are ongoing with CDBG 2018 funds. Most of Kari's work is tied up with the CARES act funds: PCCD, HAP, SBA, USDA, CDBG-CV, and County Relief Block Grants. She is looking for funds to get a dry hydrant or other firefighting water supply near Oak Ridge personal care home.

OLD BUSINESS

The Sugar Valley Rural Charter School has bid their gymnasium project without completing the

land development review process. They may not award this bid or commence construction until our Commission gives final approval. Still lacking are an approved Sewage Planning Module (their first submittal was rejected by DEP), a water supply plan, and an NPDES permit. The PennDOT traffic study is complete and they do have their Highway Occupancy permit.

NEW BUSINESS

Gallagher Township – Compressor Station, STL Resources

Plans were received via email on July 8, 2020 from Jeffrey Stone of UGI Energy Services, on behalf of STL Resources, LLC of 12300 Perry Highway, Suite 308, Wexford, PA 15090, for a compressor station on the existing Sturgis B oil and gas site. The Sturgis B pad is on the 439-acre Gallagher Township parcel 12-5950 at 596 Marriott Road. Mr. Stone explained the project to the Commission.

The Sturgis B pad is on a 439-acre Gallagher Township parcel 12-5950 at 596 Marriott Road. Site development, access roads, and the collector pipeline to the Transco line are already built, and DEP had issued a drilling permit for this site in August 2019. Primary access is off Carrier Road from the Coudersport Pike. There are no flood zones in this area.

The new equipment layout area will be in a 190 x 75 footprint at the NE corner of the pad. Stormwater impacts of the new equipment are expected to be minimal or have no effect on the existing stormwater design.

Zoning. The site is in the Countryside zoning district. Oil and Gas Operations, governed under Section 608 of the Clinton County Zoning Ordinance, are a permitted use in this district. The project appears to meet all the required setbacks for a compressor station:

- to blue-lined streams (200 ft)
- to existing buildings (750 ft)
- to property lines (200 ft) for a compressor station

Section 613, Noise Protection Levels, states that noise generated by permanent equipment must not exceed 75 dBA for an average 10-minute period, measured at the nearest property lot line. Mr. Stone assured the group that the sound study conducted in June proved that sound emitted by the equipment will be well below the statutory limitation. He agreed to forward the study to the Planning Commission. [Received 7/24]

A GP-5 air quality operating permit for the compressor station has been sought.

The Planning Director advised STL that since all disturbance will be confined to a small portion of the existing site, Conservation District review would not be needed, but this Commission's approval would be needed prior to issuance of the zoning permit.

An interesting related project of this STL Resources site is a 4.8 mile long overland plastic water withdrawal pipeline to be used for frackwater. Mr. Stone explained that this is not part of the compressor station project, which is a midstream operation and not part of the gas extraction operations.

Dave C. made, and John D. seconded, a motion to permit the project and for construction to immediately proceed as of 7/22/2020.

CORRESPONDENCE

Katie noted that Western Clinton County is revamping Lift Station No. 5 to elevate the controls out of the floodway, and the Bucktail bridge replacement has hit a funding shortfall due to substantial damage discovered after the deck was removed. She sent an enforcement letter to a Logan Township property owner whose home has been abandoned and taxes in default, for three years.

ADJOURNMENT

Dave C. made and Reza L. seconded a motion to adjourn at 7:40 pm.

Run date: ASAP

Contact: Katherine de Silva, Clinton County Planning Director

MEETING CANCELLATION NOTICE

The monthly meeting of the Clinton County Planning Commission scheduled for August 18, 2020 has been cancelled.

CLINTON COUNTY PLANNING COMMISSION

September 15, 2020 Meeting Minutes

PRESENT: Terry Murty, Dave Calhoun, Ryan Graw, John Dotterer, Reza Lotfi, Richard Bowman, Melvin Coakley

ABSENT: Roger Hoy, Larry Sheats

PLANNING STAFF: Kate de Silva, Director, Gabe Caprio, Community Planner

GUESTS: Bobby Maguire, Mallorie McIlwain (Express)

CALL TO ORDER: The Chairman called the meeting to order at 7:00 pm.

