



**Clinton County Planning Commission  
March 19, 2024 - 7:00 PM**

**Piper Building, First Floor Meeting Room  
2 Piper Way, Lock Haven, PA 17745**

**Meeting called by:** Steve Gibson, Director/Engineer  
**Meeting Type:** Regular monthly meeting

**AGENDA**

**CALL TO ORDER**

**APPROVAL OF MINUTES - Exhibit 1**

- January 16, 2024

**STAFF REPORTS – Exhibit 2**

**PUBLIC COMMENTS**

**OLD BUSINESS – Exhibit 3**

- 2023 Annual Report – See attached copy.
- Update on 2024 Comprehensive Plan and Open Space Plan
- Update on Mountain Top
- Update on Land Development Plans
  - B&B Medical and Dental Office – Approved, under construction.
  - Nittany Minute Mart – Preliminary Plan Approval by Woodward Township
  - Mount McKinley Tank Project – Engineering review comments submitted, and accepted by the consultant.

**NEW BUSINESS – Exhibit 4**

- Bruno 4 Lot Subdivision – Renovo Borough

**CORRESPONDENCE – Exhibit 5**

- A list of correspondence from the previous month.

**ADJOURNMENT**

# **EXHIBIT 1**

## **MEETING MINUTES**

**CLINTON COUNTY PLANNING COMMISSION**

**Meeting Minutes January 16, 2024**

**PRESENT:** Terry Murty, Roger Hoy, Reza Lofti, Richard Bowman, John Dotterer, Larry Sheats

**REMOTE:** Dave Calhoun, Ryan Graw

**EXCUSED:** Melvin Coakley

**GUESTS:** Commissioner Russo, Donny Stevenson

**PLANNING STAFF:** Steve Gibson, Matt Croak, Beth Whitty

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

**REORGANIZATION**

- Larry Sheats opened nominations of officers for the Planning Commission. John Dotterer moved and Roger Hoy seconded a motion to reappoint current officers maintaining each of their respective positions; and to reappoint current members to serve in 2024; and to maintain the current meeting schedule, canceling December only if there is no business to discuss. All were in favor and the motion carried.
- Meeting dates will be February 20, March 19, April 16, May 21, June 18, July 16, August 20, September 17, October 15, November 19, and December 17 at 7:00 p.m. located in the first-floor meeting room at the Piper Building.

**APPROVAL OF MINUTES**

- Richard Bowman moved and Larry Sheats seconded, a motion to approve the minutes of the November 21, 2023 meeting, as submitted. All were in favor and the motion carried.
- These minutes will be posted to the 2023 Minute Book after being reviewed and signed.

**PUBLIC COMMENTS:** None.

**STAFF REPORTS:**

- Steve Gibson presented the Planning Director/Engineer report. No comments were received.
- Community Planner/Zoning Officer report was presented.
  - Discussed the zoning violations at the Mountain Top Restaurant in Gallagher Township.
- Grants Administrator Report was presented. No comments were received.
- Grants Coordinator Report was presented. No comments were received.

## **OLD BUSINESS:**

- 2023 Annual Report is being finalized and will be presented to the Planning Commission for the February meeting.
- Discussion on land development deficiencies for the Mountain Top. The solicitor is outlining a corrective action plan and Steve Gibson will be meeting directly with the owner this month.
- Rutters proposed gas station in McElhattan is going through zoning hearings, but no land development plans have been submitted yet.

## **NEW BUSINESS**

- Land Development Plans
  - Land Mount McKinley Tank Project, Dunnstable Township
    - Development of a natural gas return water storage facility, located on an existing natural gas staging area site. The project consists of the construction of six (6) 72' by 30' high storage tanks, leak detection system, enclosed containment areas, loading and unloading spaces for water trucks. Project allows for the storage and reuse of well site well stimulation fluids to be pumped to and from trucks via a vacuum system.
    - Donald Stevenson of PennCore Consulting was present to discuss details and answer questions regarding this project.
    - Stormwater management plan was provided, detailed, and discussed. No stormwater will leave the area, it will be collected and pumped into reusable fluid in storage tanks. A reduction in impervious area has been realized by the large secondary containment areas, where all water, including rainwater will be pumped into the storage tanks.
    - Roger Hoy made, and John Dotterer seconded, a motion to send comments in a review letter, prepared by the County Engineer, with the recommendation of conditional approval. All were in favor and the motion carried.
  - B&B Medical and Dental Office, Lock Haven City
    - Medical and dental office development will include a single-story building, off-street parking, and the addition of green space to an area that was previously under 100% impervious coverage from rooftops. The buildings have since been demolished or burned, leaving an open lot in the downtown area.
    - The City's review letter indicated that impervious coverage credit can only be taken for 5 years after the buildings had been removed. In this case, the City is saying stormwater is required on the site because the lots have been grass covered for more than 5 years.
    - Roger Hoy made, and Larry Sheats seconded, a motion to recommend plan approval as presented, and that the City should consider stormwater management plan waiver, because the previous building coverage is just barely over 5 years old. All were in favor and the motion carried.
  - Minute Mart, Woodward Township
    - New construction to replace original site built in 1942, across the street from existing station
    - A full land development plan was submitted. A stormwater narrative was not included.

- Larry Sheats made, and Rick Bowman seconded, a motion to send a review letter with the recommendation of conditional approval. All were in favor and the motion carried.
- Pine Creek Zoning Ordinance updates
  - The updates were summarized and reviewed. The suggested updates pertained to the elimination of all Special Exceptions, which would have been approved by the Zoning Hearing Board. All Special Exceptions would be changed to Conditional Uses, which are approved by the Township Supervisors. The Board recommended sending a letter with concerns that the consolidation of approvals, solely by the Township Supervisors, affects the normal checks and balances of a Zoning Ordinance. The Zoning Hearing Board would still hear variances, and settle disputes between applicants and the Zoning Officer.
  - John Dotterer made, and Roger Hoy seconded, a motion to send a review letter with questions and concerns to the Township Supervisors. All were in favor and the motion carried.

#### **OTHER BUSINESS**

- Solar farms projects were discussed. The Conservation District is reviewing the stormwater plan for Wayne Township and the permits are pending. The Keating solar farm Land Development has not been submitted. It is the understanding of the Planning Commission that they are waiting for a place on the existing electric grid.
- Membership to the Clinton County Zoning Hearing Board was discussed as there are two alternate member positions open. John Dotterer and Roger Hoy volunteered to serve as Hearing Board Alternate members. Appointment will be decided by County Commissioners during a public meeting.

**CORRESPONDENCE:** Presented the correspondence from the previous month. There were no comments.

#### **ADJOURNMENT**

- Roger Hoy made, and Larry Sheats seconded, a motion to adjourn at 8:17 PM. All were in favor and the motion carried.

January 18, 2024

PennCore Consulting, LLC  
Attention: Brian Schultz, PE, CFM  
999 Main Street  
South Williamsport, PA 17702

**RE: Mount McKinley WMGR123 Facility  
Dunnstable Township, Clinton County, Pennsylvania**

Dear Mr. Schultz:

The Clinton County Planning Commission met during their regular legislative meeting of January 16, 2024 to review the plan entitled Mount McKinley WMGR123 Facility, Final Major land Development Plan, Dunnstable Township, Clinton County, Pennsylvania, January 2024, prepared by PennCore Consulting, LLC. Mr. Donald Stevenson attended the meeting and clarified several of the review comments.

