

Clinton County Planning Department
2 Piper Way, Suite 244
Lock Haven, PA 17745
Phone: (570) 893-4080
Fax: (570) 893-4122



PLANNING STAFF
Director: Katherine de Silva
Grants Administrator: Kari Kepler
Community Planner: Matthew Croak

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 January 18, 2022 has been cancelled.

CLINTON COUNTY PLANNING COMMISSION

February 15, 2022 Meeting Minutes

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

ABSENT: Melvin Coakley (excused)

PLANNING STAFF: Kate de Silva, Matt Croak

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

REORGANIZATION MEETING

Election of Officers

The 2021 slate of officers was read out, and John D. made a motion to retain the same slate of officers for 2022, being Terry Murty as Chair, Dave Calhoun as Vice Chair, and Larry Sheats as Secretary. Larry S. seconded the motion. All were in favor and the motion carried.

Approval of 2022 meeting dates

The public meeting schedule was read out and John D. made a motion to approve the dates for the third Tuesday of each month except December. Roger H. seconded the motion and it carried unanimously.

Discussion of Sunshine Law

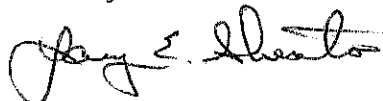
Katie D. informed the group that the Sunshine Law applies to Planning Commissions, which precludes email meetings. All deliberations, not just all votes, must be made in public view at publicly advertised meetings. She and Chairman Murty agreed that as a rule, we will not arrange extra meetings to accommodate last-minute applicants. Katie noted that her agendas are posted at least 24 hours before the meeting on the Planning Department's Facebook page.

APPROVAL OF MINUTES

Dave C. made a motion to accept the minutes of the October 29, 2021 meeting and the December 13, 2021 meeting as presented. The motion was seconded by Rick B. All were in favor and the motion carried.

Annual Report: Katie D. presented the Annual Report to the group. It reflects the impact of the ongoing pandemic on department operations and greater than average subdivision activity in the County. The amount of pandemic grant funding flowing through the Planning Department represented about a 300% increase over a normal grant year.

Minutes compiled 2022.02.17 by Katherine de Silva.

 SEC.

Staff Reports: Katie D. recounted some recent efforts of the Planning Department, and announced that the Commissioners approved a new part-time employee, the Grants Project Coordinator, to assist Kari with federal and state grant administration and to apply for new grants for the County. Katie D. gave Kari's report on the current status of County grants, including the recent CDBG-CV competitive award to purchase 911 radio communications equipment serving Western Clinton County. Matt Croak reported on the activities of the Recreation Advisory Committee, mainly their work to benefit the Mill Hall pool and their hosting, in 2022, of the Canoe and Kayak national championships. He also related the low permit activity in January and so far in February, and discussed some recent zoning enforcements.

OLD BUSINESS

Castanea Township Zoning Ordinance Amendment establishing fence setbacks and foundation requirements for mobile homes. This was a followup information item.

NEW BUSINESS

Porter Township Zoning Ordinance Amendment to regulate Solar Energy Systems. The board reviewed in detail the draft ordinance received via email from Rich Brungard 1/27/2022. Katie D. also noted additions and changes made to the draft received via email from Township Secretary Carol Colucci on 2/15/2022.

The board decided to make the following observations and recommendations to the Township, by paragraph:

2.1(a) Saying ASES are "exempt from this ordinance" implies that no permit or review of any kind is required. Recommend change to "exempt from the regulations for PSES" or stating exactly what they are exempt from.

2.4 ... "to the extent feasible" ... who decides what is feasible? How about "unless waived by the zoning officer due to unfavorable site conditions." This gives the officer a chance to review whether the proposal is feasible.

2.6 ... "except for reasonable identification" ... who decides what is reasonable? How about "except for identification deemed reasonable by the Zoning Officer"?

2.7(B) "The applicant has the burden of proving that glare won't have significant impact on the neighbors" ... What constitutes proof? Is there some industry standard on glare that could be cited?

3.10 Noise Study. Could a specific decibel level that may not be exceeded, be stated? Is there an industry standard to define what would disturb a person of "reasonable sensitivities" or would cause "unreasonable interference? The language seems open to interpretation.

3.14 (C) refers to "financial security in the form and amount acceptable to Porter Township" to secure the expense of dismantling and removing equipment at the end of useful life. Is this form of security spelled out more specifically in the Township SALDO? The language is very open ended. How about "according to the fee structure in place by action of the Township at the time of submittal"

3.15D Recommend adding a sentence to state that land development planning process and approval per Section 3.15(B) is a condition of permit issuance. (You do have this provision, but this would be more emphatic, and would ensure that SALDO fees per 3.14C get paid.)

3.16 (B)1 The board noted that during the creation and review of the county's solar regulations, we heard from West Keating and Gallagher Township officials requesting a 50-foot buffer zone between PSES and public roads. This is because both townships had serious issues with stormwater from tree removal while forested land was being cleared to make way for solar arrays. If forested land in Porter is available for PSES, we recommend creating a buffer zone.

3.16(B)2 The board felt the 25% lot coverage in Agricultural areas was restrictive, and would foster only the smallest PSES. Larger PSES are 20 MW or greater, requiring 6 to 9 acres per MW (i.e., needing 120 to 180 acres). At 25% coverage, the minimum lot size would have to be 480-720 acres to accommodate a typical larger plant.

Roger H. moved, and Dave C. seconded, a motion to submit the above comments to the Township. All were in favor and the motion carried.

Larry S. moved, and Ryan G. seconded, a motion to incorporate the Decommissioning paragraph (Sec. 3.14 of the Porter solar amendment) into the County solar ordinance amendment. All were in favor, and the motion carried.

Katie D. said she would forward the request to adopt this language to the Commissioners through the established process.

Castanea Township Zoning Ordinance Amendment – Accessory buildings

A draft amendment dated January 27, 2022 was received from Attorney Paul Ryan, requesting review comments on a proposed amendment to the Township zoning ordinance regulating accessory buildings and structures. It was noted that a public hearing on this amendment is scheduled for March 7, 2022.

The board discussed adding “metal storage containers or pods” to the list of structures that cannot be converted to use as accessory buildings. They recalled many instances around the county where they have seen this, and understood the Township's desire to avoid it. Some members from other townships had proposed similar regulations and were told by their solicitor that they could not legally do this.

Roger H. made, and Dave C. seconded a motion to refer this comment to the Township. All were in favor and the motion carried.

CORRESPONDENCE

The correspondence sent and received since the last meeting was in the agenda.

ADJOURNMENT

Minutes compiled 2022.02.17 by Katherine de Silva.