APPROVAL OF MINUTES

Dave C. made a motion to accept the minutes of the July 21, 2020 meeting as submitted, seconded by Melvin C. All were in favor and the motion carried.

Staff Reports: Katie D. reported that the BEVT bridge project is now ready to bid. All construction will be in 2021. The county did not receive the BUILD grant to continue other phases of this trail work. The Peale Avenue Bridge project in Mill Hall is in the land acquisition stage. The Commissioners took in \$7,930,675.17 in requests for the County CARES funding. A zoning hearing was held for a wedding barn in Tylersville, the use was approved with numerous restrictions. Ridership on the public bus routes is down due to the pandemic. Penndot has postponed two projects in Clinton to 2022 – the 150 bridge above Renovo and the Riverview Park connector in Woodward Township.

Katie and the board briefly discussed the issue of the National Guard wanting to extend the Duke MOA to 100 feet above ground level. The time for public comment on the proposal will likely be in Spring 2021.

Gabe C. reported Bald Eagle Valley Trail maintenance work progress, new signage, and a coming “Friends” group cleanup day. He noted the Courthouse renovations are still on schedule to be completed by the deadline, with the exception of the judges’ bench.

Tourism events and projects are down this year due to the pandemic, a few have done smaller events. The Recreation Advisory Committee is creating a countywide recreational facility inventory. Gabe now has a spotted lanternfly permit certification.

Kari’s report was included in the agenda, she had a meeting conflict.

OLD BUSINESS

The Loganton Borough Water Company approved the Sugar Valley Rural Charter School gym project for water service.

NEW BUSINESS

Gallagher Township – Camp Coyote subdivision plans

The board reviewed plans received on September 4, 2020 from Robert A Maguire of P.O. Box 400, McElhattan, PA 17748, on behalf of the Robert A. Maguire Trust, et al, owners, for a 13-lot recreational and/or residential subdivision. Plans were drawn by Robert Ohl.

The 266-acre site is served by three existing roads. Two were cleared and built by Mr. Maguire and have a shale base and a 50-foot right of way, and Church Lane gives (unused) access from Coudersport Pike. This is the Countryside zoning district, which has a 5-acre minimum lot size. Seasonal and single-family residential homes are both permitted in this district. Mr. Maguire intends to leave it up to the buyer, whether they intend to build a camp or a permanent residence. He provided the intended covenants and restrictions for the development, which spell out how that might look.

Mr. Maguire was present at the meeting and invited input to the covenants and restrictions from the board. Their main interests were:

1. That residential units would be built to UCC Code
2. That the covenants clearly spell out the purchaser's responsibility for road maintenance. Rick B. and Terry M. suggested that some amount of funding be set aside from each buyer and possibly the developer, to ensure that future road maintenance needs could be met.
3. That the cartway width would be adequate to accommodate two vehicles passing one another, to avoid some of the issues seen in other county subdivisions. Mr. Maguire noted that the land here is largely flat, and there is good sight distance along the existing interior roads.

Katie D. noted that perc sites have been identified for each lot, but the sewage planning module has not been prepared or submitted to DEP. She also noted that all Erosion and Sedimentation planning would be up to the individual purchasers.

Rick B. made, and John D. seconded, a motion to approve the subdivision contingent on completion of the sewage planning module. All were in favor and the motion carried unanimously.

OTHER BUSINESS

Demolition standards. Katie went over her proposed demolition permit standards for the seven municipalities covered under the Clinton County Zoning Ordinance. Rick B. suggested the addition of a dust control provision, and Reza L. suggested that clean fill be used for site backfill. Katie D. agreed to add these demo permit provisions.