The project received favorable reviews, and the Planning Commission recommends approval of the project upon resolution of the following items:

**Review Checklist Comments:**

1. Recommend listing all associated permits listed on the plans. NPDES Permit, PennDOT (if required for driveway use change), DEP Permits associated with water storage and the zoning approval.
  - a. The zoning plan/ordinance indicates that there is no indicated use for the parcel. Please either provide the approved zoning permit or explain what zone this project is located in.
2. Recommend applicant provide the total ADT count that is anticipated in the notes section. This will determine the driveway design type.
3. The plan can only be named Preliminary. Or Preliminary/Final if permitted by the Planning Commission.
4. Recommend applicant provide clarification on the Owner? Denali is listed in GIS records, and Taylor Stabley is listed as the owner on the cover sheet.

5. Recommend Parcel Map on cover show contiguous parcels. GIS parcels are acceptable.
6. Recommend applicant provide depiction of adjacent streets, right of ways, cartways, with widths.
7. There is a water well shown on the site and the project indicates no sanitary sewer. The site either needs a non-building waiver, or permission from the SEO to install a holding tank. Please provide the county with proof that sewage facilities planning has been accomplished.
8. Recommend applicant provide depiction of benchmarks.
9. Recommend applicant provide copies of easements for the driveway.
10. Recommend applicant provide elevations of tanks and buildings.
11. Recommend applicant provide vehicle circulation plan, similar to what would be generated from AutoTurn.

**SALDO Review Comments:**

1. Section 502.2. Owner's certification needs to be signed and notarized.

**Design Standards**

1. Section 602
  - a. If this is a hazmat facility, the plan may have to be reviewed by County DES Staff to assure conformance with the Clinton County Hazard Mitigation Plan. Can you elaborate further on permits required to store residual liquid waste? Is there going to be an SPCC plan for review? This won't necessarily cause the plan approval to be delayed, but knowledge of the hazmat issues is a concern of the county DES and LEPC.
2. Section 603
  - a. There is no zoning information for the parcel and no details how the setbacks were determined.
  - b. Recommend applicant provide the existing driveway Right of Way and a Maintenance Agreement.
3. Section 604 – will consider the site access by “driveway” rather than private street, since it serves less than 3 parcels.

- a. Recommend applicant provide clear sight triangles for the existing access to SR 150, to assure safe access to the highway.
4. Section 606 – Sanitary Sewer
- a. There is a construction trailer with potable water from a well proposed. The owner must coordinate with the Township SEO or sanitary sewer system to make a connection or apply for a non-building waiver.
5. Section 802
- a. G. The plan should be reviewed by the Clinton County Department of Emergency Services.
6. Section 803
- a. Recommend applicant add the ADT to the cover sheet. Will the change in traffic affect the existing HOP?
  - b. Recommend applicant provide evaluation of the existing driveway at SR 150 for safety.
  - c. The ADT will determine the driveway design standard. Cannot comment on the driveway width and slope until the ADT is provided.
  - d. Lighting – the lighting plan provided is unclear what the lighting contours refer to, with regard to candle power. The lights appear to be down facing, preventing skylighting.
  - e. Noise – Sound levels must not exceed 55 dBA at the property line, for more than 10 minutes. The site abuts several residential properties. Has a sound study been performed or evaluated for heavy truck traffic.
    - i. Will truck traffic occur at night?
  - f. Screening – the site appears to have natural screening of mature trees. Please indicate the number and spacing of trees adjacent to the cemetery.
7. Section 806
- a. Paragraph B – Recommend applicant provide notes on the cover sheet that address the industrial development items, such as Sound, Vibration, Odor, Dust, Chemicals/Fire hazards and Toxic matter handle onsite.



8. Section 808

- a. Is this facility considered to be an Energy Facility regulated by the PADEP Department of Oil and Gas, or FERC. If so, Section 808 should be followed in order to move forward with approvals.

**Section 7 - PCSM Review**

1. In general, the PCSM narrative needs to develop the approach, results and assumptions sections. Based on the attachments to the narrative the following questions need to be answered:
  - a. Where are the test pits used to develop the infiltration data? The bioretention basin appears to be in fill.
  - b. How much credit is being taken for the secondary containment of the tanks? The credit for contained impervious area may be acceptable, but we need to know more about the system. The tanks may be able to be used as a credit, but the containment might not be acceptable as credited area, if it has valves that discharge to the ground surface during downtimes of the facility.
  - c. Please provide a written narrative of the design of the bioretention facility and the collection system. Indicate design storms utilized, assumptions or credits taken. The basin appears to utilize the SCS method, and the collection system appears to utilize the Rational Method.
  - d. Why are no routing calculations provided for the less frequent storm events? There appears to only be an analysis of the 2 year storm. How did you arrive at the conclusions in the DEP worksheet for the less frequent storms.
  - e. What happens to the bioretention facility when impacted by a lesser frequency storm? Does it overflow? Is there an emergency spillway?
2. There are no contour labels in the watershed mapping in the narrative.
3. Recommend applicant provide a list of all CNs in the appendix and their source.
4. There are no Time of Concentration calculations or flow paths. Cannot assume Tc's are all 6 minutes.
5. What are the green hatched areas on the watershed map?

6. What happens to the stormwater that is collected in the secondary containment system? Is it pumped into the tanks or periodically drained?
7. Soils data listed in the plans is incomplete. Berks Weikert is incomplete. Soils labels are not depicted on the watershed maps.
8. Applicant must provide O&M requirements for the stormwater system, both in the narrative and on the plans.
9. Applicant must provide acknowledgement that the township/county has the right to inspect the stormwater systems in the narrative and plans.
10. Please provide a watershed map for the inlets.
11. The 20% slope on one of the pipe sections may have to be anchored to prevent thrust damage.
12. Inlet A5 and A4 appear to collect water away from B1, into B2. This will impact the entirety of POI B1.

Please provide a written response to this review letter, and then we recommend that we meet in person to review the comments, rather than make all of the plan an narrative edits. Should you have any questions about this review, please do not hesitate to contact my office at 570-893-4080 or via email at [sgibson@clintoncountypa.gov](mailto:sgibson@clintoncountypa.gov).

Sincerely,  
**CLINTON COUNTY, PENNSYLVANIA**



Stephen P. Gibson, P.E.  
Director of Planning  
County Engineer

Cc: Clinton County Planning Commission  
Dunnstable Township Supervisors  
File

January 18, 2024

Woodward Township Planning Commission  
86 Riverside Terrace  
Lock Haven, PA 17745

**RE: Nittany MinitMart  
Woodward Township, Clinton County, Pennsylvania**

Dear Planning Commission:

The Clinton County Planning Commission met during their regular legislative meeting of January 16, 2024 to review the plan entitled Final Land Development Plan, Nittany MinitMart-Dunnstown, Clinton County, Pennsylvania, Job Number 22942, prepared by Hawbaker Engineering. The project received favorable reviews, and the Planning Commission recommends approval of the project upon resolution of the following items:

1. The title of the project indicates that it is a “Final Land Development Plan”. These plans are either Preliminarily approved, with a final as-built Final plan at the end of construction, OR the plans are Preliminary/Final with a site development bond to be provided. The current plan name is not recommended.
2. Recommend that the PennDOT permit information be added to the Cover Sheet to include permit numbers, AADT, etc. for this facility.
3. The applicant is not the property owner. Recommend reviewing the sale or rental agreements prior to approval.
4. It is unclear why Energy Transfer is named on the Utility List.
5. Recommend the stormwater maintenance and ownership notes be submitted together to make NPDES permit termination clearer.
6. The plans show the development encroaching onto the adjacent car wash property. Recommend providing right-of-way/easement documentation with traffic plan.
7. It is noted that a pedestrian crossing is included in the project. Is this crosswalk painted or constructed of a material other than asphalt?