CLINTON COUNTY PLANNING COMMISSION

March 15, 2022 Meeting Minutes

PRESENT: Roger Hoy, Rick Bowman, Ryan Graw, Reza Lotfi (via Zoom), Terry Murty, Larry Sheats, Melvin Coakley

GUESTS: Commissioner Kessinger, Brian Taylor, John Lipez (The Record)

ABSENT: Dave Calhoun, John Dotterer (excused)

PLANNING STAFF: Kate de Silva

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

APPROVAL OF MINUTES

Larry S. moved, and Melvin C. seconded, a motion to approve the minutes of the February 15, 2022 meeting, as submitted. All were in favor and the motion carried.

STAFF REPORTS: Katie D. gave the reports for all staff. Highlights were a listing of the ARPA grants awarded by the Commissioners and the Tourism grants awarded from the annual hotel tax grant program, and a discussion of the ongoing zoning enforcement on a bank-owned property in Noyes Township.

OLD BUSINESS

Pine Creek Township - Horses of Hope. Katie D. presented and information item of the engineer's followup submittal for this project, made in response to the township's review comments.

NEW BUSINESS

Bald Eagle Township – Lock Haven Motel land development plan.

Chairman Murty prefaced the discussion with the comment that this board was “looking at the project in the rear view mirror.” He said the Planning Commission and office are a service to developers, and it is only to their benefit to seek out the extensive resources that the county makes available to them.

Tibben Zerby of Century Engineering was there to represent the project and answer questions. He noted that work has been stopped on the project since a February 28 meeting between project owners and representatives and the township planning officials and contractors.

The board first discussed the lot reconfiguration/lot addition plans created by surveyor John Blesh, which they had not seen previously. They noted that Musser would be taking over the stormwater basin positioned behind the neighboring car wash, with a portion of that property coming from Lock Haven Assembly of God church and a portion from the car wash. Rick B. noted how groundwater

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Jay E. Sheats SEC

from all three properties appeared to flow toward this basin, and queried how responsibility for stormwater management of one landowner could be taken over by another landowner. Mr. Zerby noted that he could find no records of whether that basin was ever designed as a stormwater collection device, but it may have been a natural feature. He stated there is, in draft form, a declaration of stormwater management agreement between all three parties that will be recorded, with all responsibility for maintenance falling on the Lock Haven Motel. This responsibility will run in perpetuity with the property. This was at the request of the Township.

Zerby stated that some impervious material (broken pavement and gravel) will be removed and planted in grass, and then the entire apron around the new structure will be paved, and this will result in a net decrease in impervious area of 1438 square feet.

Zerby described the purpose of the construction was to add kitchenettes and living space to each hotel room, without adding to the existing number of rooms. The addition of kitchens increased generated EDU from 11 to 14.5, and GPD from 4400 to 5500. The GPD estimate factors in the addition of a sprinkler system and a service line increase to 1.5 inches. Rick B. asked whether making these units into long-term leases instead of hotel occupancy changes the use of the whole property? Zerby indicated that it would still be considered a "hotel and suites."

The members also discussed the fact that the entire property was in the 100 year flood plain, and that one corner of the new structure would be 22 feet from the identified flood way, as shown on the survey. Zerby noted that John Blesh has completed and submitted a Flood Plain Elevation Certificate, and that the Conservation District has signed off on the E&S Plan.

Zerby presented an updated (March 10, 2022 revision) Land Development Plan showing responses to some preliminary comments of engineer Levine of the Township.

The highlights of how these plans were different from the agenda version:

1. While the original plan was to switch the position of the entrance and exit drives to Route 150, it was decided to leave them where they are now. PennDOT has told them there were no safety concerns with the current layout. This change impacted the layout of the parking. 32 spaces are currently proposed and there would be no change to traffic flow.
2. They added recessed LED lighting in the soffits all the way around the new building wings.
3. The flood fringe delineation was added.

Zerby also reported on the results of the township planning commission's review meeting of the previous evening. He noted the township planners had these requirements:

1. Completed sewage planning approval or waiver
2. All township engineer comments fully addressed
3. County review comments received
4. Surface mounted lights added around the building
5. Acceptance letter from Suburban Water.

Roger H. commented that the entire project seems to hinge on the FEMA approval of the elevation certificate. He wondered whether the building design incorporated flood proof features, as required for structures in the flood plain.

Rick B. moved, and Melvin C. seconded, a motion to tell the Township the board concurs with conditional approval but wanted to note other issues that should be resolved before the project could

resume:

1. The final acquisition of parcels from LH Assembly of God and the Laser Wash owners should be completed.
2. FEMA approval of the elevation certificate should be in hand.
3. If the township engineer agrees that the as-designed stormwater measures are adequate, the agreement between the three property owners outlining responsibility for their maintenance should be carefully reviewed to make sure it protects all three property owners.

All were in favor and the motion carried.

Greene Township – Commercial Subdivision for Wynn Tec

Plans were received on March 2, 2022 from Jen Rodgers of Larson Design Group, for a commercial subdivision on behalf of Brian Wynn. The 18.02 acre site is at 70 EJ Commerce Drive. The proposal is to subdivide off two new commercial lots for sale, one of 2.56 acres and one of 2.97 acres, and build a 500 foot extension of Commerce Drive to serve Lot 1. A permanent easement across the residue will convey with the deeds to both parcels. The zoning is C-2, Tourist and Highway Service Commercial.

Roger H. moved, and Melvin C. seconded, a motion to send favorable comments to the Township. All were in favor and the motion carried.

Beech Creek Borough – Proposed amendments to SALDO and Zoning ordinances

Draft amendments dated March 2, 2022 were received from Attorney Larry Coploff. A public hearing is scheduled for April 5, 2022. The ordinance was discussed in detail, and it was noted that some of the changes to Chapter 245 (SALDO) were intended to bring it into agreement with the Municipalities Planning Code.

In Chapter 290, (Zoning) some MPC- agreement updates were made, and electronic notice and correspondence was normalized.

After extensive discussion, Larry S. moved and Rick B. seconded a motion to forward the following comments to the borough. All were in favor; Melvin Coakley abstained, and the motion carried.

- Section 245-12A and B: The final plat size, paper, and ink requirements are dated and limiting to computerized plan drawing software. They refer to ANSI Size C paper, which is seldom seen in today's planning submittals. A minimum desirable size could be stated, but the board recommended keeping plan size flexible. The requirement for brown ink is also fairly dated. Better would be a provision that no colored ink be used on the copy to be recorded.
- Section 245-39G: The board found this section regarding fees and procedures to be confusing and ambiguous to a lay person, and felt that it put too much power to decide cost into the hands of the consultant. They think developers would prefer a

predictable cost, and that the Borough should be able to establish that cost based on previous experience. They suggested a schedule of flat fees which could be imposed by action of the council and reviewed annually - or at least some "not to exceed" language would benefit both the council and the developer.

