

Ray E. Sheats

CLINTON COUNTY PLANNING COMMISSION

January 17, 2023 Meeting Minutes

PRESENT: Terry Murty, Roger Hoy, Dave Calhoun, Larry Sheats, Reza Lofti, Melvin Coakley, Ryan Graw (remote)

EXCUSED: John Dotterer, Richard Bowman

ABSENT: None

GUESTS: Jeff Snyder, County Commissioner

PLANNING STAFF: Steve Gibson, Matt Croak and Beth Whitty

REORGANIZATION MEETING: Steve Gibson called the reorganization meeting to order at 7:00 pm.

- The commissioners reappointed Richard Bowman and Ryan Graw to a four year term. Their terms will expire on December 31, 2026.
- A motion was made by Melvin Coakley to keep the Planning Commissioner Officers the same, which would be Terry Murty (Chair), Dave Calhoun (Vice Chair) and Larry Sheats (Secretary). A second was made by Roger Hoy. All were in favor and the motioned carried.
- The 2023 public meeting schedule was advertised in the Lock Haven Express, as the third Tuesday of each month (with the exception of December) at 7:00 pm in the 1st Floor Conference Room of the Piper Building. Motion was made by Melvin Coakley and seconded by Larry Sheats. All were in favor and the motion carried.

CALL TO ORDER: Chairman Murty called the meeting to order at 7:10 pm.

APPROVAL OF MINUTES

- Dave Calhoun moved, and Reza Lofti seconded, a motion to approve the minutes of the November 15, 2022 meeting, as submitted. All were in favor and the motion carried.
- Mr. Sheats signed all of the 2022 Planning Commission Minutes. The minutes will be posted on the County Web Site.

STAFF REPORTS:

Matt Croak

- Reviewed the number of zoning permits issued in 2022. There were 45 permits issued in 2022, with one renewal and one amendment. The majority of the zoning permits pertained to agricultural construction, residential housing additions and recreational housing additions.
- Reviewed an enforcement action being taken in West Keating Township. Staff met with the County Solicitor to review enforcement actions on a property owner in West Keating that has constructed a recreational structure on a lot with 8 existing recreational structures.

Once the second structure is constructed, the developer has to go through the Land Development process. In addition, the property owner has not acquired approval for on lot sewage, or applied for a zoning permit.

- Provided an update on the BEVT projects. The Phase 6 project was not selected by DCNR for funding. The next round of DCNR funded projects is opening soon.
- Provided an update on Phase 5 BEVT. The project is under design. Staff and the Borough of Avis have met to review alternate alignments through downtown Avis.
- The Clinton County Tourism and Recreation Grant launched on January 13, 2023. For profit entities may apply for this grant this year. The grant will close on February 28, 2023.
- Matt provided a detailed report on the Spongy Moth. The report is attached.
- Matt was excused after providing his report.

Beth Whitty

- Provided an update on the Housing Grants and Programs for the County.
- Report was included for questions or comments. No questions or comments were received.

Steve Gibson

- Provided an update on the 911 Tower Project, BEVT 5 and 6 Projects.
- The Planning report was included for questions or comments, along with Kari Kepler's grant administrator's report. No questions or comments were received.

OLD BUSINESS:

- **SALDO update:**
 - A public hearing is scheduled for January 19, 2023 in the Commissioners Meeting Room on the second floor of the Piper Building. Denny Puko from Puko Consulting will be at the meeting. Steve Gibson will review the SALDO with the general public, discuss changes and document comment.
 - The Planning Commission members are encouraged to attend the meeting.
- **Spongy Moth**
 - No additional discussion was made after Matt Croak's report during the staff report section.

NEW BUSINESS

- Nicholas Meat LLC.
 - Nicholas Meat LLC's consultant (the Milnes Group) provided the Final Land Development Plan for review by the Planning Commission. The plan is essentially an as-built plan of the parking lot and associated stormwater system. Reza Lofti made a motion to approve the plan contingent on the Township Engineer's positive review. The motion was seconded by Dave Calhoun. All were in favor and the motion carried.

OTHER BUSINESS

- **Planning Group 2022 Annual Report**
 - Steve Gibson reported that the 2022 Annual Report is in draft form for the Planning Commission and Commissioners to provide comments. Comments are due by February 1, 2023.

CORRESPONDENCE

- Briefly reviewed the correspondence provided in the agenda.
- Steve Gibson will contact EXCO Resources to determine the status of their water withdraw, specifically where its located and if there will be land development and zoning required.

ADJOURNMENT

- Larry Sheats made and Melvin Coakley seconded a motion to adjourn at 8:07 PM. All were in favor and the motion carried.

Larry Sheats

CLINTON COUNTY PLANNING COMMISSION

February 21, 2023 Meeting Minutes

PRESENT: Terry Murty, Roger Hoy, John Dotterer, Larry Sheats, Reza Lofti, Melvin Coakley, Ryan Graw

EXCUSED: Dave Calhoun, Richard Bowman

ABSENT: None

GUESTS: Miles Kessinger, County Commissioner

PLANNING STAFF: Steve Gibson, Matt Croak and Beth Whitty

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

APPROVAL OF MINUTES

- Larry Sheats moved, and Melvin Coakley seconded, a motion to approve the minutes of the January 17, 2023 meeting, as submitted. All were in favor and the motion carried.

STAFF REPORTS:

Steve Gibson

The Planning report was included, along with Kari Kepler's grant administrator's report for questions or comments. 2022 Planning Department report has been completed. No questions or comments were received.

Matt Croak

- Zoning Permits: 6 permits issued this year, Logan Township 4, and West Keating 2
- SALDO Violation in West Keating is being handled by the solicitors.
- Grugan Township wants to edit their zoning map.
- Bald Eagle Valley Trail safety upgrades will include adding triangular turn style gate, mile markers, and cameras.
- Live and Work Clinton County helped relocate 35 people with Lock Haven University having the most.
- Colebrook Township received \$21,000 in grant money and will be using it to install a dry hydrant at Scootac, serving Colebrook Township, Bald Eagle, Allison, and parts of Grugan in case of a fire along the Renovo Road.