8. Trucks using the diesel pump closest to the building may have conflicts with parking spaces. Recommend an evaluation of additional truck turning movements for the diesel pumps.
9. It is unclear if the Nittany Mart on the opposite side of the road will remain open.
10. Recommend submission of design details on the business signs to be installed along roadway.
11. A stormwater narrative was not provided while plans propose a Bentwood Industries subsurface storage facility. Recommend Township Engineer review plans and narrative.
12. Subsurface stormwater systems can become surcharged during less frequent storms. Recommend depiction of storm conveyance system profiles during less frequent storm events.
13. Recommend emergency closure on the outfall weir in the event of diesel or gasoline fuel spills.

Should the Township have any questions about this review, please do not hesitate to contact my office at 570-893-4080 or via email at [sgibson@clintoncountypa.gov](mailto:sgibson@clintoncountypa.gov).

Sincerely,  
**CLINTON COUNTY, PENNSYLVANIA**



Stephen P. Gibson, P.E.  
Director of Planning  
County Engineer

Cc: Hawbaker Engineering (via email)  
File

January 18, 2024

City of Lock Haven Planning Commission  
123 West Fourth Street  
Lock Haven, PA 177445

**RE: B&B Rentals Medical & Dental Offices,  
Lock Haven City, Clinton County, Pennsylvania**

Dear Planning Commission:

The Clinton County Planning Commission met during their regular legislative meeting of January 16, 2024 to review the plan entitled Medical & Dental Offices Final Subdivision/Land Development Plan for B&B Rentals, Lock Haven City, Clinton County, December 2023, prepared by PennCore Consulting, LLC. The project received favorable review, and the Planning Commission recommends Approval of the plan upon resolution of the following items:

1. Change the title from Final to "Preliminary" or "Preliminary/Final Subdivision and Land Development plans". Final land development plans can only be submitted after construction is over.
2. Remove the county review title block, leave it as an empty rectangle. We use ink stamps.
3. Correct all property owner labels (names, DB/PG, etc.) on the existing site plan and the subdivision/lot consolidation plan. They show the old property owners and old deed references. The tax parcel ID's are correct.
4. Depict all public right of way widths and ownership of RWs. For example, differentiate between the PennDOT RW and the City Alley.
5. Recommend coordination with the City Water Department for possible water line conflict with the proposed stormwater system in the alley.
6. Are they proposing to pave the alley? There's a detail on alley and PennDOT paving, but no cost associated, nor any hatching showing this work.

7. Recommend adding a crosswalk detail.
8. Recommend ADA curb cut details at the alley, with required truncated dome markings. Provide a detail for the sidewalks curb cuts.
9. Recommend technical review by the City Engineer.
10. Can we see an architectural building detail? Heights? Frontage? Will it match some of the older brick facades of the downtown?

Should the City have any questions about this review, please do not hesitate to contact my office at 570-893-4080 or via email at [sgibson@clintoncountypa.gov](mailto:sgibson@clintoncountypa.gov).

Sincerely,  
**CLINTON COUNTY, PENNSYLVANIA**



Stephen P. Gibson, P.E.  
Director of Planning  
County Engineer

Cc: PennCore Consulting (via email)  
File

**EXHIBIT 2**

**STAFF REPORTS**

## STAFF REPORTS

March 2024

Steve Gibson, Planning Director/Engineer

- Planning Department hosted a meeting on Broadband, for municipal officials and planning groups.
- Coordinated or attended meetings with the Clinton County Transportation Committee, SEDA COG MPO, SEDA COG Broadband, Greene Township Amish Community on land development, Economic Partnership Operating Committee, Redevelopment Authority and STEP.
- Assisting with County Capital Projects, such as the trails, HVAC for Piper and the Court House, and 911 Project.
- Assisting the Housing Authority with approvals on the Hope Mitchell House.
- Working with the County Redevelopment Authority on their Blight Action Plan and Land Banking Proposal.
- Submitted a Municipal Assistance Program grant to DCED for \$70,000.00 (total project cost of \$140,000).
- Assisting Chestnut Grove with the Robbie Gould Youth Sports Park.
- General planning and engineering consultation with the County and Municipalities.

### BEVT 3 – Design Phase

- Working on land acquisition issues with the Commissioners.
- Working with the original engineering firm on restarting the project.
- Submitted a RACP Grant for construction of the entire alignment.

### BEVT 5 – Design

- Final design is complete. Final design scoping meeting is upcoming.
- Pine Creek Township is requiring additional hydraulic studies to meeting their ordinance requirements. The County reran the consultants calcs and the project is back on track, but bidding will be delayed.

### BEVT 6 – Funding Acquisition

- Received a grant from DCNR for the full amount requested.
- Working on biddable plans with the consultant.

### 911 Tower Project

- The commissioners have executed a contract with Motorola for approximately \$10,194,000.00.
- Completing tower lease agreements.
- Motorola has ordered the materials and will be doing full staging of the system in late April, early May of 2024.



## **Land Development Projects**

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Since the January PC Meeting, the following projects are in different phases of consultation for Land Development.

- Mountain Top – working with the property owner to bring his land into compliance.
- Take 5 – may have to relocate a water main on the property.
- Edwards Storage Facility – technical review is complete, plans have been resubmitted and are much more detailed. APPROVED.
- Wawa – Under review. Not recorded.
- Wayne Solar Farm - Nearing final review. Not recorded.
- Rutters – in Wayne Township next to Restless Oaks. Zoning has been approved. Land development will follow.
- Leidy Compressor – preliminary plans for a new office building and parking lot. LD plans have not been received.
- Edwards medical building in Lock Haven – APPROVED and Recorded.
- Nittany Mart – Woodward approved Preliminary Plans. Good to start work whenever.
- Mt McKinley – conditional approval granted from PC. Conditions were accepted in writing by the engineer. Final plans to come.

## **Property Subdivision**

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Received and reviewed 6 minor subdivisions of property. Primarily single lot subdivisions or lot consolidations of private property for residential use.

- Minor in Beech Creek Township x 1
- Minor in Gallagher Township x 1
- Minor in Wayne Township x 1
- Minor in Mill Hall Borough x 1
- Minor in Lamar x 1
- Minor in Porter Township x 1

## Zoning Officer/Community Planner's Report

3/11/2024

### **Zoning Officer's Report**

#### Zoning Permit Totals for 2024

- Colebrook - 1
  - East Keating - 0
  - Gallagher - 4
  - Grugan - 1
  - Logan - 1
  - Noyes - 0
  - West Keating – 0
- 
- Zoning Hearing for 1439 Greenburr Gap Road, Logan Township was canceled and will not be rescheduled. The property owner did not wish to continue the hearing as they did not have means to pay for a new septic system.
  - As usual, the beginning of the year has been slow for zoning permits but will likely pick up as we enter into spring.
  - The Mountaintop is currently working with labor and industry to meet compliance with them and the owner Don Breon has told us he will be reaching out to meet with us shortly.