Wag Myr Woodlands petition. The petition made to the property owner by residents of this Greene Township subdivision for widening of streets within the subdivision was forwarded to the Planning office and included for the board's information.

CORRESPONDENCE

Katie D. went over the list of correspondence received. She noted that the Transco Leidy South pipeline project has received a number of deficiency notices that are being addressed.

ADJOURNMENT

Dave C. made and Melvin C. seconded a motion to adjourn at 7:55 pm.

CLINTON COUNTY PLANNING COMMISSION

October 20, 2020 Meeting Minutes

PRESENT: Dave Calhoun, Ryan Graw, John Dotterer, Reza Lotfi, Richard Bowman, Larry Sheats, Roger Hoy

ABSENT: Melvin Coakley, Terry Murty

PLANNING STAFF: Kate de Silva, Director, Gabe Caprio, Community Planner, Kari Kepler

GUESTS: Dennis Norman, Bobby Maguire

CALL TO ORDER: The Vice Chairman called the meeting to order at 7:00 pm.

APPROVAL OF MINUTES

Larry S. made a motion to accept the minutes of the September 14, 2020 meeting as submitted, seconded by Reza L. All were in favor and the motion carried.

Staff Reports: Katie D. reported that 14 contractors picked up the bid documents on the BEVT bridge project. She noted the possibility of partnering with the City of Lock Haven on Phase 3 of the trail, in conjunction with their Wayne Township water project. A zoning hearing in Logan Township permitted the construction of an Amish school at 3614 W. Valley Road. The 2020 Solid Waste Management Plan was completed by the Solid Waste Authority. Five subdivisions and seven permits were processed by the office.

Gabe C. reported on a trail cleanup project sponsored by the Friends of the BEVT. They installed benches and dog waste stations. The PHMC-funded courthouse restoration project is completed. The Courts are doing a separate project to build a new bench and jury pit. The County Recreation committee is working on the hiking trail network on and around the City watershed. Gabe now serves on the Downtown Lock Haven board and is chair of its design subcommittee.

Kari K. reported on the many coronavirus grant programs available that she is managing as well as some that are open for municipalities, nonprofits and businesses to apply to, namely CRBG (County CARES) CDBG-CV business grants, a coronavirus food assistance program, and State Fire Commission grants.

OLD BUSINESS

The Sugar Valley Rural Charter School gym project received its sewage planning and NPDES clearances from DEP and Katie gave the project written County clearance.

NEW BUSINESS

Pine Creek Township – Commercial Subdivision for RAM Avis, LLC

Land development plans and a post-construction stormwater report were received on October 1, 2020 from Robert Meyers of Hawbaker Engineering on behalf of RAM Avis, LLC of P.O. Box 400, McElhattan, for a six-lot commercial subdivision of Pine Creek Township parcels 28-14556 and 28-29187. Both parcels are owned by Robert Maguire and were shown on the Hawbaker survey as one parcel, identified as 28-29187.

Mr. Maguire represented his project at the meeting. He intends to construct a 5000-square foot pole building on Lot 3. He noted that he requested and received two SALDO variances modifying the dimensions and type of construction on a recently built interior street. Katie D. noted that on the stream crossing for this street, the Hawbaker engineer certifies that the existing pipe is large enough to handle a 100-year storm without overtopping the road, but that the crossing was originally built for agricultural use.

The sewage planning module has been submitted to DEP. Mr. Maguire said it may not be possible for Appalachian Utilities to provide water for all of the new lots, though this is the most desirable outcome, rather than drilling private wells. NPDES and E&S plans have been submitted to DEP and the Conservation District. PennDOT highway occupancy permits are already in hand.

The members affirmed that the project lines up with the County Comprehensive Plan.

Roger H. moved, and John D. seconded, a motion to recommend favorable comments to the Township, pending stormwater design approval by the Township engineer and receipt of NPDES and sewage planning approvals. All were in favor and the motion carried.