- Section 290-26A(4): These detailed requirements seem to place a high annual inspection burden on the borough.

CORRESPONDENCE

The correspondence sent and received since the last meeting was in the agenda. Larry S. requested a copy of the notice of proposed safety improvements to the Ohl Dam.

ADJOURNMENT

Roger H. moved, and Ryan G. seconded a motion to adjourn at 8:37 pm.

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Grants Administrator: Kari Kepler
Community Planner: Matthew Croak

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 19, 2022 has been cancelled.

CLINTON COUNTY PLANNING COMMISSION

May 17, 2022 Meeting Minutes

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

GUESTS: Tyler J. Penland, owner, Eagle Ridge Personal Care Home, Commissioner Miles Kessinger

ABSENT: Terry Murty, Rick Bowman (excused)

PLANNING STAFF: Kate de Silva, Kari Kepler, Matt Croak

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

APPROVAL OF MINUTES

Larry S. moved, and Melvin C. seconded, a motion to approve the minutes of the March 15, 2022 meeting, as submitted. All were in favor and the motion carried.

STAFF REPORTS:

Katie D. outlined the department's progress since the last meeting, including the \$1,000,000 Penndot TASA award for Phase 5 of the Bald Eagle Valley Trail. The whole planning commission is invited to the opening of Phase 4, which she anticipates in August. She and Matt attended a West Keating Township Supervisors meeting to hear more about the proposed fertilizer/blue hydrogen project proposed by Key State Energy Services. The SALDO update is moving along, there will be four more work sessions before a draft plan is ready to be put before the whole planning commission. She presented the local bridge inspection schedule for 2023. She presented Beth Whitty's report – Beth has started using Pennbid for projects and this is an effective tool for getting bids. She has been working on the Emergency Rental Assistance program and the First Time Homebuyer program.

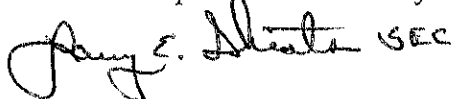
Kari K. reported on the multiple grants awarded and sought for our 911 communications tower and equipment upgrades, the ongoing CDBG projects, the DCNR ATV trail grant for the Brewery Run ATV connector, and a new project to get water service to Cottage Lane in Bald Eagle Township.

Matt Croak reported on the permits he issued, the new route negotiated for Phase 5 of the Bald Eagle Valley Trail, and his graduation from Leadership Clinton County.

OLD BUSINESS

Clinton County Zoning Ordinance – Amendment for Solar Decommissioning. Katie D. presented the final text of this amendment, which was reviewed by the County Solicitor. It includes a Solar Decommissioning Bond definition and requirement. She has mailed it to the seven covered municipalities and scheduled the Commissioners' public hearing for Thursday, July 16 at 9:30 am.

Minutes compiled 2022.05.23 by Katherine de Silva.

 Larry S. Sheats SEC

NEW BUSINESS

Lamar Township – Old School Market Auction Addition Land Development

Plans were received May 9, 2022 from Dennis Norman, PE of Norman Engineered Designs on behalf of David F. and Kathryn S. Allgyer, owners of the Old School Market at 34 East End Mountain Road, Mill Hall, Lamar Township parcel No. 17-8191-184. Mr. Norman was unable to present the plans at the meeting, and no owners were present.

The project is construction of a 3740 square foot auction building addition. It includes provisions for additional customer parking and a stormwater infiltration basin. An existing pavilion will be relocated to accommodate the changes.

The existing use of “specialty cultural shopping center” is not permitted by right in the residential R-1 district, where the parcel lies, so the consultant followed Rural Roadside Commercial District rules to estimate lot coverage and setback requirements.

The board was comfortable with the designed changes. Most of their discussion centered on how “packed” the business is during market days, and how it will become even more so with this expansion. The members questioned whether 4 handicapped parking spaces are enough (4 out of 96).

Melvin C. moved, and Larry S. seconded, a motion to recommend approval to the Township if they can verify that 4 ADA spaces is adequate for parking. The vote was unanimous and the motion carried.

Lamar Township – Richard Powers Minor Land Development

The Planning Office was notified of plans 5/11/2022 with drawings received 5/16/2022 from Richard Powers of 533 Sun Valley Road, Mill Hall, PA 17751, to add a second residence and septic system to his lot at Lamar Township Parcel 17-23775. By definition in the Lamar Township Subdivision and Land Development Ordinance, adding a second residential building on the same lot constitutes a land development.

The parcel size is 123.37 acres in the Open Space Recreation zoning district. Single-family detached dwellings are permitted by right on a two-acre minimum lot size. A single-family home with in-ground pool and five outbuildings served by concrete drives and aprons already exists on the site. Most of the parcel is woodland, with some cleared farm fields. There are no flood zones.

The project is to construct a 2000 square foot residence and access road (extension of Sun Valley Road). A well will be dug and a septic system installed.

It appeared to the board that the project might require an NPDES permit, due to the length of new roadway, tree removal, and earth disturbance to construct the house and septic drain field.

John D. moved, and Melvin C. seconded, a motion to recommend a conditional approval with the following conditions:

- Conservation District review and approval of the plans

- An Erosion and Sedimentation Plan submitted to the Township
- Sewage planning approval by the DEP and permit issuance by the Township SEO
- A road maintenance agreement for the extension to Sun Valley Road, if desired by the Township

The vote was unanimous and the motion carried.

Colebrook Township – Eagle Ridge Personal Care Home Storage Units

Plans were received May 13, 2022 from Tyler Penland of Howard, PA, owner of the Eagle Ridge Personal Care home, for a project to add commercial storage units to the parcel. This is Colebrook Township parcel 8-4322-1R addressed as 2997 Renovo Road.

Mr. Penland was present at the meeting and presented his project to the board.

- Parcel size: 7.29 acres
- Existing development: The personal care home and its sewer treatment plant, with an interior street, Oak Ridge Lane, serving both facilities.
- Flood plain: none
- Zoning: Rural Forest. Care home built pre-zoning, so is an existing nonconforming commercial use.

The project is to remove an area of trees, install a gravel pad, and construct two 120' x 20' storage buildings with a stormwater detention basin. The buildings will be sited between Oak Ridge Lane and Renovo Road. The plans show .87 acre limits of disturbance.

The buildings will be sided with colored tin to match the care home. They will have electric service. No hazardous materials of any kind will be permitted.