Beth Whitty

Provided an update on the Housing Grants and Programs for the County. Report was included for questions or comments. No questions or comments were received.

OLD BUSINESS:

- SALDO has been adopted, fees approved via resolution, and published on the website. A public training will be created and scheduled in coalition with Conservation District for all municipalities. Dunnstable Township will be also following the county SALDO.

- Bald Eagle Valley Trail Phase 3 is in design process, Phase 5 route change was approved by PADOT, Phase 6 was not awarded DCNR grant, reapplication pending
- EXCO water withdrawal is a renewal for an existing site in Gallagher Township. There is no well development work planned.

NEW BUSINESS

- Jonas Esh submitted a plan for construction of a 44' x 160' dairy barn in Lamar Township for review. Roger Hoy made a motion to send comments, requesting missing information be provided from property owner, and recommend conditional approval contingent upon NPDES permitting determination, Township Engineer stormwater plan review, and nutrient management plan with Conservation District. Melvin Coakley seconded, all were in favor, and the motion carried.
- David Fisher submitted a plan for construction of a 48' x 165' agricultural building in Greene Township. Roger Hoy made a motion to send comments, requesting missing information be provided from property owner, and recommend conditional approval contingent upon NPDES permitting determination, stormwater Township Engineer review, and nutrient management plan with Conservation District. Melvin Coakley seconded, all were in favor, and the motion carried.
- Samuel Fisher submitted a plan for construction of a 48' x 165" agricultural building in Greene Township. Melvin Coakley made a motion to send comments, requesting missing information be provided from property owner, and recommend conditional approval contingent upon NPDES permitting determination, Township Engineer stormwater review, and nutrient management plan with Conservation District. Reza Lofti seconded, all were in favor, and the motion carried.
- CRODA submitted plans for a new guard building at its Bald Eagle Township site. Melvin Coakley made a motion to send a letter to the municipal planning commission recommending approval. Reza Lofti seconded, all were in favor, and the motion carried.
- Weis Markets submitted a sketch plan for information only on the construction of a Gas & Go at the intersection of Bellefonte Street (S.R. 150) and Commerce Street in Lock Haven.

OTHER BUSINESS

- Annual Report discussion was held. It was already presented to the Commissioners and Planning Commission. Roger Hoy made, seconded by Reza Lofti, a motion to make favorable comment and approve its posting to the website.
- Discussion was held on Renovo Energy's environmental hearing.
- No spongy moth updates, Matt will be adding resources to the webpage.

CORRESPONDENCE

- Briefly reviewed the correspondence provided in the agenda.

ADJOURNMENT

- Melvin Coakley made, and Roger Hoy seconded a motion to adjourn at 7:50 PM. All were in favor and the motion carried.

CLINTON COUNTY PLANNING COMMISSION

March 21, 2023 Meeting Minutes

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

EXCUSED: Roger Hoy

ABSENT: None

GUESTS: Miles Kessinger, County Commissioner

PLANNING STAFF: Steve Gibson, Matt Croak and Beth Whitty

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

APPROVAL OF MINUTES

- Larry Sheats moved, and Melvin Coakley seconded, a motion to approve the minutes of the February 21, 2023 meeting, as submitted. All were in favor and the motion carried.

STAFF REPORTS:

Steve Gibson

The Planning report was included for questions or comments. None were received.

Matt Croak

- Zoning Permits: 1 permit issued this month, total this year-Logan Township 5, and West Keating 2
- SALDO Violation in West Keating, cabin has been removed.
- Grugan Township wants to edit their zoning map.
- Bald Eagle Valley Trail safety upgrades continue with new gates, mile markers installed soon.
- Avis Borough is working with County to use PennDOT Bike Route G to connect to Lycoming County.
- Live and Work Clinton County is gathering more interest with CRODA incorporating the program via QR code for new hires or relocating employees
- Animal Medical Center and Keystone Counseling have inquired about using the program
- Colebrook Township dry hydrant project is being further evaluated due to permitting issues

Beth Whitty

Provided an update on the Housing Grants and Programs for the County. Report was included for questions or comments. No questions or comments were received.

OLD BUSINESS:

- SALDO public training was scheduled in coalition with Conservation District for all municipalities on March 20, 2023 with sessions scheduled at 10:00 a.m. and another at 7:00 p.m. The training had a good turn out in the morning session. There were no attendees at the evening session. During the presentation, the Conservation District Manager talked about the Right to Farm Laws and the ACRE Laws, protecting agricultural activities from zoning.

- Phase 6 was not awarded DCNR grant, reapplication in process.

NEW BUSINESS

- Weis Market Gas & Go submitted a plan for the construction of the gas station at the intersection of Bellefonte Avenue and Commerce Street for review. Concerns were discussed regarding traffic, emergency vehicle egress, containment of spills, and internal vehicle circulation. Dave Calhoun made a motion to send a letter to the city planning commission recommending approval. Larry Sheats seconded, all were in favor, and the motion carried. The letter is attached.
- Windy Hill Rentals, LLC submitted a plan for the construction of 6-unit apartment complex on West Main Street in Lock Haven. Melvin Coakley made a motion to send comments, requesting missing information be provided for stormwater planning, lighting, water, and sewer locations, then recommend conditional approval contingent upon City Water and Sewer Department approval, stormwater management plan approval, a full engineer review, and bonding of site development. Ryan Graw seconded, all were in favor, and the motion carried. The letter is attached.
- Wynn Development Phase 2 proposal was submitted for review for the construction of a 40,000 square foot commercial garage with parking areas in Greene Township. Dave Calhoun made a motion to send comments then recommend conditional approval contingent upon municipal engineer review, PADEP approval and coordination with the public water supplier, technical review/approval of the stormwater management plan. Larry Sheats seconded, all were in favor, and the motion carried.

OTHER BUSINESS

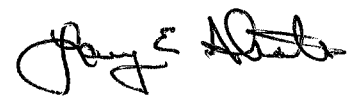
- Western Clinton County Municipal Authority wastewater treatment plant improvement project, Act 537 Sewage Facilities Plan submission review. Cost of project \$13.5M. Larry Sheats made a motion to send comments, cite the comprehensive plan, and recommend approval. Reza Lofti seconded, all were in favor, and the motion carried.