Pine Creek Township – Residential Subdivision for Vision Investment Properties, LLC

Plans were received on October 14, 2020 from Dennis Norman of Norman Engineered Designs, on behalf of Willard A. Jones, principal of Vision Investment Properties, LLC, of 331 Derr Hill Road. Plans contained:

- 1) an 11-lot consolidation of Pine Creek Township parcels 28-14733-1 through 11
- 2) a re-subdivision of the consolidated lot into 5 new building lots; and
- 3) a land development for five single-family semi-detached dwellings (10 dwellings in all).

Mr. Norman attended the meeting and described the project in depth, answering all the board's questions. The site is zoned R-3, medium density residential, and because the Pine Creek Township Zoning Hearing Board had previously (Feb. 22, 2020) granted minor variances from the Township's zoning requirements, the board had no issues with the project.

John D. moved, and Larry D. seconded, a motion to forward a favorable review to the Township, pending the Township's receipt of the NPDES permit, sewage and water service acceptance notices, and Conservation District approval of the E&S plan. All were in favor and the motion carried.

CORRESPONDENCE

Katie D. went over the list of correspondence received. The main item of interest was an Act 14 notice of gas drilling/consumptive use of water for Frontier Energy's Winner 4H site.

ADJOURNMENT

Roger H. made and Reza L. seconded a motion to adjourn at 7:43 pm.

Run date: ASAP

Contact: Katherine de Silva, Clinton County Planning Director

MEETING CANCELLATION NOTICE

The monthly meeting of the Clinton County Planning Commission scheduled for November 17, 2020 has been cancelled.

CLINTON COUNTY PLANNING COMMISSION

**Special Meeting
December 1, 2020 Meeting Minutes**

PRESENT: Dave Calhoun, John Dotterer, Reza Lotfi, Richard Bowman, Larry Sheats, Roger Hoy

ABSENT: Melvin Coakley, Terry Murty, Ryan Graw, Kari Kepler, Gabe Caprio all excused

PLANNING STAFF: Kate de Silva, Director

GUESTS: Seth Rodriguez, Barry Schneider

CALL TO ORDER: The Vice Chairman called the meeting to order at 7:00 pm.

Planning Director Katie de Silva noted that traditionally the Planning Commission would not hold a meeting in December. Therefore the normal business items of approval of minutes, staff reports, old business, and correspondence were omitted from this special meeting. Two pressing items of new business were considered, as a courtesy to the submitters whose projects are on tight schedules.

NEW BUSINESS

Gallagher and Grugan Townships – STL Resources Natural Gas Development

Katie D. noted that plans were received via email on November 10, 2020 from Barry Schneider of STL Resources, LLC of 12300 Perry Highway, Suite 308, Wexford, PA 15090. They were prepared by the ARM group of State College for the company’s ESCGP submittal to DEP. This was not a conventional land development plan, but it contained enough information for SALDO and zoning review. The project is to extend the company’s unconventional natural gas development from the existing Sturgis B site to a new pad just over the border in Grugan Township. Seth Rodriguez and Barry Schneider of the firm presented the plans to the group.

The existing Sturgis B pad is on the 439-acre Gallagher Township parcel 12-5950 at 596 Marriott Road. Site development, access roads, the collector pipeline to the Transco line, and a collocated UGI compressor station are already built. Primary access is off Carrier Road from the Coudersport Pike. The new pad is on the 1124-acre Grugan Township Sturgis parcel 14-6720, along Rattlesnake Road.

