

**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.

**CLINTON COUNTY PLANNING DEPARTMENT**  
2 Piper Way, Suite 244  
Lock Haven, PA 17745  
Phone: (570) 893-4080  
www.clintoncountypa.gov



**PLANNING STAFF**  
*Director/Engineer: Stephen P. Gibson, P.E.*  
*Community Planner: Matthew Croak*  
*Grants Administrator: Kari Kepler*  
*Grants Project Coordinator: Elizabeth Whitty*

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



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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

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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