CORRESPONDENCE

- Briefly reviewed the correspondence provided in the agenda.
 - GP-5 Permit Application notice: EQT Corporation in Grugan Township
 - Plan Approval Application: Croda, Inc. in Lamar Township
 - Act 14 Notification: Keller Engineers for Cook's Run Road, East Keating Township

ADJOURNMENT

- Melvin Coakley made, and John Dotterer seconded a motion to adjourn at 8:02 PM. All were in favor and the motion carried.



CLINTON COUNTY PLANNING COMMISSION

Meeting Minutes

April 18, 2023

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

EXCUSED: Reza Lofti

ABSENT: None

GUESTS: Miles Kessinger, County Commissioner

PLANNING STAFF: Steve Gibson, Matt Croak and Beth Whitty

CALL TO ORDER: Chairman Murty called the meeting to order

APPROVAL OF MINUTES

- Dave Calhoun moved, and Melvin Coakley seconded, a motion to approve the minutes of the March 21, 2023 meeting, as submitted. All were in favor and the motion carried.

STAFF REPORTS:

Steve Gibson

The Planning report was included, along with Kari Kepler's grant administrator's report for questions or comments.

- Specifically discussed the Clinton County Redevelopment Authority. The Authority has been restarted and the objective is to identify and fund blight building removal/improvement, and to establish a property code based on the International Property Maintenance Code (IPMC), similar to the City of Lock Haven.

Matt Croak

- Zoning Permits: 11 permits issued this year, Gallagher Township 1, Logan Township 6, Noyes Township 1, and West Keating 3
- SALDO Violation in West Keating has been resolved, cabin removed.
- BEVT mile marker holes have been installed; gates will be installed soon. Planning met with Pine Creek Township for options of path towards River Road.

Beth Whitty

Provided an update on the Housing Grants and Programs for the County. Report was included for questions or comments. No questions or comments were received.

OLD BUSINESS:

- Letter from County Planner regarding Weis Gas & Go proposal was sent to the Lock Haven Planning Commission. The Lock Haven PC rejected the plan until roadway intersection congestion and public transportation concerns are addressed. Specifically were concerned about the alley connection to Commerce Street.
- Letter from County Planner regarding Windy Hill Apartments proposal was sent to the Lock Haven Planning Commission. The Lock Haven PC rejected the plan due to the lots requiring consolidation, and because there cannot be two detached apartment structures on the same lot in this zone.

NEW BUSINESS

- Final land development plans were received for review from Greene Township regarding Nicholas Meat, LLC Sustainable Resource Facility. Nicholas Meats Final Land Development plans were reviewed. In June 2021 the preliminary Land Development plans were approved by the Township. County Staff reviewed the plans prior to the meeting and noted several procedural issues that should be resolved by the Township and Nicholas Meat prior to final approval. Comments specifically mentioned incomplete construction at the site, bonding of any incomplete construction, and submission of a partially complete Final Plan. Melvin Coakley made a motion to recommend tabling this project and have the County and Township meet with the project engineer to adjust the plan. Larry Sheats seconded, all were in favor, and the motion carried.
- The Duke Military Operations Final Environmental Assessment Executive Summary and the Operation Plan were reviewed and discussed at length. A public survey has been put on the County website to gather comments which will be included in the County's response.

OTHER BUSINESS

- A legal notice from Dunstable Township's solicitor was received formally revoking the township SALDO and adopting the County SALDO, effective April 2, 2023.
- The letter to the Crawford Township Zoning Hearing Board, approved at the March meeting, was sent on April 12, 2023 regarding the Stoltzfus & Geyer Zoning Hearing.

CORRESPONDENCE

- Briefly reviewed the correspondence provided in the agenda to include LDG Act 14 notification for Jersey Shore Area Joint Water Authority, Pennoni ATV Connector Trail Act 14 notification, Cedar Run Environmental McElhattan Creek Act 14 notification.

ADJOURNMENT

- Dave Calhoun made, and Roger Hoy seconded a motion to adjourn at 7:50 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
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PLANNING STAFF
Director/Engineer: Stephen P. Gibson, P.E.
Community Planner: Matthew Croak
Grants Administrator: Kari Kepler
Grants Project Coordinator: Elizabeth Whitty

TO: Clinton County Planning Commission
FROM: Steve Gibson, Planner/Engineer
RE: May 2023 Planning Commission Meeting
DATE: May 9, 2023
CC: Clinton County Commissioners
Chief Clerk
Planning Department

A handwritten signature in blue ink, appearing to be "S. Gibson", is written over the "FROM:" line of the memo.

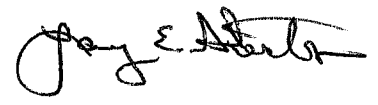
MEMO

This formally cancels the Clinton County Planning Commission meeting scheduled for May 16, 2023. There are no items on the agenda that require action by the Planning Commission. In addition, the 16th is also the night of the Primary Election and several of the rooms within the Piper Building will be booked.

This serves to provide an update on the Planning Department's activities in April and May.

1. No land development plans were submitted.
 - a. We have been advised that the Weis Gas N Go project has been revised and will be resubmitted to the City.
 - b. The Nicholas Meat final plan was reviewed by Greene Township and it had a substantial comment list, which concurred with the County PC Comments.
2. Three subdivisions were submitted and reviewed by staff since the last meeting:
 - a. City of Lock Haven – single lot subdivision on Glenn Road.
 - b. Pine Creek Township – add lot subdivision on Dutch Hollow Road.
 - c. Pine Creek Township – single lot subdivision of Bellvue Cemetary.
3. The 911 Project is currently being negotiated. Anticipate contract award to Motorola in late May for approximately \$11M.
4. Attended the quarterly PA Wilds Planning Committee meeting in Waterville. Observed there are several hiking trail projects proposed for Clinton County. There was a presentation on the Renovo Heritage Park Tipple Project and some discussion on the Duke MOA.