The board determined that an NPDES permit may not be needed, but an E & S Plan is required. The applicant must contact the Conservation District for a review of the project. The board felt a Highway Occupancy Permit was not needed because access to the units will be via the existing driveway. Mr. Penland may obtain a zoning permit for the construction and must also contract with a commercial building inspector. Matt C. stated he would send a list of inspectors to Mr. Penland.

Roger H. moved, and Melvin Coakley seconded, a motion to approve the project. All were in favor and the motion carried.

CORRESPONDENCE

The correspondence sent and received since the last meeting was in the agenda. Katie D. said Planning received notice of a new cell tower on Rockey Road in Green Township, and of Nicholas Meats' sewage planning for the digester project being denied by DEP.

ANNOUNCEMENTS

John Dotterer announced that the Dotterers will be having another educational tour of the family dairy farm. It is open to all and is scheduled for June 11 from 11:00 am to 3:00 pm. Katie D. thanked Roger H. for his work on the 14th Street Renovo code reports that were necessary to obtain FEMA funding to remediate the properties.

ADJOURNMENT

Roger H. made a motion to adjourn at 7:59, seconded by Melvin C. The motion carried.

CLINTON COUNTY PLANNING COMMISSION

June 21, 2022 Meeting Minutes

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

GUESTS: Matt Hiller, First Quality, Time Emerick Jr., Chapman Township resident, Michele Whitney, Watchdogs, Roland Davenport and Greg Wertz, Chapman Township, Commissioner Miles Kessinger

PLANNING STAFF: Kate de Silva, Matt Croak

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

APPROVAL OF MINUTES

Larry S. moved, and Melvin C. seconded, a motion to approve the minutes of the May 17, 2022 meeting, as submitted. All were in favor and the motion carried.

STAFF REPORTS: These were omitted due to agenda length.

OLD BUSINESS: There was none.

NEW BUSINESS

Castanea Township - First Quality WASP Building

Mr. Matt Hiller of First Quality Tissue, 904 Woods Avenue, attended the meeting to present plans that were received May 25, 2022, for a project to build a 60 x 80 pre-engineered steel building with a concrete foundation, and a 24 x 78 concrete chemical unloading pad. The interior will house a chemical processing facility, an office and a restroom. The purpose of the processing is to pipe finished chemistry to the paper machine building. A stormwater narrative, stormwater project detail, and a traffic plan were provided. The parcel size is 277.71 acres and it contains all of First Quality's existing industrial development in the Township. The intended building site is out of the 100 year flood zone, and the zoning, Industrial, is appropriate.

Mr. Hiller confirmed that no hazardous chemicals will be used. He said raw materials will be brought in by tank trucks or totes, and mixed together inside the structure to create an additive for paper towels that increases wet strength. The finished product will be conveyed to the manufacturing buildings by piping. One employee is needed to monitor and maintain the equipment, which is fully automated. The board found the stormwater design adequate.

Roger H. made, and Reza L. seconded, a motion to recommend the Township approve and permit this project. The vote was unanimous and the motion carried.

Larry E. Sheats SEC

Mill Hall Borough – Flood Plain/Zoning Ordinance Amendment

This was a reporting item presented by Katie D. She had sent a review letter to Paul J. Ryan, who represents Mill Hall Borough, that their proposal to move their flood plain regulations from their zoning ordinance into a separate chapter of the Borough Code, was approved. She emphasized that there was no change to the regulations, they simply moved.

Leidy Township – Full Revision of Zoning Map

A draft map revision was received May 10, 2022 from Leidy Township via Jim Watson, Clinton County GIS Director. Township Solicitor Frank Miceli requested review comments in advance of a public hearing that is yet to be scheduled.

Reasons for revision:

- The existing map from 1974 is very difficult to use due to confusing graphics and the fact that lot lines have changed extensively over 48 years.
- All other Clinton County municipalities moved to a color-coded mapping style that includes street names to make it easy for a Zoning Officer to find an address.

Changes made:

- Indicated areas of Federal Land (Army Corps) around Bush Dam
- Indicated areas of State Land
- Changed a parcel to industrial zoning around the new National Fuel Gas Compressor Station off Stewart Hill Road
- Made all the privately held parcels on the NW (surrounded by state land), along Beaver Dam Road and Second Run Crossing, Agricultural Zoning
- Changed the boundaries of some of the residential districts a bit, to encompass parcels that have been developed since the 1970s map. In all cases, parcels if changed were updated to their current use.

Terry M. asked about the reason for extending some boundary lines, and Katie D. emphasized that it is ideal for zoning district boundaries to either follow streets or parcel boundaries, but they should never bisect a parcel. The board reviewed the new map, and agreed that the color coding made it easier to locate district boundaries. They had no corrections or comments.

Dave C. made a motion to recommend approval to the Township. Ryan G. seconded, all were in favor, and the motion carried.

Bald Eagle Township – Central Storage Building No. 10

Katie D. reported that building plans were received June 8, 2022 from Rusty Weaver of JEB Environmental Technologies, Inc. on behalf of William Edwards and Brian St. John for the addition of a single storage building to their existing storage facility in Bald Eagle Township. They proposed to construct a 25 x 305 ft wood frame storage building with a metal roof and metal siding, adjacent to the existing building No. 9, on a concrete slab. The building will have 30 storage bays, 2 of them will be ADA accessible.

The site is 129 Swampy Lane, adjacent to 2332 Eagle Valley Road. It is Bald Eagle Township parcel 3-29669, of 51.99 acres with Agricultural zoning. A personal storage warehouse is permitted by Special Exception in the A district. If this parcel was granted the

exception along with the storage units on the adjacent parcel in 2012, there is no need for another special exception hearing. An extensive wetland and the 100-year flood plain of Bald Eagle Creek occupy the wooded half of this parcel, but the intended building site is not affected by these.

Katie D. noted that the plans submitted are building plans rather than land development plans, and no stormwater design was indicated, but Rusty Weaver told her that gutters and downspouts on the new building will be directed to an existing stormwater retention basin behind building No. 9. The building will be accessed by Swampy Lane and through the existing gravel apron of No. 9. The Township requested that a 50 ft right of way be drawn on the plans, and the new plans were delivered this morning.

A June 14, 2022 letter from the Clinton County Conservation District indicates that an NPDES permit for the earth disturbance will be needed. This letter was accompanied by a photo showing that building construction had already begun. The Township has issued a stop work order on the site, because no building permit had been issued.

Terry M. commented that he recalled the planning for this building was included in the 2012 layout for the whole Central Storage facility. Katie D. noted that there was an NPDES permit for the site that was closed out at five years in 2017.

Melvin C. moved, and Reza L. seconded, a motion to recommend approval of the project as soon as the Conservation District and DEP permit questions are resolved, and that the stormwater plan should be reviewed by the Township Engineer. John D. opposed the engineer review because he felt the stormwater plan was fine as is, since there is a wetland behind the building that could easily accommodate the runoff. All others voted yes, the motion carried.

