



**Clinton County Planning Commission
September 17, 2024 - 7:00 PM**

**Piper Building, First Floor Meeting Room
2 Piper Way, Lock Haven, PA 17745**

Meeting called by: Steve Gibson, Director/Engineer
Meeting Type: Regular monthly meeting

AGENDA

CALL TO ORDER

APPROVAL OF MINUTES - Exhibit 1

- July 16, 2024

STAFF REPORTS – Exhibit 2

PUBLIC COMMENTS

OLD BUSINESS

- Update on Leidy Compressor Station Land Development Plan.

NEW BUSINESS – Exhibit 3

- Section 604.9 SALDO Waiver Request. Consider a request to waive the paving requirements for a multi-lot subdivision in Leidy Township.

CORRESPONDENCE – Exhibit 4

- See attached list.

ADJOURNMENT

EXHIBIT 1

MEETING MINUTES

CLINTON COUNTY PLANNING COMMISSION
Meeting Minutes July 16, 2024

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

ABSENT: Ryan Graw

COUNTY STAFF: Steve Gibson, Elizabeth Whitty

CALL TO ORDER:

- Terry 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 June 2024 meeting, as submitted. All were in favor and the motion carried.

PUBLIC COMMENTS: No public attended and no comments were received.

OTHER BUSINESS:

- A discussion was held regarding reorganizing the planning commission officers and recruiting a new member for the vacancy left by Dave Calhoun. Terry Murty moved and Melvin Coakley seconded a motion to appoint Roger Hoy as the new Vice Chairman. All were in favor and the motion carried.

STAFF REPORTS:

- Stephen Gibson presented the Planning Director/Engineer report to include updates on the Redevelopment Authority, grant funding of the ATV Pilot Program being redesignated to Memorial Park in Renovo, BEVT Phases 3, 5, and 6, and the 911 Tower Project.
- Mr. Gibson then presented the Community Planner/Zoning Officer report with zoning permit totals of Colebrook Township-3, East Keating Township-0, Gallagher Township-7, Grugan Township-1, Logan Township-3, Noyes Township-1, and West Keating Township-4, one of which was a permit renewal.
- The Commission reviewed the Grants Administrator Report and Grants Coordinator Report.
- No public comments were received.

OLD BUSINESS:

- The Renovo Borough Zoning Ordinance was reviewed in 2017, but the Borough Council never adopted it. At their request, it has been reviewed again with new suggestions added to include addressing solar energy, recent FEMA-required updates, and ATV service facilities. Melvin Coakley moved and Larry Sheats seconded a motion to send the Borough the letter Stephen Gibson prepared and recommend approval contingent on addressing the mentioned issues. All were in favor and the motion carried.

NEW BUSINESS:

- Stephen Gibson presented technical comments on the Land Development Plan for the proposed Taco Bell in Flemington Borough. Several corrections will be required to include correctly identifying the utility companies supplying the site. Updated and corrected plans will be requested from the developer, Karpinski Engineering.

CORRESPONDENCE:

- The Planning Commission reviewed correspondence which included the following:
 - GP 11 Permit Notification from HRG, Inc. for pipeline removal and abandonment in Chapman Township
 - Act 14 Permit Notification from Olde Forge Environmental for the rest area in Greene Township.
 - GP Notices from WHM Consulting, LLC for maintenance and testing of pipelines in Leidy Township
 - Notification of Planned Land Development and Act 14 Permit Notification from LIVIC Civil, for the construction of 2 homes in McHenry and Gallagher Townships
 - Act 14 Notice from Energy Transfer for GP5 Poorman Compressor permit renewal in Gallagher Township
 - Act 14 Notice from PennCore Consulting, LLC for small water encroachment for construction of a pavilion in Woodward Township
 - Letter from County to Larson Design Group reviewing the Leidy Compressor station plans


ADJOURNMENT: Larry Sheats moved and Melvin Coakley seconded a motion to adjourn at 7:45 p.m. All were in favor and the motion carried.

**Clinton County
Planning Commission Meeting**

Date: July 16, 2024

Please sign next to your name.