5. The planning office is processing the County's ARPA Business Development Grants, which helps Clinton County small businesses recover from inflation and supply chain issues. The application is located in Funding Opportunities on the County Website.
6. Planning Office prepared a presentation on the Duke Low Altitude MOA and helped host a webinar with the County Commissioners to inform the public about the project. Planning is collecting comments from citizens.
7. 16 Zoning permits have been issued since the start of the year.
8. Matt is providing updates to County Regulated Municipalities on zoning permits.
9. Zoning received several complaints about possible illegal campground development along Renovo Road in Colebrook Township. Zoning has inspected the site and will be issuing a letter to the owners.
10. The BEVT Phase 5 design is nearing completion. PennDOT is scheduling the Design Field View, which is the step before final design.
11. BEVT 6, which links Castanea to the City of Lock Haven, has been resubmitted to DCNR. Initial reports are that it is a good candidate for funding.
12. BEVT Avis extension survey will be sent out in the very near future to gauge the interest in having a bike route on Central Avenue.
13. Processing several CDBG Program Audits.
14. Have been offered additional ERAP 2 funds for Rental Assistance associated with COVID-19. Will possibly receive an additional \$500,000.00.
15. Beth is assisting Commission Harding with the Health Initiative for Rural PA Grant, which has several speakers giving webinar presentations on mental health.
16. May receive additional funding for the Homelessness Assistance Program, which has excess funds.
17. There are several ongoing CDBG Projects that are ongoing, including the 911 project, Renovo Heritage buildings, Bucktail Medical Center and several Renovo area water main projects, to name a few. Kari is also assisting with the Clinton County ATV projects.
18. Spongy Moth Spraying is ongoing. Approximately 5 planes are operating out of Piper.



CLINTON COUNTY PLANNING COMMISSION

Meeting Minutes

June 20, 2023

PRESENT: Terry Murty, Roger Hoy, Larry Sheats, John Dotterer, Melvin Coakley, Reza Lofti

EXCUSED: Ryan Graw, Dave Calhoun

ABSENT: Richard Bowman

GUESTS: Robert Ohl and James Tarantella

PLANNING STAFF: Steve Gibson, Matt Croak and Beth Whitty

CALL TO ORDER: Chairman Murty called the meeting to order

APPROVAL OF MINUTES

- Roger Hoy moved, and Larry Sheats seconded, a motion to approve the minutes of the April 18, 2023 meeting, as submitted. All were in favor and the motion carried.

PUBLIC COMMENTS:

Robert Ohl and James Tarantella were present to present and discuss a minor subdivision plan for 10 acres off Quarter Mile Road, on Bucky Road in Noyes Township. The property is located near, or within, a mine reclamation area. Mr. Tarantella presented a letter from the Township Supervisors approving the sale of the parcel. A non-building waiver will be filed with the property subdivision. Roger Hoy moved, and John Dotterer seconded a motion to approve the subdivision plan contingent on Planning Staff reviewing the original subdivision of land to assure there are no special conditions or encumbrances on the land use. All were in favor and the motion carried.

STAFF REPORTS:

Steve Gibson

- Planning Director/Engineer report included discussion on County Redevelopment Authority working to establish a Blight Task Force, SEDA-COG Transportation program for bridges, Cottage Lane project, SR 150 Connector Project and Bald Eagle Valley Trail project updates.
- There were 11 minor subdivisions of properties, consisting primarily of lot consolidations.

Kari Kepler

- Grant Administrator's report was presented for questions or comments. None were received.
- 2023 CDBG funding was announced for \$238,706 allocation with applications due on July 15th.
- Small Business Grant-80 applications were received and are being reviewed by Commissioners
- Current project list discussed to include 2021 and 2022 CDBG project updates, ATV Route 120 proposal to PennDOT, 911 Tower project, and Cottage Lane.

Matt Croak

- Community Planner & Zoning report was presented for questions or comments.
- Zoning Permits: 14 permits issued this year, Gallagher Township 1, Logan Township 8, Noyes Township 1, Grugan Township 1, and West Keating 3
- Townships are now being provided with monthly permit and land development reports
- Zoning Violations: Gwynned Wynn Subdivision on Renovo Road installing sites for campers under investigation
- Bald Eagle Valley Trail updates: mile markers and signs installed, DCNR grant still pending, Phase 5 Avis Borough feedback surveys to be mailed soon
- Airbnb properties are becoming more common in the County with some issues arising. This may need to be investigated, discussed, and zoning regulation worked on in the near future.

Beth Whitty

Housing Grants and programs report was presented for questions or comments. None were received.

OLD BUSINESS:

- Weis Gas & Go plan was resubmitted to Lock Haven Planning with revisions. There were some comments from the County that were not addressed, but Lock Haven did approve the plan.
- Windy Hill Apartments was resubmitted to Lock Haven Planning and conditionally approved contingent on City Engineer approval regarding stormwater issues.
- The Nicholas Meat Final Plan was submitted to the County for review in April. Comments were provided to Greene Township. Greene Township's engineer provided Township Comments, which were extensive and overlapped with the County's comments. The comments were being addressed at the time of the meeting.
- Nittany Minute Mart review engineer contacted by the County Engineer. They are working out some site development issues and feel the plan will be submitted in the near future.

NEW BUSINESS

- Sons of Italy, Lock Haven land development plans were submitted for review after Lock Haven approved the plan. They consolidated the existing 4 lots on South Henderson Street, Lock Haven. They propose to add a 504 square foot restroom, 2400 square foot patio roof on the existing porch, do utility upgrades, add sprinklers, and requested land development review. A discussion was held and no comments were recommended for submission.

OTHER BUSINESS

- Solvay PPC Plan was reviewed by the Planning Director. It consisted of edits to a previously approved plan and addresses stormwater discharges from the facility to Bald Eagle Creek. This information will be forwarded to Clinton County's emergency services.
- Penn State Study Commercial Food and Beverage Facilities in Disadvantaged Communities notice of application submittal for the 2034/24 Pollution Prevents Grants Program. Proposal was submitted for review and comments requested. The program is set to begin January 2024 mapping Food and Beverage facilities in the LMI area for training. No comments were recommended for submission.

CORRESPONDENCE

- Briefly reviewed the correspondence provided in the agenda to include 6 Act 14 notices, 4 GP11 notices, an Act 537 notice and response, an Act 14, 67, 68, 127 notice, and a DEP application

renewal.