Chapman Township – Zoning Amendment for Temporary Uses

Township Supervisor Greg Wertz and Township Planning Commission member Roland Davenport attended to answer questions. Katie D. presented the staff analysis of the ordinance, which was received June 8, 2022 from Chapman Township Solicitor Frank Miceli, requesting review comments prior to the public hearing scheduled for July 12, 2022.

Intermittent public comments were heard from Tim Emerick, a Chapman Township resident, and Michele Whitney, representing Clinton County Watchdogs.

Amendment Highlights:

- Adds a new Section 7.45 “Temporary Uses” to allow temporary uses on private property that may be permitted by the zoning officer, only in the Commercial, Industrial, and Forest Agricultural zoning districts. (Excluded districts: Nature Conservation and Residential. See map.)
- Defines Temporary Uses, lists the Temporary Uses that shall be covered by the ordinance, and those exempt from it. Permitted:
 - Construction office and yard – on the same site as a construction project
 - Outdoor display/sales
 - Seasonal sales (Christmas trees, pumpkins, etc.) – allowed also in any zoning district having a school or religious facility
 - Temporary Single-family Dwellings – including mobile homes, if they are placed while a permanent primary dwelling is being constructed

- Farmer's markets
- Workforce Housing
- Establishes permitting process and fees.
- Establishes detailed special requirements for workforce housing:
 - Minimum lot size 2 acres, maximum five RVs per acre, three persons per RV, with only one principal use existing on the property.
 - Maximum 180 days of use, with a provision for extending for longer periods
 - Detailed regulations for how to obtain a permit and for park operation will give the Township good control if they are enforced
 - Regulations for parking space size, design of interior streets, sewage and trash disposal are typical for those of campgrounds

Katie D. noted that Chapman administers its own zoning ordinance, but land development is covered by the Clinton County SALDO. For RV parks and campgrounds under our SALDO, the County board reviews plans prior to a zoning permit being issued. This amendment gives the Township Zoning Officer the right to issue permits for temporary uses, including RV Parks intended as workforce housing.

The board felt most of the Temporary Uses described in the amendment are typically permitted by right by a municipality. They felt workforce housing is very different because it is a high intensity, high impact use, even though temporary. They felt that County review against the SALDO requirements should still happen in these cases, because earth disturbance, streets, sewage disposal, electric and water supply are infrastructure, and infrastructure gives permanence. Impacts are long lasting, even on sites that are for occasional use.

A long discussion followed. Items discussed or questions answered:

- All setbacks will follow the rules of the underlying zoning district.
- The Township's reason for putting this into their ordinance is to avoid uncontrolled situations such as what happened last construction season. They feel the detailed permitting rules and operation requirements will solve those issues.
- Mr. Emerick objected to any inclusion of workforce housing in the ordinance, said that other residents don't want it. Quoted section 617 of the Municipalities Planning Code.
- Chairman Murty explained the purpose of county review – to make recommendations - and the limitations of county powers in municipal ordinances.
- Ms. Whitney asked about public hearing requirements, said no public involvement has been provided so far.
- Mr. Wertz stated that it was discussed at three planning commission meetings and the last township meeting. Katie D. noted that the public hearing has been scheduled.
- The board stated that sewage handling must be permitted by the S.E.O. of the Township.
- Mr. Wertz stated that the concept is to have a private hauler regularly pump out RVs, rather than install a holding tank or some other facility.
- State rules requiring holding tanks or other facilities in RV parks were discussed.
- The board asked if the zoning officer/codes officer will be able to keep up with the many oversight duties when workforces are present
- The board asked about the plans for law enforcement, with temporary adult residents, behavior and health concerns, and asked about police protection
- Mr. Wertz stated that the Township is covered by state police and also Renovo Borough police.

- DEP rules for drinking water testing – for quality and quantity - at commercial RV parks were discussed.
- The board had a concern with the regulation that extensions could be granted to the 180-day residency period, this could result in a year's full occupancy – more like a permanent housing arrangement.
- Mr. Davenport stated they do not want these sites to be deemed recreational, and should be treated differently.
- The Township is confident good enforcement is possible.
- The Township noted that a fee is assessed for the site permit, for each RV, and for each person
- Katie D. suggested that Chapman's existing Article 11 covering campgrounds could be used to cover these developments, simply adding the extra requirements for temporary workforce housing and extending the stay to 180 days for workforce housing.

Larry S. moved, and Reza L. seconded, a motion to send the following comments to the Township:

We agree with the temporary use requirements you propose, with the exception of the regulations for workforce housing in 7.45 D 1 f. We recommend you reconsider and flesh out some elements as follows:

1. Enforcement is key – make sure the agreement with Renovo Borough Police covers patrolling these sites when they are occupied
2. There should be language in the ordinance requiring the regular pumping of RV sewage containers, if that is the approved concept
3. If an extension to the 180 days is granted, it must only be for workforce reasons and should be as short as possible
4. When the use is discontinued, the Township must enforce the full restoration of the site
5. A reference that DEP drinking water and sewage disposal regulations must be followed, should be added and enforced
6. A provision that units cannot be sublet could be added
7. A provision for numbering of lots or parking spaces should be added, to assist with 911 emergency response
8. A provision that the Township should notify local emergency services when sites will become occupied, and for how long.

Seven out of nine members approved, and the motion carried. Ryan G. and Roger H. abstained from the vote.

Wayne Township – Full revision/update of Zoning Ordinance

Katie D. reported that a draft copy of the fully revised Wayne Township Zoning ordinance was presented at the Planning Office by Wayne Township Supervisor Terry Condo on May 23, 2022, with a request for review comments. This ordinance has been under township review for a long time, with a consultant leading the effort. This is Draft No. 8. The Township is working on some changes to the Zoning Map, but these will be submitted at a later date. This ordinance is hundreds of pages long, and was not distributed to the whole board due to size and time limits.