Terry Murty, Chairman

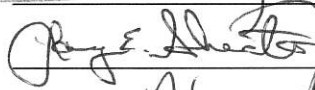


~~Dave Calhoun, Vice Chairman~~

Roger Hoy



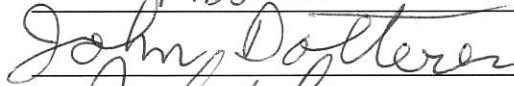
Larry Sheats



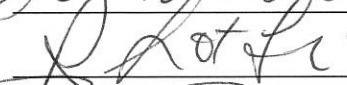
Ryan Graw

Absent

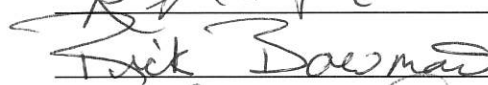
John Dotterer



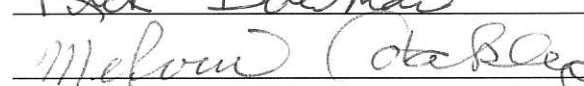
Reza Lotfi



Richard Bowman



Melvin Coakley



Guests

(please print your name)

(representing)

BETH WHITTY

STEVE GIBSON

EXHIBIT 2

STAFF REPORTS

STAFF REPORTS

August/September 2024

Steve Gibson, Planning Director/Engineer

- Working on CDBG 2024 Applications with staff.
- Met with the City of Lock Haven regarding their walking path connector plans.
- Working on Clinton County's Long Range Transportation Plan with SEDA COG.
- Met with Wes Farringer from DCNR to review the Memorial Park ATV Trail Head and the Kayak Fish Passage Projects.
- Assisting the GRAHP with the bidding of the Maxwell Building Roof.
- Assisting Logan Township with the Summer Mountain Road bridge replacement with PennDOT and SEDA COG.
- Applied for a DCED Multimodal Transportation Fund Grant for engineering and permitting services for a pedestrian corridor on State Route 150, between Flemington Borough and Bald Eagle Township.
- Kicked off the Piper and Courthouse HVAC Project as County Engineer.
- Worked on county capital projects, such as the trails, HVAC for Piper and the Court House, and 911 Project.
- Assisting with Wright Street Sanitary Sewer Project in Flemington Borough.
- General planning and engineering consultation with the County and Municipalities.
- Attended meetings with the PA Planners Association, PA Wilds and SEDA COG.

BEVT 3 – Design Phase

- Hired a new title research person to investigate the trail alignment between the end of Phase 2 and the Wayne Township Park. Once title research is complete, design work will begin.
- Submitted a RACP Grant for construction of the entire alignment.

BEVT 5 – Design

- The agreement has been fully executed between the County and LTT Trucking of North Bend, for their low bid of \$606,699.00. Larson Design Group was hired to perform construction inspection for approximately \$128,049.00.
- The project grant award was \$1,000,000.00, so the project should be completed well under budget at no cost to tax payers.
- DCNR approved a change order for additional design services. The agreement came through on August 15, 2024.
- Precon was held on September 4th. Mobilization to the site was initiated on September 9th. Construction has begun.

BEVT 6 – Funding Acquisition

- Recently informed that the grant is still under review by the FHWA.

911 Tower Project

- The commissioners have executed a contract with Motorola for approximately \$10,194,000.00.
- The Planning Department is in process of either acquiring grants for additional radios, or shortlisted for funding for trunking of the system.
- The Trunking change order was approved by the Commissioners. This will greatly improve 911 call traffic.

Land Development Projects

Since the March PC Meeting, the following projects are in different phases of consultation for Land Development.

- Take 5 – may have to relocate a water main on the property. **Nothing new.**
- Wawa – no status update. In June, received a request to support a grant application making several updates.
- Rutters – Nothing new to report.
- Mt McKinley – revised plans have been submitted. We inquired about the status of permits for the site and the engineer indicated that the permits have not been acquired.
- Leidy Compressor – working through final comments with LDG and the Owner.
- Taco Bell – Borough of Flemington. Demo of the existing building has started. The final approval will be given once the PennDOT HOP has been acquired.

Grants

Community Development Block Grants

1. The latest CDBG funding entitlement award was submitted to the Commissioners, totaling \$238,706.00. The Commissioner are looking at funding Renovo 12th Street Paving, a generator for the Renovo Water System Filtration Plant, and construction of a new roof for the Farradsville Furnace.
2. CDBG 2020 and 2021 will encompass the roof replacement for the GRAHP. The project is out for bid.
3. CDBG 2021 Competitive. The South Renovo Water Main project is nearing the end of construction. The competitive CDBG project is being managed by SEDA COG.
4. CDBG 2022 Entitlement - Renovo Borough – Laurel Avenue paving project was completed by Charles Construction in late July. The contractor has been paid.