### **Community Planner**

#### *Bald Eagle Valley Trail*

- Phase 5 and 6 are set to be completed this upcoming fall. There will be a slight delay in construction for Phase 5 due to the nesting season of the Peregrine Falcons and Bald Eagles.
- The Castanea Trailhead bathroom is now open and there will be two additional porta-jons placed in the Spook Hollow Road Section of the Bald Eagle Valley Trail.
- There will soon be a security camera system installed at the Castanea Trailhead, this is going to benefit the county to keep watch on the facilities and the Clinton County Historical Society to keep an eye on their Air BnB Cabooses and the model railroad clubs building.
- The next trail cleanup day is set for 4/14/2024 with a rain date of 4/21/2024.
- The Clinton County Recreation Advisory Committee will meet next on 3/21/2024 at 6:00PM in the first floor of the Piper Building. Anyone looking to learn more about how the committee serves the up and coming recreation projects and would like to lend a hand are encouraged to attend.

## “Spongy Moth” Update 2024

### Community Planner

After speaking with Greg Kisko (Sproul State Forest District Manager) and Brad Myers who is the spongy moth coordinator for Sproul, they had these updates to share.

- Last year the district treated roughly 60,000 acres of forest and this year they plan to only treat 24,000 acres.
- Tiadaghton and Bald Eagle State Forest’s both have a “respectable” amount of acres to treat.
- The district should see a downward trend over the next few months of outbreaks due to the high amount of acreage that was treated in the recent years and the natural virus and fungi that also take a toll on the caterpillar numbers.
- There will be a survey conducted late this summer to determine the population for next season.
- The link below has the statewide spongy moth spray program. This map will give you all the State-owned spray blocks we are planning for this year.
  - o <https://gis.dcnr.pa.gov/SpongyMoth/>
- This map does not include what the Pennsylvania Game Commission has planned to treat.
- The following link below will take you to the insect and diseases page. The tab located here on Spongy Moth, will provide you with information to pass along to the public pertaining to conducting a private suppression program as well as aerial applicators licensed to work in PA.
  - o <https://www.dcnr.pa.gov/Conservation/ForestsAndTrees/InsectsAndDiseases/Pages/default.aspx>
  - o It is recommended you book your aerial applicators early in the spring, just the same as last year.

Grant Administrator Report

March 11, 2024

So, let be nice this week.....

14<sup>th</sup> St row demo has been awarded \$1,015,150.50 for demo and \$56,397 for management costs. Safe Streets for all webinars-for preventing roadway deaths. We need to develop a Safety Action Plan. There are 3 due dates: 4/4, 5/16, and 8/29 for planning. They have left over funds from last year.

RACP submitted January 12th for BEVT. Comment period is now closed. Nothing new to report 2024 Appropriations- Homeland security voted and approved. Congress is finishing the rest of the funding. Word is we got our radios attached to the Homeland Security Appropriation. Cottage Lane was awarded \$500,000.

2025 Appropriations-. Meet with Caseys office. We need support letters.

Fettermans appropriation applications are due March 29th. Thompsons has not announced his yet.

\*Mill Hall Pool-Tony Walker called. The loan is too costly to keep the pool open. I reached out to Seda-Cog and Liz Cooper at Casey's office to see if it would qualify for USDA community facilities under appropriations. The normal USDA cap is \$50,000. Appropriations will allow \$750,000. I sent them info. On a few grants.

CDBG:

2023 CDBG -waiting on DCED approval of changes

2020/2021 GRAHP Need to get status update. 2020 funding expires **March 16, 2024** (Might need to request an extension).

Admin remaining no changes-CDBG-CV \$6,023.66 (911 towers)

2021 \$38,389.35

2021 \$49,958.00 CDBG competitive-South Renovo (Seda-Cog)

2022 \$42,957.00

2023 \$42,967.00

Open projects-

CDBG-CV 911 tower upgrades Remaining funds \$6,245,733.94..... Admin-\$6,023.66

2020 CDBG – reallocated funds to GRAHP \$38,438 and 2021 CDBG- GRAHP roof \$55,000

2021 CDBG WCCMA Pump \$74,127-project underway. Site visit and wage interviews complete.

2021-Dixon invoice BMC balance still needs paid. Can't use 2023 because the project expenses would be before the contract date.

2022 CDBG – Laurel St. rehab, \$123,924. Steve is reviewing ER. Should be able to go out to bid in Spring.

2022 CDBG – RBWA waterline \$21,771 (May be adding additional funding).

2022 CDBG Citizens Hose equipment \$50,000. Invoice paid.

2021 CDBG Competitive – South Renovo water consolidation (no change) \$944,270 Admin-\$49,958.00.

Awarded to Harger Utility. Construction to begin in the spring.

Fair Housing-Met with LH City, and Housing Auth. For 2024 project

ESG monitoring of Clinton County Housing Coalition is complete-passed. CDBG next

DCED Community Facilities grant due April 20<sup>th</sup>. Must meet requirements of work, education, and health monitoring. We are working on an application for the DES building 2<sup>nd</sup> floor.

DCNR grant is open, closes in April

**AHG-Affordable Housing Grant/Closing Cost Assistance:** funded from Real Estate Transfer taxes –  
No activity yet this year

**PHARE: Pennsylvania Housing & Rehabilitation Enhancement**

STEP's 2022/2023 Homes-in-Need housing rehabilitation project is in progress. This helps current homeowners get code-compliant repairs done and keep those properties on the tax rolls, which benefits everyone. STEP combined ARPA Whole Home Repair grant funding to expand this project.

**ERAP2: Emergency Rental Assistance Program, part 2** -COVID-19 grant to prevent homelessness  
Clinton County Housing Coalition has allocated 100% of its funding to help people. We will be closing out this grant by next month, most likely. Funding is down to under \$25,000.

**Fair Housing Activity 2024:** Abbey Roberts from Lock Haven City will be creating videos on different scenarios to educate young people on housing discrimination.

**USDA-Community Facilities Loan/Grant** for DES Emergency Response vehicle still pending approval

**HAP-Homelessness Assistance Program**

The County works with the Lycoming-Clinton Joinder Program to get funding for Children & Youth, Homelessness Prevention, Mental Health, Domestic abuse shelters, etc. This yearly application process will begin later this month.

Current and scheduled tasks/workload:

- Environmental Reviews in progress:
  - Renovo Borough's Laurel Street project is complete and ready to send to DCED
  - Clinton County Housing Coalition's Hope Mitchell House project
  - Renovo Borough Water Authority's 12<sup>th</sup> Street project
- ERAP Touchpoint meetings biweekly
- Grants review meeting w/ STEP & Clinton County Housing
- Updating annual grant progress report
- Research on plans, studies, and reports for updating the Comprehensive and Greenways Plans
- Advertise and promote Broadband Internet for All meeting, March 15 at 3 PM

# **EXHIBIT 3**

## **OLD BUSINESS**

# CLINTON COUNTY PLANNING COMMISSION

## ANNUAL REPORT

### 2023



## DIRECTOR'S MESSAGE

### GOALS AND RESULTS FROM 2023

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The Year 2023 began a new era for the Clinton County Planning Department with the first full year under the new Director of Planning/County Engineer, and saw the end of several COVID-19 related grant and assistance programs, which had been the responsibility of the Planning Department to administer.

The Planning Department Staff continued to consist of the Community Planner/Zoning Officer, Grants Administrator and Grants Project Coordinator. The salaries of the Grants Administrator and Grants Project Coordinator were 100% reimbursed through various grant programs, lessening the burden on the County's finances. The Grants Project Coordinator and County Engineer salaries were also partially reimbursed through agreements with local municipalities and authorities that utilized the Planning Department Office to assist with capital project management, which further lessened the burden on the County General Fund.

During 2023, the Clinton County Planning Commission added Dunnstable Township as a county regulated municipality. In late 2023, the County received the first land development plan on behalf of the Township.