The Gallagher site is in the Countryside district. The Grugan site is in the Rural Forest District. Oil and Gas Operations are a permitted use in both districts. The required setbacks:

- to blue-lined streams (200 ft)
- to existing buildings (750 ft)
- to wetlands (300 ft)

The members reviewed and confirmed these setbacks are met. Katie D. presented a map of the entire project area showing all the hiking trails in the area, particularly the much-used Donut Hole trail, and the group verified there is no negative impact on these trails. Mr. Rodriguez related that various four-wheeling trails will be accommodated by building crossover ramps, at the request of the property owner, Mr. Sturgis, who uses these trails. The pipeline connecting the two well pads will follow the alignment of the access road, which was laid out to avoid some rattlesnake habitat. Extra stormwater protection measures were designed into the project due to the heavy rainfalls experienced in the last two years.

Mr. Schneider relayed that STL's drilling permits were issued two weeks ago, and all that remains from the Commonwealth is the DEP ESCGP-11 permit. He has been told this will be issued no later than December 8. Weather permitting, the company hopes to begin work immediately afterward.

The presenters said they will construct a "man camp" for the temporary 8-week construction period, which will be entirely removed at the end of the work.

Katie D. informed STL that the 2016 Clinton County Zoning Ordinance, Section 533 F requires complete site restoration within one year of termination of this use. Schneider noted that DEP requires all disused gas wells to be plugged and abandoned per their standards. Katie D. also requested that the firm please relay the drilling schedule to the Clinton County Emergency Services department.

John D. made, and Larry Sheets seconded a motion to grant conditional approval of this project, the condition being the Planning Department's receipt of a copy of the DEP permit. All were in favor, and the motion carried.

East and West Keating Townships – Winner Tract Solar Field

A request for a Zoning Hearing was received November 19, 2020 for a Special Exception on a 1500-acre utility-grade solar production facility. The County Zoning Ordinance does not cover large solar facilities, so a hearing must be held under Section 502, "Uses Not Provided For." The hearing will be scheduled for January 2021. The zoning ordinance specifies that the Planning Commission may provide review comments for consideration by the Zoning Hearing Board.

Katie D. presented the request prepared by Tibben Zerby of Century Engineering on behalf of the landowner, Mary E. Winner, and described the project, which will be undertaken by Apex Clean Energy of Charlottesville, Virginia. Apex will develop, own, and operate the plant. This company has a Penelec connection agreement for 1500 acres of production (about 330 MW of generation), and will expand the footprint to 2000 acres if it is able to obtain a NYISO connection. Apex also has agreements with Frontier Energy to permit frac

sites within the project footprint, and with Key State Energy to provide power to the ammonia/urea/fertilizer plant to be located on adjacent acreage.

The site is in the Rural Forest district of both townships. Sixteen affected parcels in East and West Keating comprise 3232 acres and are all owned by the Forney and Mary Winner Trust. The developer has a long-term rental agreement with the Trust. The solar field will be separated into six plots of panels connected by utility corridors, comprising 46% of the total area. A 10-acre site will contain the power plant. Panels will track the sun like sunflowers.

Throughout 2020, this site was timbered by Scott Carts Forestry and subcontractors. Katie D. stated that Carts has been the only contact with the Planning office and she has not yet seen any submittals from Apex. Carts worked with the Conservation District and bonded the roads with West Keating on the timbering portion of the work. He has had one meeting with East Keating. Most of the trees removed were white oak. Contractors have built an extensive system of roads to serve the timber operation, that later will be used to serve the solar field and future adjacent developments.

This review did not require a formal motion, but the members had a few suggestions for the Zoning Hearing Board:

- Make it clear that a full land development plan must be submitted to the Planning Commission. A zoning hearing only permits the use.
- The general zoning requirements for all zoning districts will still apply.
- Can the ZHB require a decommissioning plan? The Clinton County SALDO allows for a performance bond and improvement bond.
- Ask the developer if the panel tracks be cemented in or removable
- Find out what seed mixes will be planted after installation, and suggest the Penn State office that creates seed mixes appropriate to location.
- Find out about the lifespan of panels, and how they will be maintained.

ADJOURNMENT

John D. made and Larry S. seconded a motion to adjourn at 7:43 pm.