Staff impressions:

- The layout, chapter numbering, tables and figures are well organized and easy to follow. Having drawings in the definitions section is helpful.
- Land development planning practices that typically reside in a SALDO are sprinkled throughout, most of all in Article VI. This is helpful because it ensures the Zoning Officer realizes that planning must get done. Could it be clarified at the beginning of Article VI that SALDO review by the county and township planning commissions is required for any development of two or more residential structures on the same lot, or any commercial structure greater than 2000 square feet? (By MPC definition of land development) Section 700.1 does say this.
- In the definition of permits, the difference between a zoning permit and a building permit is defined. We love this! This is a big source of confusion for prospective home builders.
- In the Building Permit definition, reference is made to the "Township Construction Code". Recommend instead citing here the PA Uniform Construction Code, since Wayne is an Opt-In municipality.
- In the definition for SALDO, the word Ordinance was omitted in the second line.
- As in most ordinances, a general reference is made to state and federal laws that must be complied with. It can be very helpful for permit applicants to know that their driveway construction, earth disturbance, water well construction, and sewage disposal might be covered by those laws. In the Zoning Permit Application Review Process sheet at the front of the ordinance, could you add as a step "consultation as needed with the Conservation District, SEO, PennDOT, DEP etc."?
- The front yard setback in every district is 50 feet. This gives a pleasant sense of low density from roadways, but necessitates impervious area because every principal structure will need a 50 foot driveway. In areas with developed curbing, sidewalks, infrastructure and utilities, such as Highway Interchange and Village Center, where lots are more expensive, it wastes valuable building space. Could a 30-foot setback suffice here? 502.2 grants some exceptions.
- Section 505 on Accessory structures and uses could be prefaced by a reminder that a zoning permit for such use does not preclude land development planning under the Township SALDO. Examples:
 - Two or more residential structures on the same lot
 - Cottage industries
- 505.2 – Typical fence setbacks are 1 foot off the property line, this could be mentioned here.
- 859 – Could it be explicitly stated that a use permit is required to convert an existing residential property or camp into a short term rental property? This use very often goes under the radar, but there can be impacts on neighboring properties.
- In general, the ordinance is excellent and sensible. It imposes reasonable standards for various different types of developments, without being too restrictive.
- It does require an extremely knowledgeable zoning officer and does place a very high inspection and enforcement responsibility on that officer.

Dave C. noted that the 50 foot front yard building setbacks across the board are standard in the Township, except as modified by Section 502.2. He stated that fences may be built at the property line but they must be properly maintained.

Melvin C. moved, and Rick B. seconded, a motion to forward the above comments to the Township. Roger H. and Dave C. abstained, but all others were in favor and the motion carried.

CORRESPONDENCE This was postponed to next month due to agenda length.

ANNOUNCEMENTS

Katie D. announced her planned retirement in October and noted that the peregrine falcons had departed the rail trail project work site.

ADJOURNMENT

John D. made a motion to adjourn at 8:35, seconded by Ryan G. All were in favor and the motion carried.

CLINTON COUNTY PLANNING COMMISSION

July 19, 2022 Meeting Minutes

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

EXCUSED: Roger Hoy

GUESTS: Rob Pacella, Keystone Central School District via Zoom

PLANNING STAFF: Kate de Silva, Matt Croak, Beth Whitty

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

APPROVAL OF MINUTES

Melvin C. moved, and Larry S. seconded, a motion to approve the minutes of the June 21, 2022 meeting, as submitted. All were in favor and the motion carried.

STAFF REPORTS: Katie D. reported on two needed West Keating SALDO enforcements, her presentation at the Township Supervisors' annual meeting, the Riverview Park connector project status, and she presented a list of known county infrastructure projects for the Bipartisan Infrastructure Law funding. Project costs for Clinton County alone came to \$66,400,000.

Matt C. detailed all the varied progress on the Bald Eagle Valley Trail and invited the full Planning Commission to attend the August 17th ribbon cutting for Phase 4, which will be completed August 5. He noted that just 25 zoning permits have been issued this whole year, and none of them were for homes. He discussed a pending zoning violation action on a property on W. Winter Road in Loganton.

Beth W. introduced herself to the board and vice versa, and she then recounted the American Rescue Plan awards, the amounts spent and remaining on the Emergency Rental Assistance Program. She described the new Health Initiative for Rural PA.

Katie summarized Kari's report, and reported that Kari is very good at matching up funding sources to projects, and that she has taken on quite a lot of new money.

OLD BUSINESS: SALDO update. Katie and the members of the SALDO work group recounted their progress so far. Terry M., Larry S. and Dave C. expressed confidence in the way the consultant, Denny Puko, is guiding the effort, and they like the content that is emerging, including the writing style.

Roger E. Sheats SEC.

NEW BUSINESS

Bald Eagle Township – Keystone Central School District Employee Parking Lot

An NPDES Permit Municipal Notification Letter to dated June 9, 2022 indicated some details of this project, and was included in the agenda packet. Existing conditions and project layout plans from submitter Jason Leonard of HRG, Inc. were provided at the meeting. Mr. Leonard attempted to attend the meeting on Zoom but due to county error, he was not admitted to the conference. Mr. Rob Pacella from the school district represented the project.

The project site is 64 Keystone Central Drive, Mill Hall, Bald Eagle Township parcel 3-26662, of 109.7 acres. The project is to construct a 13,068 square foot paved parking lot on the grassy area between the high school building and the tennis courts. In preliminary correspondence, Mr. Leonard indicated that fill will be needed for the project. He noted that there would be no increase in vehicle trips to the site, and that employees and students are on different schedules so the design is not expected to increase traffic flow issues.

The board discussed the adequacy of stormwater conveyance, with only one drain shown at the center of the lot, and they presumed that some runoff would flow to the low corner of the lot, leading to a rain garden. Their primary concern was traffic flow, which has been an ongoing issue at the campus. Various traffic studies have been produced in the past (2007, 2008, and 2012) and none of them have been fully built out, so traffic problems remain at the campus. Mr. Pacella stated that post-Covid, students do not carpool but drive separately, and they do not ride buses but have their parents drop them off, increasing the problem.

Mr. Pacella noted that the NPDES permit and E&S Plan were approved by the Conservation District today.

Dave C. moved, and Melvin C. seconded, a motion to send favorable comments to the Township, but recommended that those prior traffic studies and prior planning commission review comments should be consulted next time parking is considered. All were in favor and the motion carried.

CORRESPONDENCE The correspondence received and sent was presented in the packet.

ADJOURNMENT

Larry S. made and Melvin C. seconded a motion to adjourn at 8:02. All were in favor and the motion carried.

OTHER BUSINESS

NPDES permitting changes.

Katie D. announced that DEP will be imposing “common plan of development” rules on all projects, which means plans for phased development must acquire permits for the entire work, not just the phase being currently constructed.

She also referred to PAG-1, “NPDES Lite” a new permit type that will fit certain smaller projects. It has a lower cost and a faster turnaround time.

Clinton County Planning Department
2 Piper Way, Suite 244
Lock Haven, PA 17745
Phone: (570) 893-4080
Fax: (570) 893-4122



PLANNING STAFF
Director: Katherine de Silva
Grants Administrator: Kari Kepler
Community Planner: Matthew Croak
Grants Project Coordinator: Elizabeth Whitty

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 16, 2022 has been cancelled.