**Kicked off the Next Generation 911 Communications Project.** In early 2023, the Next Generation 911 Communications Project was publicly bid. The project, with an estimated cost of approximately \$11,000,000.00, will update the County 911 System to be compliant with P25 digital requirements, resulting in all new equipment at each of the communications towers, new servers at the Communications Center, and new Dispatch Consoles. The project also funds approximately \$1,000,000.00 in new subscriber radios, for first responders and first responder vehicles. Funding for the project was acquired by securing several grants, consisting of almost \$9,000,000.00 in CDBG CV and \$1,000,000.00 in USDA Funds.

The project was awarded to Motorola Solutions in June of 2023, with construction scheduled for Spring of 2024. The Planning Department is providing Contract/Project Management jointly



with the Department of Emergency Services. This once in a generation project is fairly time consuming, but the County's hands on approach has resulted in fewer change orders and seamless communication with the Contractor.

**Funded, Designed and Permitted Two BEVT Trail Projects.** During 2023, BEVT 5, which is the trail section that continues from the end of Katie's Crossing, was designed and permitted for construction in 2024. BEVT 5 is fully funded through a Transportation Alternatives Set Aside Grant in the amount of \$1,000,000.00, which is administered by PennDOT. In addition to completing the design and permitting for BEVT Phase 5, the Planning Department prepared a DCNR Community Conservation Partnership Program Grant for BEVT 6, which is the connector trail between the Castanea Trail Head and the City of Lock Haven. The Grant was awarded in the Fall of 2023, for the full amount requested. The \$250,000.00 project is scheduled to go through final design in early 2024, with bidding and construction later in the year.

**Updated the Clinton County Subdivision and Land Development Ordinance.** The Clinton County Subdivision and Land Development Ordinance (SALDO) was finalized and adopted in February of 2023. Several land development and subdivision plans were reviewed and approved under the new regulations, which brought stormwater management regulations and roadway construction up to date.

**Clinton County Broadband Initiative.** The Planning Department assisted the Commissioners and SEDA COG with outlining a plan to fund Broadband for All, which is a federal initiative to provide internet to the last mile. Because of Clinton County's rural setting, state forest acreage and Amish Communities, broadband for all has been very challenging. Very large funding entitlements are expected to be allocated to Pennsylvania in 2024, and the County is striving to be well positioned to address the broadband deficiencies when the funding is released.

**Continued to apply for, and manage, grants to accomplish various goals.** The Planning Department is currently managing the funding and project execution of approximately \$16,000,000.00 in capital projects through various grant programs:

- CDBG Entitlement and Competitive Grants for ADA Compliance, utility replacement, streets and sidewalk replacements and LMI Facilities Improvements
- PennDOT TASA Grants for BEVT 5 Construction
- DCNR Grants for BEVT 5 Engineering and BEVT 6 Construction
- Emergency Rental Assistance Program (ERAP)
- Clinton County Live and Work Program, Clinton County First Time Home Buyers Program
- PennDOT Liquid Fuels and Act 13 Bridge Funding Program





## 2024 PLANNING DEPARTMENT GOALS

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As of the end of 2023, the Planning Department has established goals to accomplish in 2024, pertaining to funding programs, capital projects and planning documents. The list below outlines some of the major goals for the year.

- Hire a consultant and prepare the 2024 Clinton County Comprehensive Plan and Greenways and Open Space Plans, and begin the report outline and GIS Mapping. The effort will consist of forming committees and breakout groups to address local demographic shifts, housing, economic growth, tourism, recreation and transportation for the next decade.
- Complete the 911 Tower Project, which will consist of upgrades at 13 tower sites and the Department of Emergency Services Building in Flemington.
- Construction of the Bald Eagle Valley Trail Phase 5.
- Complete Design and Construction of Bald Eagle Valley Trail phase 6.
- Pursue Right of Ways, Permitting and Design for the Bald Eagle Valley Trail Phase 3.
- Continue to pursue funding for the design and construction of the State Route 150 Pedestrian Safety Improvement Project.
- Take a hard look at the Clinton County Long Term Transportation Plan and provide input to the SEDA COG Metropolitan Planning Organization and PennDOT District 2-0.
- Continue to meet with private industry broadband providers to extend reliable and fast broadband internet to the furthest miles of Clinton County.
- Assist the Clinton County Housing Authority with planning and funding associated with the Susquehannock Heights Phase 2.
- Continue to provide planning and engineering services to the Clinton County Planning Commission for the review and approval of subdivision and land developments.
- Pursue a joint project with the City of Lock Haven to fund and design a bypass around the Tidlow Dam, which would allow both fish and kayaks passage.
- Continue to pursue funding opportunities for our LMI Communities, Recreation and Tourism, as well as other County Capital Projects.



## PLANNING COMMISSION

Planning Commission members represent different regions of the county and make recommendations to the Commissioners, local municipal officials, and staff on land use ordinances, policies and procedures. They also review all major subdivisions and land developments.

Clinton County Planning Commission Attendance-2023													x = Present
													A = Absent
													E = Excused
	Jan	Feb	March	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Terry Murty	x	x	x	x		x	x	x	x	x	x		10
Reza Lotfi	x	x	x	E		x	x	x	x	x	x		9
Dave Calhoun	x	E	x	x		E	x	x	x	E	x		7
Roger Hoy	x	x	E	x		x	x	x	x	x	x		9
Larry Sheats	x	x	x	x		x	x	x	x	x	E		9
Ryan Graw	x	x	x	x		E	x	x	x	x	x		9
John Dotterer	E	x	x	x		x	A	x	x	x	x		8
Richard Bowman	E	E	x	x		A	A	A	x	x	x		5
Melvin Coakley	x	E	x	x		x	x	E	x	x	x		8

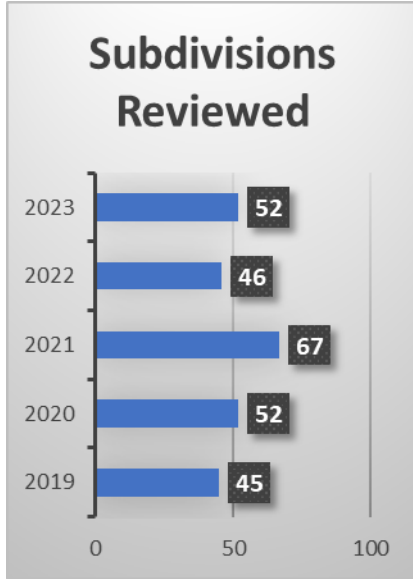
## SUBDIVISIONS AND LAND DEVELOPMENTS

This year, Planning staff reviewed or approved 52 minor subdivisions, and reviewed 1 major subdivision with the Planning Commission.

The Planning Commission reviewed 15 commercial and/or industrial land development plans. Significant projects included a Gas N Go in Lock Haven, Self Storage Facility in Bald Eagle Township, an expansion to Pine Creek Veterinary Associates in Pine Creek Township, an auto maintenance facility in Bald Eagle Township, a Wawa convenience store in Bald Eagle Township, a Nittany Minute Mart in Woodward Township, a Solar Farm in Wayne Township, an expansion to the Sugar Valley Produce Auction in Greene Township and a Dental & Medical Facility in Downtown Lock Haven.



A comparison of land development plans and subdivisions over the last 5 years is presented below. A post COVID surge in land development appears to be the trend in 2023.



