

CLINTON COUNTY PLANNING COMMISSION
Meeting Minutes June 18, 2024

PRESENT: John Dotterer, Larry Sheats, Roger Hoy, Terry Murty, Melvin Coakley, Dave Calhoun, Reza Lotfi

ABSENT: Richard Bowman, Ryan Graw

COUNTY STAFF: Matthew Croak, Elizabeth Whitty, Steve Gibson

GUESTS: Terry Condo, Coleman Gregory (Larson Design Group)

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

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

PUBLIC COMMENTS: No public comments were received.

STAFF REPORTS:

- Stephen Gibson presented the Planning Director/Engineer report to include updates from the Broadband Map Challenge, Land Bank Summit attendance, several BEVT updates such as a RCAP grant application submission, the bid for Phase 5 was awarded to LTT Trucking, and coordination efforts with Castanea for bike lanes. Stephen also discussed the \$10,194,000 contract with Motorola for the 911 Tower Upgrade project.
- Matthew Croak presented the Community Planner/Zoning Officer report with zoning permit totals of 2-Colebrook, 7-Gallagher, 1-Grugran, 3-Logan, 1-Noyes, and 4-West Keating Townships. He extended a request for volunteers to join the Clinton County Recreation Committee.
- The Commission reviewed the Grants Administrator Report and Grants Coordinator Report.
- No public comments were received.

OLD BUSINESS:

- Comprehensive Plan/Greenways and Open Space Plan updates: A MAP Grant was awarded for \$70,000, nearly half the estimated cost for these Plan updates. The County applied for an additional \$70,000 from DCNR. The award should be announced Fall of 2024 and the update process is scheduled to begin at the beginning of 2025.

NEW BUSINESS:

- A presentation from Coleman Gregory, P.E. of Larson Design Group was heard regarding the Leidy compressor station's new 6000 square foot building project. One (1) building is planned to be demolished and two (2) new additions will be added to include a larger, safer truck-accessible parking area meeting new Berkshire Hathaway regulations.

- An infiltration basin with easier access inlet box will be added with wetland grasses planted in the floor.
- The Owner believes that NPDES Permitting does not apply to this project, but rather an ESCGP (natural gas) permit would be applicable. Because the project is under ESCGP, DEP does not require Erosion and Sedimentation Control permitting for this project because it is under 5 acres of disturbance. Mr. Gregory indicated that the project is being designed to meet all the regulatory standards of the NPDES permits. LDG agreed to obtain any permits requested by the County. A sewage facilities permit is pending from DEP at this time.
- Several details of the post construction stormwater management drawings were reviewed with the group. Mr. Gregory was able to address the comments during the presentation. Steve Gibson indicated that the County Engineer would perform a full technical review of the plan and provide comments.
- Roger Hoy moved and Larry Sheats seconded a motion to recommend Conditional Approval of the project, with final approval being that all Technical Comments by the County Engineer are addressed. All were in favor and the motion carried.

- Avery Dennison submitted a land development plan depicting a temporary staging area during construction of the UV Building, that will be converted into a permanent gravel lot upon completion of construction. Dave Calhoun moved and Melvin Coakley seconded a motion to recommend approval of the plan to Bald Eagle Township. All were in favor and the motion carried.

CORRESPONDENCE:

The Planning Commission reviewed correspondence which included the following:

- NPDES Permit from Gannet Fleming for PennDOT Rest Area Site 33 WWTP
- Susquehanna River Basin Commission Notification from Jersey Shore Area Joint Water Authority for well water withdrawal increase in Pine Creek.
- 105 Permit from Arcadis for Columbia Gas in Chapman Township
- Act 14 Notification from Mastec for Gas Main in Avis Borough
- Act 14 Notifications from Gwin Dobson Foreman for multiple water wells, and pipelines in Wayne Township for drinking water
- Act 14 Notification from TRC for Norfolk Southern Lock Haven Yard – Industrial Stormwater Permit
- Water Withdrawal Permit from EQT for water withdrawal in Beech Creek Township
- Stormwater and Floodplain Consistency letter from EADS Group for bridge in Lamar Twp
- Act 14 Notification for 105 Permit from Cedar Run Environmental for HDD under Fishing Creek, Lamar Township

GOOD OF THE ORDER: A presentation was made to honor David Calhoun for nearly 30 years of service to the Clinton County Planning Commission. It was with deep regret the County accepted Mr. Calhoun's resignation.

ADJOURNMENT: Roger Hoy made and Larry Sheats seconded, a motion to adjourn at 7:45 PM. All were in favor and the motion carried.