CLINTON COUNTY PLANNING COMMISSION

September 20, 2022 Meeting Minutes

PRESENT: Reza Lotfi (on Zoom), Larry Sheats, Melvin Coakley, Dave Calhoun, Terry Murty, Rick Bowman, Melvin Coakley

EXCUSED: John Dotterer, Ryan Graw,

GUESTS: Seth Rodriguez, STL Resources, Denny Puko, Planning Consultant (on Zoom) Commissioner Miles Kessinger

PLANNING STAFF: Kate de Silva, Matt Croak, Beth Whitty

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

APPROVAL OF MINUTES

Larry S. moved and Dave C. seconded a motion to approve the minutes of the July 19, 2022 meeting. All were in favor and the motion carried.

STAFF REPORTS

Katie D. gave an update on the West Keating fertilizer/blue hydrogen/urea plant proposal. The project development seems to be moving along but Key State Energy has yet to come in for a zoning amendment or use hearing, which will be required before the project can move forward. She also met with Apex Solar developers for an update on their project proposal. They have leased 4000 acres and will require only 1000 for their project, which has shrunk from 450 MW to 120 MW after they lost the ability to connect to the NYISO. They are proposing a 2024 construction start and 2026 power generation start. They must come in for a new zoning hearing and will submit land development plans to this board after that.

Katie also reported on the just-published Hogan Boulevard safety study, and the start of STEP's new public designated stop service for trips between Lock Haven and Mill Hall, for \$2 per trip.

Matt D. reported on the Zoning permits and enforcements, potential new alignment for the Bald Eagle Valley Trail connection to Lycoming County (Phase 5B), and the opening of Phase 4.

Beth Whitty reported on accomplishments of the Closing Cost Assistance Program, the Housing Assistance Program, the opening of the 2022 PHARE grant program, and the second tranche of Emergency Rental Assistance to eligible county residence. She highlighted the Fair Housing activity for 2022, which is a poster contest for grades 4-12 on the theme, "Welcome to My Neighborhood"

Kari Kepler's report was presented in the agenda packet, with highlights being the DCED grant for 911 tower upgrades, the nearly \$1 million awarded to Mill Hall for their pool upgrade, and the legal challenge to the DCNR ATV trail development grant.

Jay E. Sheats SEC.

OLD BUSINESS:

Clinton County SALDO Update

Planning consultant Denny Puko reviewed the history of the update process, went over his summary of the proposed changes, amounting to a complete replacement of the old ordinance, and answered questions from the board. Katie D. stated that final tweaks will be made with the participation of the incoming Planner, Steve Gibson and presented at the October meeting. Katie emphasized that when this ordinance is ready to be adopted, a fresh effort to educate all the covered municipalities on their responsibilities under the ordinance should be made. She is heartened that better follow-up with the developments and enforcement of the regulations will come in with the new Planner.

Chairman Murty stated that he is happy with this new ordinance, and with the inputs of the consultant, his sub-consultants, and study group who gave their time to the work sessions. He feels it is a great improvement over the old version and will serve the county well for years to come. Melvin C. said he liked how it was streamlined and organized. Rick B. felt it was very much more user friendly and easy to follow.

The gasland developer guest at the meeting Seth Rodriguez said he thought our existing ordinance was better than he had expected to find, and easier to work with than ordinances of other counties. He looked forward to using the new document.

There was no motion on the matter since some minor changes are anticipated after Katie, Denny Puko, Matt Vanaskie and Steve Gibson finalize their review.

NEW BUSINESS

Gallagher Township – Land Development Plans for additional well pad development

Plans were received on September 13, 2022 from Seth Rodriguez of STL Resources, LLC of 12300 Perry Highway, Suite 308, Wexford, PA 15090. Mr. Rodriguez presented them to the board. The project is to add new compressor station equipment to the existing Sturgis B pad leased from Thomas D. Sturgis et al.

The pad is on a 439-acre Gallagher Township parcel 12-5950 at 596 Marriott Road. A water impoundment, an unconventional well pad, access roads, the collector pipeline to the Transco line, and a collocated UGI compressor station already exist on site. Primary access is off Carrier Road from the Coudersport Pike. 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. All setbacks required by zoning are met by the existing pad site.

The bulk of the discussion dealt with noise levels from the new equipment, since the 50 x 70 footprint of construction was not anticipated to have an impact on the existing stormwater design, and the ESCGP permit from December 2020 was still in force..

County zoning regulations for Marcellus work state that noise generated by permanent equipment must not exceed 75 dBA for an average 10-minute period, measured at the

nearest property lot line. The Sound Impact Assessment presented by Rodriguez aggregated the sound from the new equipment with that of the existing UGI compressor equipment. The nearest occupied parcel is 2600 feet away, and the levels measured over one month's study at numerous points on the property lines showed an average of 40-45 dBA but no higher, and that the overall sound increase was minimal.

Mr. Rodriguez stated that construction was ready to begin upon approval by the board.

Roger H. moved, and Dave C. seconded, a motion to grant approval to the project. All were in favor and the motion carried.

CORRESPONDENCE The correspondence received and sent was presented in the packet.

ADJOURNMENT

Melvin C. made and Roger H. seconded a motion to adjourn at 8:07. All were in favor and the motion carried.

CLINTON COUNTY PLANNING COMMISSION

October 18, 2022 Meeting Minutes

PRESENT: Terry Murty, Reza Lotfi, Larry Sheats, John Dotterer, Roger Hoy

EXCUSED: Melvin Coakley, Dave Calhoun, Rick Bowman

ABSENT: Ryan Graw

GUESTS: None

PLANNING STAFF: Kate de Silva, Steve Gibson, Matt Croak, Beth Whitty and Kari Kepler

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

APPROVAL OF MINUTES

Larry S. moved, and John D. seconded, a motion to approve the minutes of the September 20, 2022 meeting, as submitted. All were in favor and the motion carried.

STAFF REPORTS:

Katie D.

- Planning Staff has completed the 2023 budgets, and that the budgets have been presented to the Commissioners for consideration.
- Working with the incoming Planning Director on the job duties transition.
- Met with Avis Borough Council on October 3rd to review a proposed Phase 5 trail alignment through the Borough. The Borough was receptive to the trail alignment, but would feel an alignment off of Central Avenue would be best. The Borough will provide comments.
- Provided an update on the SALDO. The new SALDO is in final draft form. There are a few comments from the County Engineer, Planning and the County Solicitor to address.

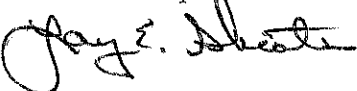
Matt C.

- The County was not awarded the Phase 6 trail grant from DCED. A new application is being prepared for Phase 6 through DCNR.
- Issued 4 zoning permits since the last meeting.