### ZONING PERMITS AND ENFORCEMENTS

The County Zoning Ordinance is enforced by the County Zoning Officer in Colebrook, Gallagher, Grugan, East Keating, West Keating, Logan, and Noyes Townships. During 2023, Planning Department staff issued 48 zoning permits with a total improvement value of \$3,442,200.00. There were four zoning permits issued for permanent residences for the seven townships that fall under the Clinton County Zoning Ordinance and there was one permit that was denied which will be reviewed by the Zoning Hearing Board in February of 2024.

Breakdown of permits issued by municipality:

Colebrook: 3

Gallagher: 10

Grugan: 4

East Keating: 3

West Keating: 6

Logan: 16

Noyes: 6



Zoning Permits Issued by Year

## ZONING HEARINGS

There were no zoning hearings that occurred in the 2023 year.

## MUNICIPAL ORDINANCE REVIEWS

The Planning Commission reviews proposals for updates and amendments to zoning and flood plain ordinances and comprehensive plans for all 29 municipalities in Clinton County. In 2023, the Planning Commission reviewed 2 zoning ordinance amendments and provided comments for each.



## TOURISM FUND PROJECTS

Tourism and Recreation has continued to be a vital part to the Clinton County economy and 2023 brought several new events to the area such as the Happy Valley Ironman, 2023 Canoe and Kayak Nationals and the Endless Mountain Adventure Race; along with County annual events like Smoked Country Jam in Kettle Creek. To show continued support to the growth of tourism, “for-profit” businesses were permitted to apply for the 2023 Tourism and Recreation Grant to promote their events. In total, there was \$75,000.00 to be distributed to applicants, as summarized in the list below.

Organization/Municipality	Project	Amount Awarded
ABSOLUTELY! Theatre and Fundraising	Lock Haven Fringe Fest	\$1,000
Brick and Barn Estate	Brick and Barn Estate AirBnb Guesthouse	\$1,000
Budstock	Budstock Music Festival	\$1,000
Castanea Township	Castanea Days	\$500
Citizen’s Hose Company South Renovo	Flaming Foliage Festival Concert	\$1,000
City of Lock Haven	Summer Concert Series	\$5,000
Clinton County Country Club	Promotion for Clinton County Country Club	\$2,500
Clinton County Arts Council	LH Jams Festival, CCAC Station Gallery Events	\$5,000
Clinton County Fair Association and Speedway	35 <sup>th</sup> Anniversary Season Digital Billboard Campaign	\$5,000
Clinton County Historical Society	Circa 1900 Caboose	\$9,000
Clinton County Historical Society	Wine in the Wilds	\$1,000
Clinton County Recreational Authority	Belle Springs Tourism Promotion	\$1,000
CMATV	Promotion and Marketing of ATV Events	\$3,300
CRAAZE LLC	Promotion of opening of Crystal Beech Retreat	\$1,500
Downtown Lock Haven Inc	2023 Downtown Lock Haven Inc Events	\$4,000
Hope 4 Hayze	Truckers 4 Hope	\$3,200
Kettle Creek Music Festival	Kettle Creel Music Festival 2023	\$3,000
Mill Hall Borough	Mill Hall Community Pool Project 2023	\$5,000



Organization/Municipality	Project	Amount Awarded
Millbrook Playhouse Inc.	60 <sup>th</sup> Anniversary Season	\$6,500
PA State Flaming Foliage Festival	Outdoor Signage	\$2,000
Pine Creek Seed Farm LLC	Pine Creek Seed Corn Maze	\$500
Piper Aviation Museum	Manual Gate for Pilot Access, Museum upgrades	\$1,000
Revibe Outdoors	Little Loggers Trail Fest	\$3,000
The Clinton County Fair Association	Public Address System Upgrade	\$5,000
The Jaycees	52 <sup>nd</sup> Annual Labor Day Regatta	\$4,000

### RECREATION PROJECTS AND ACTIVITIES

**The Bald Eagle Valley Trail.** The Bald Eagle Valley Trail saw no physical construction in 2023, but according to a trip-counter study performed by SEDA COG, the trail experienced much more recreational use with the opening of Katie’s Crossing. SEDA-COG provided several trail counters in the completed trail sections of Castanea and Wayne Township, which gave the County better insight into just how many bike riders and hikers were utilizing the trail on a daily basis. On a daily average, for all sections where counters were placed, the trail saw approximately 37 users per day. The Spook Hollow Road Section (Which leads to Katie’s Crossing) saw the most use, as it averaged 52 users on a daily basis. We look for this trend to continue upward with the completion of phases 5 and 6 during the fall of 2024.

County Staff continued to study and plan for the final stages of the BEVT, which will encompass the extension of Phase 5 through Pine Creek Township and Avis Borough to the Lycoming County Border, approximately 1,000 feet from the Pine Creek Rail Trail.



**The Clinton County Recreation Advisory Committee:** The Clinton County Recreation Advisory Committee had a huge part in the planning and execution of several major events during the summer of 2023, such as the Happy Valley Ironman Triathlon Race, the 2023 Canoe and Kayak National Championships, and the Endless Mountains Adventure Race. For all three events, the members offered help by volunteering their time to help run and coordinate the races which spanned for several days and a vast area in Clinton County. The committee also went through a major reorganization which featured setting term limits for the respective members and revamping the bylaws of the committee. Currently there are two vacancies for the Clinton County Recreation Advisory Committee and we are accepting interest letters to fill the seats which are both one-year terms. There are several projects in the works for the year such as the Susquehanna River Campsite/River Trail system, The Beech Creek Boulder Park, and the Lockport Fish Ladder project which the group is creating “sub-committees” to offer aid to help with the completion of the projects.



The view looking south from Katie’s Crossing, toward the river bend and Fort Horn.



## **LIVE AND WORK PROGRAM**

The Live and Work Relocation Program is entering into its second year and it has seen tremendous results in bringing new residents to Clinton County. In total, the program has brought 54 new residents to the county, with a majority relocating the City of Lock Haven. Commonwealth University is the top employer of the applicants, but there is also dynamic range of industrial employers such as First Quality, Avery Dennison and Croda. The County Commissioners intent to fund the project through 2024, building on the successes of the previous two years.

## **AFFORDABLE HOUSING ACTIVITIES**

The Affordable Housing Fund earns fees, collected through property transactions, of approximately \$30,000 per year for use as matching funds for housing-related grant projects. These initiatives consist of closing cost assistance to first time homebuyers, as well as, emergency funding for the unforeseen needs of agencies and organizations that provide housing services around the County. Approximately \$7,500 was awarded to help homebuyers. The County awarded STEP, Inc. \$25,000 for owner-occupied home rehabilitation projects. In 2023, revenues were \$24,245.76 in recording fees, plus \$2,500.00 from satisfied liens, and \$4,509.05 in interest.

## **HOMELESS SUPPORT ACTIVITIES**

Homelessness grants are written and managed by the Planning Director and Grants Administrator from the following funding sources:

**DHS/HAP Funding:** The County's Homeless Assistance Program (HAP), an annual county entitlement from the Pennsylvania Department of Human Services (DHS), is used for cash assistance to homeless persons for rent and utility payments, and also to support shelter operations. The County is allocated \$23,818.00 and passes this through to the Housing Coalition.

**PHARE Funding:** The PA Housing Affordability and Rehabilitation Enhancement Fund (PHARE) grant provides rental assistance and education to eligible homeless clients of the Housing Coalition, as well as Owner-Occupied Home Rehabilitation funding to income eligible households via our rehab contractor, STEP, Inc. The 2023 PHARE request was submitted for the Housing Coalition's Homeless and Forensic Housing project in the amount of \$312,300 to continue their Returning Citizens program and create a new permanent supportive housing development.