ADJOURNMENT

- Roger Hoy made, and Melvin Coakley seconded, a motion to adjourn at 8:00 PM. All were in favor and the motion carried.

Jay E. Sheats

CLINTON COUNTY PLANNING COMMISSION

Meeting Minutes

July 18, 2023

PRESENT: Terry Murty, Roger Hoy, Larry Sheats, Melvin Coakley, Reza Lofti, Ryan Graw, Dave Calhoun

ABSENT: John Dotterer, Richard Bowman

GUESTS: Commissioner Snyder

PLANNING STAFF: Steve Gibson, Matt Croak and Beth Whitty

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

APPROVAL OF MINUTES

- Larry Sheats moved, and Melvin Coakley seconded, a motion to approve the minutes of the previous meeting, as submitted. All were in favor and the motion carried.

PUBLIC COMMENTS: None

STAFF REPORTS:

Steve Gibson Planning Director/Engineer report included

- BEVT updates
- Redevelopment Authority update, working on a Blight Task Force
- Susquehanna Heights possible expansion discussion
- Transportation Alternatives Set Aside Grant application for the SR150 corridor project was submitted with a project cost of \$1.21 Million.
- SEDA-COG MPO and the County are working on an updated bridge program

Kari Kepler

- Grant Administrator's report was presented for questions or comments. None were received.

Matt Croak

- Community Planner & Zoning report was presented for questions or comments.
 - Zoning Permits: Colebrook 1, East Keating 1, Gallagher Township 2, Grugan Township 3, Logan Township 10, Noyes Township 4 and West Keating 6.
 - Robert Maguire will be adding an Airbnb project on two lots in Grugan Township. Mr. Maguire applied for demolition permits for the existing structures on the site.
 - Local events updates included the Ironman race and the Endless Mountain Race have been completed, the Canoe & Kayak & Kayak Nationals will be August 11-13, and Phase 6 of the BEVT trail is being developed.

Beth Whitty

- Housing Grants and programs report was presented for questions or comments. None were

received.

OLD BUSINESS:

- Weis Gas & Go site development plan was approved by the City of Lock Haven. The Planning Commission requested a construction update.
- Windy Hill Apartments development application has been withdrawn, according to their engineering consultant.
- The Nicholas Meat Sustainability Project Final Plan has been revised, and a letter from Milnes Engineering regarding stormwater management plan was discussed. Steve Gibson reviewed the response letter and all of the comments have been addressed, with the exception of the revised site bond and some minor technical issues. The Township Engineer has been thorough in their review of the ongoing development. Commissioner Snyder and Steve Gibson will be touring the facility in August.
 - The Planning Commission felt the plans should indicated the purpose of the lot consolidation. Is the future use consistent with the County Comprehensive Plan?
 - Discussed the land application of Food Processing Residual (FPR) by the property owner at similar sites in the County.
 - If the site is to be farmed, or FPR applied, how is the site accessed?

NEW BUSINESS

- Bald Eagle Township, Self-Storage Facility land development plan was reviewed and discussed. Roger Hoy made, and Melvin Coakley seconded, a motion to have the County Engineer send comments from the Planning Commission to Bald Eagle Township regarding missing information on the plan. All were in favor and the motion carried.
- Wehler & Nicholas subdivision/lot add-on was reviewed. Melvin Coakley made, and Roger Hoy seconded, a motion to send comments to the Township regarding questions and missing information on the plans. All were in favor and the motion carried.

CORRESPONDENCE

- An XTO Energy renewal application for water withdrawal in Chapman Township was discussed. This is an existing water withdrawal that was installed in 2012. The renewal is a procedural renewal to keep the withdrawal permit active, in the event that XTO continues their operations in Sproul State Forest.

ADJOURNMENT

- Melvin Coakley made, and Reza Lofti seconded, a motion to adjourn at 7:52 PM. All were in favor and the motion carried.

CLINTON COUNTY PLANNING COMMISSION

Meeting Minutes August 15, 2023

PRESENT: Terry Murty, Roger Hoy, Larry Sheats, Reza Lofti, Ryan Graw, Dave Calhoun

ABSENT: Richard Bowman

EXCUSED: Melvin Coakley

GUESTS: Commissioner Kessinger

PLANNING STAFF: Steve Gibson and Beth Whitty

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

APPROVAL OF MINUTES

- Roger Hoy moved, and Larry Sheats seconded, a motion to approve the minutes of the previous meeting, as submitted. All were in favor and the motion carried.

PUBLIC COMMENTS: None

STAFF REPORTS:

Steve Gibson

Planning Director/Engineer report was presented for questions or comments. It included:

- Bald Eagle Valley Trail updates
- Redevelopment Authority update, Blight Task force work continues
- Transportation Alternatives Set Aside Grant and Multimodal Grant updates
- 911 Project updates, awarded \$10,194,000 contract to Motorola

No comments were received.

Kari Kepler

Grant Administrator's report was presented for questions or comments. None were received.

Matt Croak

Community Planner & Zoning report was presented for questions or comments, it included:

- Zoning Permits: Colebrook 2, East Keating 1, Gallagher Township 2, Grugan Township 3, Logan Township 11, Noyes Township 5 and West Keating 6.
- No permits for permanent residential structures issues
- Zoning issue in Logan Township for junk yard on property
- Canoe & Kayak National Championship taking place this week
- Live & Work Program-second year reimbursements are being sent out, 47 new residents to the County through this program

No comments were received.

Beth Whitty

- Grants programs report was presented for questions or comments. None were received.

OLD BUSINESS:

- Weis Gas & Go site development plan was recorded.
- Wehler & Nicholas subdivision comments were sent, with a copy of the letter in the meeting agenda. Only one of the comments was addressed, with very few changes made to the subdivision plan set. The board directed the planning office to send a revised letter to the Pine Creek Planning Commission.

