

CLINTON COUNTY PLANNING COMMISSION

Meeting Minutes March 19, 2024

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

ABSENT: Dave Calhoun

PLANNING STAFF: Steve Gibson, Matt Croak, 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 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. No comments were received.
 - Broadband Equity Access & Development “Internet for All” meeting was discussed. Essentially broadband will be funded by the federal government through the PA Broadband Authority. The goal is internet access to the last mile of service. The current system in Clinton County is slow compared to other areas, even in the City. This is due to the lack of fiber optic lines existing in the county. Most of the County is wired with coax cable. The Board members mentioned talking to Tri County Internet in the northern end of the county to see if they would be interested in wiring Clinton County.
- Community Planner/Zoning Officer report was presented.
 - Discussed the zoning violations at the Mountain Top Restaurant in Gallagher Township.
 - Presented annual Spongy Moth updates
- Grants Administrator Report was presented. No comments were received.
- Grants Coordinator Report was presented. No comments were received.

OLD BUSINESS:

- 2023 Annual Report was presented to the Planning Commission. No comments were received. Roger Hoy moved and Larry Sheats seconded a motion to accept and approve the report, and then publish it on the County website, as submitted. All were in favor and the motion carried.
- Steve Gibson presented information on the 2024 Comprehensive Plan and the 2024 Greenways and Open Space Plan update process. The Municipal Assistance Program grant

and the DCNR Community Conservation Partnership Program grant are being applied for to cover the costs of these plans.

- Discussed violations for the Mountain Top that were discovered in a Labor & Industry inspection.
- Edward's storage facility plans were approved and recorded.
- The Wayne Solar Farm is nearing its final review but has not been recorded yet.
- Leidy Compressor Station has preliminary plans for a new office building and parking lot. No land development plans have been received by the County.
- Edwards Medical Building in Lock Haven has been approved and is under construction. The plans need to be recorded.
- Rutter's proposed gas station in McElhattan has zoning approval, land development will follow.
- Nittany Mart project Preliminary Plans are approved by the Township. Plans will not be recorded until an as-built is complete.
- Mount McKinley Tank Project owners have recorded the forms for wastewater testing by DEP. The County Engineer's review and comments were received and accepted by the consultant.

NEW BUSINESS

- Gene & Tracy Bruno's building project reconfiguration of lots into four, squared lots and building new homes on each was reviewed. No fee nor application has been received and there is not a water or sewer plan yet. Roger Hoy indicated that easements are being prepared and will be recorded for the utilities. Rick Bowman moved and Melvin Coakley seconded a motion to recommend conditional approval, pending recording of the easements. Roger Hoy abstained, as a Zoning and Building Officer for Renovo Borough. The rest of the Commission was in favor and the motion carried.

OTHER BUSINESS

- The Board Approved the 2023 Planning Department Annual Report to be posted to the County website. Roger Hoy moved for approval, Larry Sheats seconded. Unanimous vote, motion carried.

CORRESPONDENCE:

- Presented the correspondence from the previous month. A discussion was held regarding the PA American Water purchase of Appalachian Water in Avis and Pine Creek Township. The notification is part of the process where the PA Public Utilities Commission allows purchase or changes of a public utility. There were no comments noted.

ADJOURNMENT

- Melvin Coakley made, and Roger Hoy seconded, a motion to adjourn at 7:39 PM. All were in favor and the motion carried.