Funding Source	Project Name	Funded Amount	Project Status
2020 PHARE	Housing Rehabilitation - countywide	\$250,000	Completed
2021 PHARE	Shelter Operations and Forensic Housing	\$89,350	Completed
2022 PHARE	Housing Rehabilitation-countywide	\$300,000	Underway
2021/2022 HAP	Housing Coalition Operations and Assistance	\$23,818	Completed
2022/2023 HAP	Housing Coalition Operations and Assistance	\$23,818	Completed
2023/2024 HAP	Housing Coalition Operations and Assistance	\$23,818	Underway
2023	Whole Home Repair	TBD	In progress

### COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

The **Community Development Block Grant (CDBG)** program is a federally funded entitlement program intended to benefit low to moderate income residents. The CDBG funds are intended to target the neediest areas of the County, or are utilized develop projects that benefit full inclusion for disabled or elderly citizens. CDBG monies are often used as match for very large grant and loan-financed infrastructure upgrades. Below is a summary of the ongoing CDBG Capital Projects:

Fund Year	Project Names	Funded	Project Status
2020 2021	Greater Renovo Area Heritage Park roof	\$38,438.50 \$55,000.00	in progress
2021	Bucktail Medical Center/HVAC upgrade	\$71,400	Complete
2021	Western Clinton Municipal Authority – Grinder pump purchase	\$74,127	Construction has started.
2021	CDBG-Competitive South Renovo Water Consolidation	\$950,000.00	Construction has started.
2022	Renovo Borough Water Authority-Pipe purchase	\$21,771.00	Awarded
2022	Citizen’s Hose of South Renovo-Equipment	\$50,000.00	Awarded/purchased
2022	Laurel St, Renovo-rehab	\$123,924	Awarded



## PANDEMIC RELIEF PROGRAMS

Through the CARES and American Rescue Plan Acts passed by Congress in late 2020 and early 2021, PA agencies were awarded billions in funding allocated for all kinds of emergency needs associated with the COVID-19 Pandemic. Some of these programs were passed on to the counties to administer or subcontract. Clinton County subcontracted with SEDA-COG to administer the CHIRP program, and the Housing Coalition to administer the ERAP Program. The other programs are being administered in house by the Planning Department. Several of these programs will be ending in 2024.

Program Name	Program Purpose	Received in 2022/2023 or left from 2021	Funding Distributed	Number of Recipients: businesses, nonprofits, municipalities, households
ERAP Part 1 – From DHS	Emergency rental assistance for tenants and landlords	\$ 2,064,599.81	\$ 2,064,599.81	289
ERAP Part 2 – from DHS	Emergency rental assistance for tenants and landlords	\$2,145,327.80	\$ 2,145,327.80	661
ERAP Part 2 2023 Additional Allocation -from DHS	Emergency rental assistance for tenants and landlords	\$500,000	\$500,000	661
CHIRP – From DCED	Pandemic relief for hospitality industry businesses	\$437,560	\$426,792	20
ARPA – From DCED	Various, emphasis on county operations, water, sewer, and outdoor recreation infrastructure.	\$3,751,906.50	TBD	21
USDA Emergency Rural Health Care	Department of Emergency Services – radio tower project	\$750,000 toward \$1,000,000 request	0	Will be used for installation of 911 equipment
CDBG-CV Competitive	Department of Emergency Services radio tower project – Awarded Phase 1 & Phase 2	\$510,962 \$8,112,115	0	All users and beneficiaries of our 911 system in Western Clinton County
HIRP-PA Office of Rural Health	Health Initiatives for Rural PA-pandemic relief, economic, and health initiatives	\$ 120,000	\$120,000	Countywide



## **REPRESENTING THE COUNTY**

Planning staff represents the County on various boards and committees including: Clinton County Economic Partnership (CCEP) Operating Committee, CCEP Tourism Committee, CCEP Transportation Committee, Clinton County Enterprise Zone, SEDA-COG Transportation Metropolitan Planning Organization (MPO), PA Wilds Planning Team, Clinton County Sewer Authority, SEDA-COG Natural Gas Cooperative, North Central PA Regional Housing Advisory Board, Eastern Pennsylvania Continuum of Care, Public Transportation Committee, Middle Susquehanna Active Transportation Committee, Downtown Lock Haven, and Clinton County Local Emergency Planning Committee.

## **COUNTY ENGINEER**

The purpose of the County Engineer is to perform all “in house” plan reviews for the County Planning Commission, work with County Government on the planning and execution of capital projects, provide consultation to County Authorities and Municipalities and perform tasks that require the seal of a Professional Engineer. In 2023, the following engineering tasks were accomplished, which offset consulting fees by approximately \$240,000.00.

- Environmental Review, zoning, land development and project management for the 911 Project.
- Engineering consultation for the Chestnut Grove Recreation Authority on the Robbie Gould Youth Sports Center – East Park Project.
- Multiple Environmental Assessments associated with HUD funding, such as the 911 Project, Hope Mitchell House and the South Renovo Citizens Hose Equipment.
- Engineering Consultation for the Clinton County Sewer Authority.
- Engineering sealed costs estimates, which are required for most grant applications.

Projects in 2024 will consist of the execution of the 911 Tower Project, multiple bridge rehabilitation projects, continued consultation on Phase 3, 5 and 6 of the Bald Eagle Valley Trail and fee paid consultation with select municipalities on parks and utility projects.

# **EXHIBIT 4**

## **NEW BUSINESS**



LOCATION MAP NOT TO SCALE PLATE B, BLOCK B RENOVO BOROUGH

ALL UTILITY LOCATIONS SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION, UTILITY INFORMATION AND LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. CONTRACTORS SHALL NOTIFY PA. ONE CALL PRIOR TO ANY EXCAVATION AT 1-800-242-1776.



I HEREBY CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM ACCURACY REQUIREMENTS FOR CLASS C SURVEYS BY ALTA AND ACSM.