NEW BUSINESS

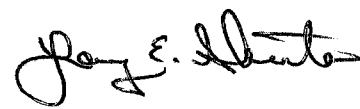
- Pine Creek Veterinary Associates, located in Pine Creek Township, plans a 3,693 square foot building addition. The plan includes building demolition of the southern part of the office, partial parking lot demolition and existing building modifications. The impervious pre to post development coverage is essentially equal, resulting in no requirement for stormwater management. The property owner has already secured a Zoning Variance for the setback encroachments. Roger Hoy moved, and Ryan Graw seconded a motion to approve the plan with no comments from the Planning Commission and the motion carried.
- The planning office received a Right to Know request for a project in Wayne Township that will propose the construction of a new gas station plaza in the parking area adjacent to Restless Oaks.
- The planning office indicated that the proposed Wawa Store in Bald Eagle Township appears to be gaining momentum, with additional site analysis for PennDOT signal evaluation and site geotechnical.

CORRESPONDENCE

- A list was presented of the correspondence from the previous month to include First Quality NPDES permit for stormwater discharge, DCNR/Leidy Township Act 14 Notification for the Hensel Fork Bridge, and EADS/PennDOT Act 14 Notification for the I-80 rest stops # 33&34
- Included was a copy of the support letter from the County for Comcast's broadband grant application.

ADJOURNMENT

- Dave Calhoun made, and Reza Lofti seconded, a motion to adjourn at 7:35 PM. All were in favor and the motion carried.



CLINTON COUNTY PLANNING COMMISSION

Meeting Minutes September 19, 2023

PRESENT: Terry Murty, Roger Hoy, Larry Sheats, Reza Lofti, Ryan Graw, Dave Calhoun, Richard Bowman, Melvin Coakley

GUESTS: Commissioner Kessinger, Don Breon of The Mountaintop, Donald Stevenson of PennCore Consulting, and Nate Hollick of Nate Hollick Land Surveying

PLANNING STAFF: Steve Gibson

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

APPROVAL OF MINUTES

- Dave Calhoun moved, and Larry Sheats seconded, a motion to approve the minutes of the previous meeting, as submitted. All were in favor and the motion carried.

PUBLIC COMMENTS: None

STAFF REPORTS:

Steve Gibson reviewed all of the staff reports for the Planning Commission.

Planning Director/Engineer report was presented for questions or comments. It included:

- Bald Eagle Valley Trail updates on Phases 3, 5, and 6
 - Bald Eagle Township planning and engineering for water main project on Cottage Lane
 - Redevelopment Authority update, Blight Task force work continues, solicited quotes form consultants for assistance with surveys, land banking, and property maintenance ordinance
 - Transportation Alternatives Set Aside Grant and Multimodal Grant updates
 - 911 Project updates, executed \$10,194,000 contract with Motorola
- No comments were received.

Matt Croak

Community Planner & Zoning report was presented for questions or comments, it included:

- Zoning Permits: Colebrook 2, East Keating 2, Gallagher Township 3, Grugan Township 3, Logan Township 13, Noyes Township 5 and West Keating 6.
 - BEVT in Castanea Township, damage done to fence, was reported to PSP to prosecute and get restitution
 - Zoning issue in Logan Township for junk yard, given to solicitor, notice to go out
 - BEVT through Avis Borough survey will be distributed to residents along 150 to help determine if route will be on Main Street or Highland Street
- No comments were received.

Kari Kepler

Grant Administrator's report was presented for questions or comments. None were received.

Beth Whitty

- Grants programs report was presented for questions or comments. None were received.

OLD BUSINESS:

- Weis Gas & Go construction has been started

NEW BUSINESS

- **Greene Township:** EJ Commerce Land Development review for John Stoltzfus for residential and agricultural construction to add a house and two barns to a 260'x210' area uphill from Loganton Borough drinking water supply. Melvin Coakley moved, and Reza Lofti seconded, a motion to approve and sent Planning Commission comments for this plan to Greene Township. All were in favor and the motion carried.
- **Gallagher Township:** Development of the Mountain Top & Provisions Restaurant for a new six-pack shop in the existing detached motel building on the northern end of the property. The project will include remodeling the existing structure and installation of a 8'x20' cooler and 20'x30' outdoor covered area. On the recommendation of the County Solicitor, the development should be considered a second principal structure at the site. Because the building will have its own parking, driveway, separate use, it can be considered a land development.
 - A zoning permit was previously issued by the County Planning Office conditional on acquisition of all permits and site improvements to the parking lot and traffic flow.
 - Don Breon and Nate Hollick presented project specifics, which consisted of repurposing the existing detached building to sell items that are in the main lobby of the restaurant (cheese, rubs, beverages).
 - The building will be updated to look like the rest of the site.
 - Approval will be needed from Department of Health, DEP for sewer, Labor & Industry for renovation of the existing building, and PennDOT for the driveway.
 - Mr. Breon indicated that the Conservation District provided him with an E&S plan during a site visit last summer.
 - Mr. Breon indicated the township voted to install an additional stop sign at the intersection of 664 and 44, which will be installed next week. This should help with some safety concerns about the driveway in proximity to the intersection of two state roads.
 - DCNR Secretary and Staff will be meeting at his restaurant to review the successful ATV Pilot Program, which terminates at the Mountain Top.
 - The Planning Commission discussed the entire project, as well as previous development of parking areas at the site. Mr. Breon indicated the building would not be ready for use until next year. In the interim, the Planning Commission is requiring that a land development plan be prepared and recorded to document development at the site to date, and a future final approval being conditional of the provision of all of the permits that Mr. Breon indicated to the Commission were previously acquired. Mr. Breon and Mr. Hollick will work with the planning department on the final approvals. The building is not to be occupied for commercial use until the site and permit issues are resolved.
- **Dunnstable Township:** Donald Stevenson from PennCore presented a Sketch Plan for an Oil & Gas project for a water storage facility near Big Plum Run Road at an existing industrial

site/Marcellus Shale staging area.

- Land development plans will be submitted in the near future. The existing site was previously developed to be an impervious pad for construction staging. There was some stormwater management installed, but it needs to be reviewed by PennCore.
- The site is located behind 1578 Woodward Avenue, which is the DMI International facility on SR 150.
- PennCore has talked to the township zoning officer.
- Plans are to use the existing driveway for the trucks. The facility may tap into the existing sewer system or have a holding tank. Site lighting, screening, and fencing were discussed.