Kari K.

- Reviewed the current and proposed grants with the Planning Commission.
- The Planning Commission:
 - Asked how municipalities and authorities are notified that grants are available.
 - Asked about grants to improve Broadband.
- Discussed the proposal to modify Dickey School into housing. The proposal to turn the Dickey School into housing was rejected by the Lock Haven Zoning Hearing Board due to lack of parking.

Minutes compiled 2022.10.18 by Steve Gibson

 SEC.

Beth W.

- Provided an update on the ARP and ERAP program awards and distributions of grant funds.

OLD BUSINESS:

- **SALDO update:**
 - Steve Gibson, Denny Puko and Katie DeSilva met on October 5th to review the final draft of the SALDO. Several minor issues were addressed.
 - Steve G. and Katie D. had a follow up meeting with HRG Engineering to discuss the Stormwater Management section of the ordinance. Several minor edits were proposed to the final SALDO.
 - Solicitor Coploff provided review comments, which are being addressed by the Planning Department with Denny Puko.
 - Steve G provided the Planning Commission with an overview of the specific edits that are proposed to the final draft of the SALDO.

NEW BUSINESS

- There was no new business to present to the Planning Commission.

CORRESPONDENCE The correspondence received and sent was presented in the packet.

- The group discussed the Castanea DEP imposed connection ban. Steve G. informed the group that the Township Supervisors are working on a response.

ADJOURNMENT

Roger H. made and John D. seconded a motion to adjourn at 8:15. All were in favor and the motion carried.

OTHER BUSINESS

- **Gypsy Moths**
 - Katie D. provided a brief presentation on the Gypsy Moth control activities.
 - The Planning Commission members were concerned about the number of observable egg masses this fall and that next summer could be much worse for a gypsy moth infestation.
 - The state is spraying for gypsy moths, but according to the DCNR web page, there appears to have been minimal spraying in Clinton County, mostly confined to state land.
 - There is one private spraying firm based out of Piper Airport. This company prefers to work on single lots, or single land owners, that are 50 acres or greater.
 - Coordination must begin this winter to make the spring spraying season.

CLINTON COUNTY PLANNING COMMISSION

November 15, 2022 Meeting Minutes

PRESENT: Terry Murty, John Dotterer, Roger Hoy, Reza Lotfi (remote), Ryan Graw (remote)

EXCUSED: Melvin Coakley, Dave Calhoun, Larry Sheats

ABSENT: Rick Bowman

GUESTS: Denny Puko, Puko Planning Consulting via Zoom

PLANNING STAFF: Steve Gibson

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

APPROVAL OF MINUTES

John D. moved, and Roger H. seconded, a motion to approve the minutes of the October 18, 2022 meeting, as submitted. All were in favor and the motion carried.

STAFF REPORTS:

Steve G.

- Provided reports for all of staff due to snowstorm.
- Engineering/Planning:
 - Updated group on meetings and webinars attended since the October meeting. These included Electric Vehicles and the County Planning Directors Associated of PA.
 - Contacted the SEDA COG MPO to assist with a closed bridge in Castanea Township.
 - Outlined the grant application filed with DCNR for Phase 6 of BEVT.
 - Reviewed the Staff Review Subdivisions.
- Community Planning/Zoning
 - Reviewed the zoning permits issued since the previous meeting.
- Grants Administrator
 - Reviewed the 911 tower and radio project with the Planning Commission.
- Grant Program Coordinator
 - Reviewed the housing program projects with the Planning Commission.
 - Chairman Murty had questions about the Live and Work County Program – which is actually administered by Matt Croak, the Community Planner.
 - Funded by the American Rescue Plan Act.
 - Funding for single, married or family status.
 - The program is outlined here: [Live & Work Clinton County Relocation Program | Clinton County, PA \(clintoncountypa.gov\)](https://www.clintoncountypa.gov/live-work-clinton-county-relocation-program)
 - There are 18 applicants that have been approved to date, with 1 pending.

Minutes compiled 2022 1121 by Steve Gibson

 SEC.

OLD BUSINESS:

- **SALDO update:**
 - Steve Gibson and Denny Puko reviewed the final draft of the Clinton County Subdivision and Land Development Ordinance.
 - There was discussion on a provision to limit the size of an accessory structure for an agricultural use in an attempt to limit uncontrolled development of agricultural parcels without having to go through land development. A limitation of 4,000 to 6,000 square feet was proposed as the limit to the size of an accessory structure.
 - Discussion followed that in agriculture, smaller buildings or accessory structures, are required in order to meet the requirement of said agricultural use, whether this is separation of livestock or other equipment. Essentially the accessory use typically is part of the overall agricultural use goal of the property and should not be limited, unless the accessory use is specifically viewed as not being supportive of the main agricultural use. Each agricultural use will have to be reviewed on a case by case basis during the zoning approvals.
 - Ag uses are also regulated by the Conservation District or PADEP in relation to impervious coverage, earth disturbance acreage and/or if the site is a CAFO, illustrating that there are several avenues to regulate large agricultural uses.
 - The proposed size limits to accessory structures will not be included in the SALDO.
 - Terry Murty motioned, and Roger Hoy seconded, to submit the Subdivision and Land Development Ordinance to the Commissioners for approval. All were in favor and the motion carried.

NEW BUSINESS

- Zoning Map Amendment – Woodward Township. The Woodward Township Supervisors passed this map amendment without input from the Clinton County Planning Commission. No action was taken, but Terry M. requested that the supervisors be sent a letter outlining the procedure for zoning ordinance amendments.
- Zoning Map Amendment – Porter Township. Roger H. motioned, and Terry M. seconded to submit favorable comments. John D. abstained from the vote.
- Zoning Ordinance Amendment – Castanea Township. John D. motioned, and Roger H. seconded to submit favorable comments.
- Zoning Map Amendment – Wayne Township. Roger H. motioned, and John D. seconded to submit favorable comments.
- The Planning Commission directed Steve G. to send the new SALDO to all of the municipalities that are under County jurisdiction.

OTHER BUSINESS

- **Planning Commission Members**
 - Contact the members who's term expire at the end of the year. Ask them to contact the Commissioners if they want to be reappointed to the Planning Commission.
- **Gypsy Moths**
 - The Planning Commission requested that Steve G. contact the state Gypsy Moth coordinator and see if there are option on spraying or control measures for Clinton County.
 - Follow up with Commissioner Snyder on a Gypsy Moth control program.

CORRESPONDENCE

- Briefly reviewed the correspondence provided in the agenda.

ADJOURNMENT

- John D. made and Roger H. seconded a motion to adjourn at 8:15. All were in favor and the motion carried.