DATE 3/12/2024 *Robert OHL*

SU051842  
ROBERT OHL P.L.S.  
PO BOX 103  
WOOLRICH, PA 17779



REVIEWED BY RENOVO BOROUGH COUNCIL  
DATE \_\_\_\_\_ CHAIRMAN RENOVO COUNCIL

APPROVED BY CLINTON COUNTY PLANNING COMMISSION

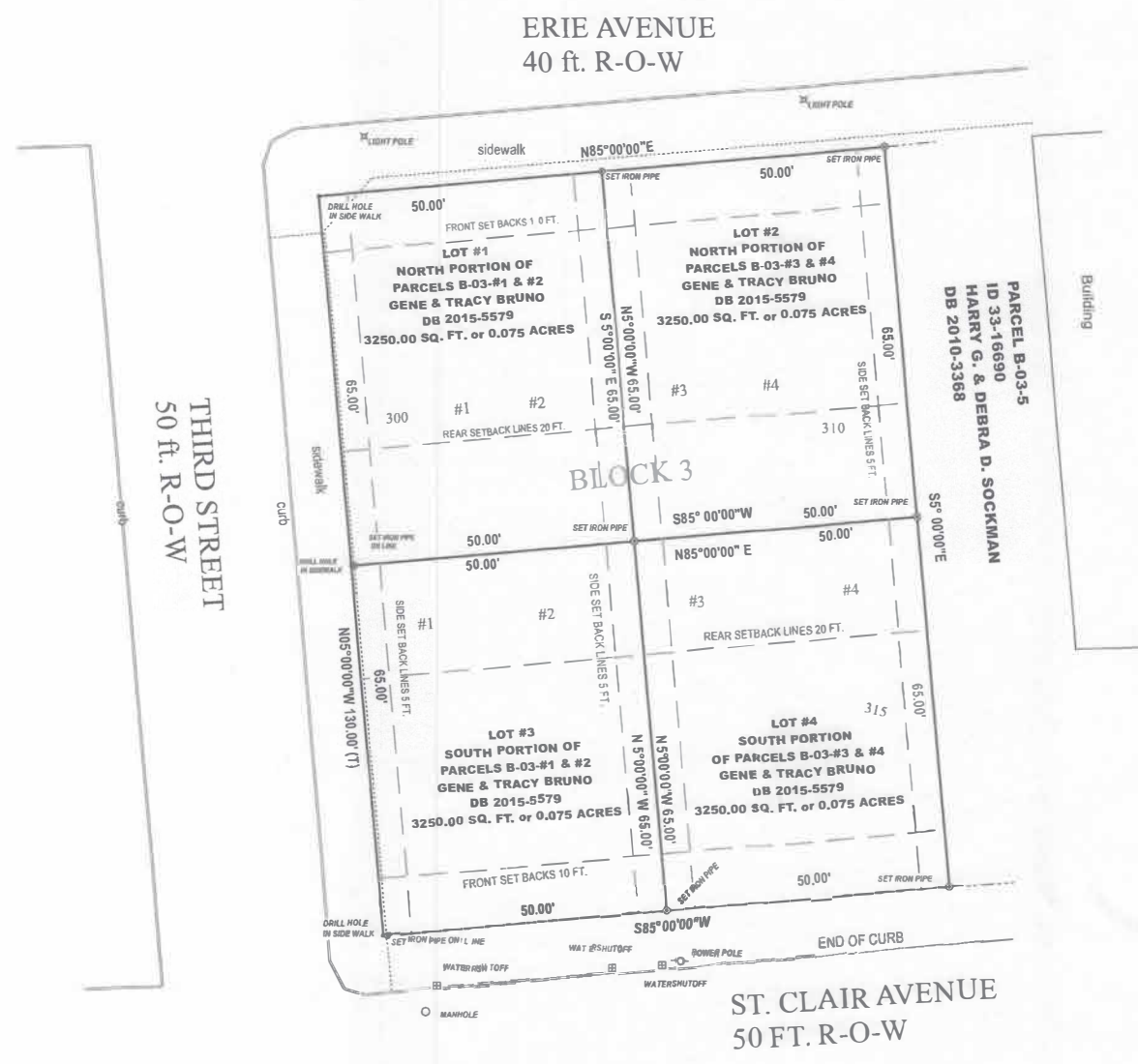
SOURCE OF TITLE 2015-5579 DB/PG.  
TAX MAP CODE B-03-3  
ZONING DISTRICT R-23 RESIDENTIAL  
TOTAL ACREAGE 0.30 or 13000.00 SQ. FT.  
TOTAL NUMBER OF LOTS \_\_\_\_\_  
'4' LOTS REPLOTTED INTO '4' LOTS

HEREBY SAYS THAT THEY ARE AN OWNER OF THE PROPERTY SHOWN ON THIS PLAN AND THAT THE SUBDIVISION PLAN THEREOF WAS MADE AT THEIR DIRECTION, AND THAT THEY ACKNOWLEDGED THE SAME TO BE THEIR ACT AND PLAN, AND DESIRED THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

OWNER  
\_\_\_\_\_  
GENE BRUNO  
1220 ERIE AVENUE  
RENOVO, PA. 1776

ZONED R-2  
RESIDENTIAL  
FRONT YARD SETBACK 10 FT.  
SIDE YARD SETBACK 5 FT.  
REAR YARD SETBACK 20 FT.

LEGEND	
+	Tick
•	Point
⊙	Iron Pipe
⊞	Gas Valve
⊕	Power Pole
⊞	Water Meter
⊗	Yard Light
○	Sanitary Manhole
—	Solid
⊙	Set Iron Pipe
●	Set Rebar
○	Circle



NOTE:  
SURVEY IS BASED ON PRIOR RETRACEMENT SURVEY BY ROBERT OHL PLS 11/9/2023  
OF (4) TRACTS OF LAND IN WEST WARD OF BOROUGH OF RENOVO PARCELS PLAT B BLOCK 3, LOTS #1, #2, #3 & #4  
LANDS OF GENE & TRACY BRUNO PER DEED BOOK 2015 PAGE 5579  
PROPOSED RELOT SUBDIVISION PLAN OF '4' LOTS  
LOT #1 NORTH PORTION OF B-03-#1 & #2, LOT #2 NORTH PORTION OF PARCELS B-03-#3 & #4, LOT #3 SOUTH PORTION OF PARCEL B-03-#1 & #2, LOT #4 SOUTH PORTION OF PARCELS B-03-#3 & #4.



SUBDIVISION OF LANDS OF  
GENE & TRACY BRUNO, RENOVO BOROUGH, CLINTON COUNTY  
PENNSYLVANIA

RELOT SUBDIVISION OF PARCEL B-03-1,2,3 & 4 LANDS SURVEYED OF GENE BRUNO		
SCALE	DATE	DRAWN BY
20 FT/in	11/9/2023	ROBERT OHL PLS.
JOB	BLOCK 3	CLINTON COUNTY
9769 BK. 85 PG. 17	RENOVO BOROUGH	PENNSYLVANIA

This map drawn with TRAVERSE PC Software

**EXHIBIT 5**

**CORRESPONDENCE**

February/March 2024 Correspondence

- Kettle Creek Watershed Association: Notice of application for GP-1 Fish Habitat Enhancement Structure for Trout Run in Leidy Township
- 2023 1220 S.T.L. Resources, LLC: Notice of application for E&S Control General Permit for in Gallagher Township
- 2024 0109 CDR Maguire Engineering: Notice of application for renewal for NPDES Permit for Little Pond & Fryer Tract Developments in Wayne Township
- 2024 0116 ASC Group, Inc.: Notice of application for GP-11 for DCNR for Stony Run Road in Leidy Township
- 2024 0118 Letter to PennCore Consulting regarding Mount McKinley WMGR123 Facility in Dunnstable Township
- 2024 0122 Bohler Engineering PA, LLC: Notice of application NPDES for Wawa in Bald Eagle Township
- 2024 0122 The Express: Affidavit of Publication for Planning Commission meeting schedule
- 2024 0123 R. K. Webster, LLC: Notification of application for Multimodal Transportation Fund grant for SR 477/US 220 interchange in Lamar Township
- 2024 0126 Kerry Uhler & Associates: Notice of application for PA DEP Chapter 105 Joint Permit for Chub Run in Lamar Township
- 2024 0202 CDR Maguire Engineering: Notification of application for Chapter 105 General Permit for water obstruction at the Wayne Township Landfill
- 2024 0206 EBI Consulting: Section 106 Invitation for Comment on the installation of a communications tower in Bald Eagle Township
- 2024 0212 Eastern Gas Transmission: Notification of application for DEP Plan Approval for Leidy Compressor Station in Leidy Township
- 2024 0226 Beech Creek Borough Authority: Sewage Treatment Plant NPDES permit renewal in Beech Creek Borough and Beech Creek Township
- 2024 0228 Beran Environmental Services: Notice of application for E&S Control General Permit for COP Tract 342 Pad A in Beech Creek Township
- 2024 0229 Pennsylvania American Water Company/Appalachian Utilities: PUC Section 1102 merger in Avis Borough, Pine Creek Township, Dunnstable Township water service