OTHER BUSINESS

- The 2014 Clinton County Comprehensive Plan is required to be updated in 2024. Steve Gibson reviewed the PA DCED Requirements for Comprehensive Plans and indicated that the Planning Commission would initiate the compiling of the document with Planning Staff. The plan is extensive, so work needs to start in late 2023.
 - 2024 Clinton County Comprehensive Plan preliminary outline was presented to the Commission.
 - It will be compared to the 2004 and 2014 Plan.
 - Members were asked to help compile a list of persons in the county that would provide valuable insight and sit on break out committees. Initial panel should consist of elected officials, government agencies, active citizen groups with positive input, emergency services, industrial/commercial leaders, educational leaders, and housing agencies.
 - The previous plan focused heavily on the Marcellus Shale. Some new focus areas for the 2024 plan should consist of the healthcare shortage in the county, shortage of middle income housing, current and future recreational development (campsites/campgrounds), new industrial development sites.
 - Members were directed by the Chairman to come to the next meeting with a list of persons for focus groups and county wide general topics for consideration in preparation of the comprehensive plan.

CORRESPONDENCE: Presented the correspondence from the previous month to include

- Copy of a letter sent to Loganton Borough regarding DCNR Park Project
- Act 14 Notification from IES Engineers for First Quality in Wayne Township
- Act 14 Notification from Cedar Run Environmental Services for Bason property in Colebrook Township
- Act 14 Notification from CDR Maguire Engineering for Wayne Township Landfill site improvement project
- Act 14 Notification from HRG for Suburban Lock Haven Water Authority for Cider press Road waterline replacement
- Act 14 Notification from Larson Design Group for Wayne Township Municipal Authority's pump station and force main relocation project
- Chapter 102 Permit, PCSM, and E&S plans from First Capital Engineering for Lock Haven University demolitions project

ADJOURNMENT

- Melvin Coakley made, and Ryan Gran seconded, a motion to adjourn. All were in favor and the motion carried.

Jerry E. Sheats

CLINTON COUNTY PLANNING COMMISSION

Meeting Minutes October 17, 2023

PRESENT: Terry Murty, Roger Hoy, Larry Sheats, Reza Lofti, Ryan Graw, Richard Bowman, Melvin Coakley

EXCUSED: Dave Calhoun

GUESTS: None

PLANNING STAFF: Steve Gibson

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

APPROVAL OF MINUTES

Larry Sheats moved, and Melvin Coakley seconded, a motion to approve the minutes of the previous meeting, as submitted. All were in favor and the motion carried.

STAFF REPORTS:

Steve Gibson reviewed all of the staff reports for the Planning Commission. No comments were received.

Planning Director/Engineer report was presented for questions or comments. It included:

- 2024 Comprehensive Plan initiation
- HVAC plan review for County buildings
- Chestnut Grove Recreation Authority Robbie Gould Youth Sports Park updates
- Bald Eagle Valley Trail Phase 3, 5, and 6 updates
- Land Development Plans updates for Mountain Top, Dunnstable Tank Project, Take 5, Edwards Storage Facility, Wawa, Rutters, Leidy Compressor
- Minor subdivisions in Porter, Chapman, Green, Pine Creek, Woodward and Wayne Township, and Mill Hall Borough

Matt Croak

Community Planner & Zoning report was presented for questions or comments, it included:

- Zoning Permits: Colebrook 2, East Keating 2, Gallagher Township 4, Grugan Township 3, Logan Township 13, Noyes Township 6 and West Keating 6.
- Zoning issue in Logan Township for junk yard sent
- BEVT updates- trail counters installed, Friends of BEVT work day scheduled 10/21
- BEVT Phase 5 (Katie's Crossing to Fritz Lane) will be going to bid this winter
- BEVT Phase 6 (Castanea to Lock Haven City) DCNR Non-Motorized Trail Development Grant award for \$172,000
- Clinton County Recreation Advisory Committee meeting 10/30, has 3 vacancies, successful projects - Mill Hall Pool, Recreation Inventory, Ironman, Canoe & Kayak Nationals, Endless Mountain Race, working with Lock Haven Water Authority on Zindel Park trail

Kari Kepler, Grant Administrator's report was presented for questions or comments.

Beth Whitty, Grants Project Coordinator's report was presented for questions or comments.

PUBLIC COMMENTS: None received.

OLD BUSINESS:

- Mountain Top Outfitters compliance update discussion was held. The County continues to follow the solicitor's guidance. Issues include complaints from neighbors pertaining to illegal parking, littering, indecent acts and fill that may encroach onto water resources, requiring DEP involvement. No paperwork or permits have been sent to the County, as agreed to by Mr. Breon at the previous meeting. The existing and proposed parking lots both considered zoning violation, because there either do not fall into a permitted use, do not control runoff, do not permit traffic flow, are not screened and are not lighted. Roger Hoy moved, and Melvin Coakley seconded, a motion to send a letter, requiring compliance with a set deadline. All were in favor and the motion carried.
- Dunnstable Water Treatment System project is still under design. The engineer, PennCore, is working on reviewing the existing site design, as constructed, and making recommendations for additional improvements.

NEW BUSINESS

- Bald Eagle Township - Take 5 land development plan and its Review Report were discussed. Roger Hoy moved, and Larry Sheats seconded, a motion to approve sending a favorable letter to the Township to include recommendations from the Review Report. All were in favor and the motion carried.
- Bald Eagle Township - Wawa Gas Station sketch plan was reviewed. Melvin Coakley moved, and Reza Lofti seconded, a motion to approve sending a favorable response to the Township.

