

CLINTON COUNTY PLANNING COMMISSION
Meeting Minutes April 16, 2024

PRESENT: Terry Murty, Roger Hoy, Reza Lotfi, Richard Bowman, John Dotterer, Larry Sheats, Melvin Coakley

EXCUSED: Dave Calhoun, Reza Lotfi

ABSENT: Ryan Graw

COUNTY STAFF: Jeffrey Snyder, Steve Gibson, Beth Whitty

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

APPROVAL OF MINUTES: Melvin Coakley moved and Larry Sheats seconded a motion to approve the minutes of the March 2024 meeting, as submitted. All were in favor and the motion carried.

PUBLIC COMMENTS: None.

STAFF REPORTS:

- Steve Gibson presented the Planning Director/Engineer report.
 - Discussed the upcoming Broadband Grants in detail. No comments were received.
 - Discussed the Bald Eagle Valley Trail updates to Phases 3, 5, and 6, including grant application statuses and bidding plans.
- Steve Gibson presented the Community Planner/Zoning Officer report. No comments were received.
- Steve Gibson presented the Grants Administrator Report. No comments were received.
- Grants Coordinator Report was presented. No comments were received.

OLD BUSINESS:

- Steve Gibson provided an update on the Clinton County Comprehensive Plan update. Essentially, the County is waiting on the status of two funding applications to move forward with the selection of a consultant. A Request for Proposals has been prepared for the selection of a consultant; however, it has not been distributed to qualified applicants yet. The Planning Office has started gathering data for inclusion in the report, which may kick off in the fall of 2024.
- Mt McKinley Tank Farm Project (Dunnstable Township) – Steve Gibson reviewed the status of the project. The project was conditionally approved at the January meeting. There are a few items in the revised plan that need to be approved, including comments on the stormwater management plan, site development bonding, permit acquisition, and final technical comments. Roger Hoy moved and Melvin Coakley seconded a motion to approve the revised plan conditional on addressing all comments and submitting a new copy of the plan incorporating the advised changes. All were in favor and the motion carried.

NEW BUSINESS:

•Land Development Plans

- Wayne Township Landfill in Wayne Township resubmitted plans to create an access road to the scale house. Plan was originally approved in 2013. Due to the amount of time between original approval and 2024, they are reapplying for land development approval for the project to add a road that crosses the stream. The box culvert that was originally planned for the project has been eliminated due to cost, and will be replaced with two reinforced concrete pipes to accommodate aquatic life. First Quality is working with the Landfill to revise the stormwater basins, accommodating both entities' plans for impervious surface expansion. Melvin Coakley moved and Larry Sheats seconded a motion to approve the plans. All were in favor and the motion carried.
- Amos Glick Agricultural Operation in Greene Township for a 13,200 square foot duck barn. This project may require NPDES permitting and easement agreements from the neighbors for drainage onto their properties. Melvin Coakley made and Roger Hoy seconded a motion to send a request for a finalized stormwater plan and a nutrient plan with comments and questions from the Planning Commission. All were in favor and the motion carried.

CORRESPONDENCE:

- Reviewed correspondence. There was some discussion on a letter from Keller Engineering about an NPDES Permit Act 14 notification for a solar farm at the Piper Airport. There were questions about the site being a possible Keystone Opportunity Zone possibly only to be used for industrial development, as well as concerns about how a land development plan within the City is reviewed and approved by the City, which is the land owner, and if this project conforms with the comprehensive plan. A planning consistency request is part of the NPDES permit, which needs to be returned by the planning office. Jeff Snyder indicated that the Commissioners are addressing some of these questions with the City of Lock Haven.
- Beran Environmental Services provided an Act 14 Notification for the reclamation of a natural gas well pad in Noyes Township.

ADJOURNMENT: Melvin Coakley made and Larry Sheets 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
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

April 29, 2024

Wayne Township Planning Commission
P.O. Box 217
McElhattan, PA 17748

RE: WTL – New Scale House Road Project
Wayne Township, Clinton County, Pennsylvania

Dear Planning Commission:

The Clinton County Planning Commission met during their regular legislative meeting of April 16, 2024 to review the plan entitled Land Development Plan for Clinton County Solid Waste Authority/Wayne Township Landfill New Scale House Road Project, dated September 9, 2023.

The Planning Commission recognized that the project is a partial resubmission of a project that was previously approved in 2013. The plan received favorable reviews and the County Planning Commission recommends approval of the submission.

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.

Sincerely,
CLINTON COUNTY, PENNSYLVANIA

A handwritten signature in blue ink, appearing to read "S. P. Gibson".

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

Cc: Wayne Township Landfill, Mike Crist (via email)
CDR Maguire, Trey Decker (via email)
File

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

April 29, 2024

Greene Township Planning Commission (via email)
688 East Valley Road
Loganton, PA 17747

RE: Glick Duck Barn
Greene Township, Clinton County, Pennsylvania

Dear Planning Commission:

The Clinton County Planning Commission met during their regular legislative meeting of April 16, 2024 to review the plan entitled Final Land Development Plan, Amos Glick Ag Operation, dated February 29, 2024, Rev 0. The project received favorable reviews, and the Planning Commission recommends approval of the project upon resolution of the following items:

1. The plan is labeled as Final. Should be either Preliminary, or Preliminary/Final. The latter requiring bonding for site development.
2. The land that the duck barn is being constructed is Prime Agricultural farmland. Typically this is reserved for crop growth.
3. Are there any accessory structures to this building, such as manure handling, feed storage, water storage?
4. Technical review by the Township Engineer.

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.

Sincerely,
CLINTON COUNTY, PENNSYLVANIA

A handwritten signature in blue ink, appearing to read "S. P. Gibson", is written over a light blue circular stamp.

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

Cc: Nye Consulting Services, Inc (via email)
Pysher & Associates (via email)
File