OTHER BUSINESS

- 2024 Clinton County Comprehensive Plan was discussed to include priorities such as healthcare issues, economic development, schools (public, charter, and online), forest management, and outdoor recreation. Suggested work group list was presented and potential community members to consult on the plan were listed. Steve Gibson will discuss this with the County Commissioners for a complete list to present to the Planning Commission. There was a great deal of discussion on the following topics:
 - Healthcare Facilities must be addressed in Clinton County. Suggested that UPMC, Geisinger and Bucktail Medical Center personnel are included in the work group that develops the section for the County. There was great concern about losing healthcare facilities in the County, and the prospect of having no active hospital options.
 - Education options have changed drastically since the end of COVID. There are multiple options for educational resources in the County, including cyberschools. How will remote learning and charter schools affect Keystone Central.
 - Recreation and Tourism will be a focus of the proposed comprehensive plan, and how to enhance the depressed areas of the county to be successful like the Pine Creek Valley and 664. Need to emphasize and balance forest management, considering development of parks, campgrounds, ATV Pilot Programs and other recreational activities to avoid impacting the natural resources in Clinton County.
 - The attached kickoff list was reviewed with the Planning Commission.

- Bald Eagle Township sent a proposed Zoning Ordinance Amendment regarding Personal Storage Warehouses for review. Steve Gibson explained that the zoning ordinance amendment was proposed simply to clean up a prohibition of Self Storage Facilities in the Commercial District. The ordinance proposes no Self Storage Facilities within a certain distance of Hogan Boulevard in the Commercial District, but allowing them elsewhere. Roger Hoy moved, and Ryan Graw seconded, a motion to approve sending a favorable letter to the Township in support of the amendment.
- Bald Eagle Valley Trail project was awarded a \$172,000 grant from DCNR. Phase 6 of the trail will connect the Castanea Trail Head to the City of Lock Haven, with stops at the Chestnut Grove Recreation Authority site. The award of the funds will likely happen in early 2024, with the County Engineering Office bidding the work out in the Spring.

CORRESPONDENCE: Presented the correspondence from the previous month to include

- Act 14 Notification Colebrook Township, Graham Road Bridge replacement
- GP-2 Notification Colebrook Township, Riverview Lane boat access & dock
- Letter from Bald Eagle Township solicitor about ordinance amendment
- NPDES Permit notification Porter Township, Northeast Fishery Center from USFWS

ADJOURNMENT

- Melvin Coakley made, and Ryan Gran seconded, a motion to adjourn. All were in favor and the motion carried. Meeting adjourned at 7:55 p.m.

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CLINTON COUNTY PLANNING COMMISSION

Meeting Minutes November 21, 2023

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

EXCUSED: Larry Sheats

GUESTS: Lance Bowman

PLANNING STAFF: Steve Gibson

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

APPROVAL OF MINUTES

- Melvin Coakley moved and Dave Calhoun seconded, a motion to approve the minutes of the previous meeting, as submitted. All were in favor and the motion carried.

PUBLIC COMMENTS: None. Lance Bowman was in attendance at the meeting for a College Course to observe government meetings.

STAFF REPORTS:

Steve Gibson reviewed all of the staff reports for the Planning Commission.

Planning Director/Engineer report was presented.

- In addition to the report, the Planning Commission discussed the following topics:
 - Discussion on continued development at the Mountain Top Restaurant in Gallagher Township. The Planning Board wanted to bring several possible building code violations to the attention of the Township Supervisors. It would be the Supervisors responsibility to have a code enforcement officer visit the site, or to report violations to PA Labor and Industry.
 - Steve Gibson will contact the Township at the direction of the Planning Commission.

Community Planner/Zoning Officer report was presented. No comments were received.

Grants Administrator Report was presented. No comments were received.

Grants Coordinator Report was presented. No comments were received.

OLD BUSINESS:

- Discussed the potential zoning violations at the Mountain Top Restaurant in Gallagher Township.
 - A Zoning Notice of Violation has been prepared and will be submitted to the

property owner. The neighboring property owners have contacted the County to report that customers are parking in an unattached grass lot adjacent to the Carrier Road. This parcel is zoned Residential and parking is prohibited, unless permission is granted by the Zoning Hearing Board.

- A second letter has been drafted to address the deficiencies that have not been addressed since Mr. Breon attended the September Planning Commission Meeting.

NEW BUSINESS

Wawa Food Market 8231 – Bald Eagle Township

- Planning Director reviewed the plans and attached plan review with the Planning Commission. Roger Hoy moved, and Ryan Graw seconded, that a favorable review letter be sent to Bald Eagle Township, with the review comments. Motion passed.
- Add comments about fill at the site.

Quaker Hill Solar Project – Wayne Township

- Planning Director reviewed the plans and the attached plan review with the Planning Commission. Melvin Coakley moved, and Reza Lofti seconded, that a favorable review letter be sent to Wayne Township, with the review comments. Motion passed.
- Dave Calhoun abstained from the vote.

Sugar Valley Produce Auction – Greene Township

- Planning Director reviewed the plans and the attached plan review with the Planning Commission. Roger Hoy moved, and Dave Calhoun seconded, that a favorable review letter be sent to Greene Township, with the review comments. Motion passed.

Dave Calhoun gave a report on the Rutters Store proposed in Wayne Township. The Rutters has been through the Zoning Hearing Board and the zoning has been approved. Land Development will follow.

OTHER BUSINESS

- Clinton County Comprehensive Plan.
 - The Planning Director provided an update on the 2024 Comprehensive Plan.
 - While in attendance at the Pennsylvania Planning Directors quarterly meeting, Steve Gibson discussed the preparation of the 2024 Comprehensive Plan. Representatives from DCED and other Planners highly recommended hiring a consultant to do this work because it is so time consuming.
 - Steve G contacted DCED to have a pre-application meeting for a Municipal Assistance Grant (MAP) for the comp plan. DCED indicated that the grant application for a comprehensive plan is fundable and would be awarded in early 2024. The grant is 50% match, with 50% of that match allowed to be done as force account labor, with minimal cost to the County.
 - The County Planning Department will solicit quotes from the planning agencies for the work, but will continue to work on the outline of the plan.
 - A motion was made by Dave Calhoun to support pursuit of a grant for the Comprehensive Plan. The motion was seconded by Melvin Coakley. Unanimously passed.
- There was discussion about the drought situation for the region and its impacts to the drinking

water system for most of Clinton County's residents. Mr. Calhoun provided an update on what Wayne Township has been notified of in association with the well construction on McKinney Road.

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

ADJOURNMENT

- Melvin Coakley made, and Ryan Gran seconded, a motion to adjourn at 8:05 PM. All were in favor and the motion carried.