DCED Multimodal Transportation Fund

1. Applied for \$130,000 in funds for design services for the SR 150 Sidewalk Project between Bald Eagle Township and Flemington.

Appropriations

1. Congressman Thompson has helped the County acquire \$780,000.00 for first responder radios, that are P25 Compliant.
2. Congressman Thompson has forwarded an application for roughly \$750,000.00 for 911 Equipment "trunking".
3. Senator Casey helped the Cottage Lane water project by awarding \$500,000.00 in EPA appropriations funding.
4. There is a 4th appropriations application for approximately \$500,000 to fund the remaining P25 radios associated with the 911 Project.

Municipal Assistance Program (MAP)

1. County has acquired a \$70,000.00 grant for the Comprehensive Plan update. DCNR funding has also been applied for to help with the matching fees on the grant.

DCNR

1. Working with Renovo Borough on a trail head for the ATV Pilot Program at Memorial Park. Matt will be preparing the application.
2. Submitted a grant for the Open Space and Greenways Plan, that will compliment the MAP Grant above.

Zoning Officer/Community Planner's Report

9/10/2024

Zoning Officer's Report

Zoning Permit Totals for 2024

- Colebrook - 3
- East Keating - 0
- Gallagher - 8
- Grugan - 2
- Logan - 4
- Noyes - 1
- West Keating – 4* (one was permit renewal)
 - Two permits were issued for the month, this year has been a little on the low side for permits issued.
 - Apex Energy will be submitting a zoning hearing request for an additional 15 acres of land to make their connection to the main power grid.
 - Two representatives from Apex met with myself, Stephen Gibson and Frank Micelli who is the solicitor for the Clinton County Zoning Hearing Board. They presented their projected addition to the grid and Mr. Micelli explained that the easiest thing to do would be to request another special exception from the Clinton County Zoning Hearing Board.

Community Planner

- The Clinton County Planning Office has undertaken the Fall DCNR Grant for Motorized Vehicles, focusing on the rehabilitation of Memorial Park in Renovo Borough.
- The park will become a main hub for ATV riders that can be accessed via Laurel Ave from 120.
- The upgrades will include utility hookup campsites, primitive camping, and ATV riders and users will be given priority to the sites during the ATV season (Memorial Day Weekend to just after Labor Day Weekend.)
- The grant application is due 9/30 at 4:00PM so this will be quick turnaround.

BEVT

- Jersey Shore Borough was recently awarded 710,000 in grant money to create an extension from the Pine Creek Rails to Trail. The trail currently ends behind the YMCA in the borough, and the proposed extension will bring it to the waterfront along the Susquehanna River.
- The idea behind this, the Williamsport River Walk Trail will also be ending in the same point.
- This was brought up in a meeting I had with Poppy Brenning (Director of Trails and Recreation of The Susquehanna Greenway Partnership.)

- Jersey Shore Borough was curious as to what the path was going to be from Phase 5 and how we were going to make connection to the Pine Creek Valley Rails to Trail and Jersey Shore Borough.
- It was suggested that we try and find a way to bring the trail back to River Road and through to the Tiadaghton Elm/Silver Bridge. River Road from there runs to an old canal just outside the borough in Porter Township (Lycoming County.) They would make connection from that old canal to the same meeting point at the connector they want to create from the Pine Creek Rails to Trail.
- Planning will be setting up a stakeholders meeting soon to discuss all possibilities and options of how to make final connection with the Bald Eagle Valley Trail to Jersey Shore and the PCRT.

COMMUNITY DEVELOPMENT & HOUSING UPDATES

PROJECTS:

- COTTAGE LANE WATER PROJECT
 - Received an email from EPA to schedule a meeting to discuss what comes next.
- COUNTY AUDIT
 - Working with the auditor, gathering, and reporting on the CDBG files for 2023
 - HAP, Affordable Housing, and ERAP audits completed
- Environmental Reviews:
 - Lock Haven Police Department environmental review is on hold while the city addresses floodproofing requirements.

PennState Extension is hosting webinars on creating community comprehensive plans on Sept 18 from 6-7:30 PM and Sept 24th from 2-3:30 PM. The Planning Dept. will record and share these as part of the County Comp Plan update process. If you wish to watch them, LIVE as scheduled, use this link:

<https://cvent.me/EbyQnm?refid=SOCIALSHARE&sms=7&cn=OYqW1NMhTTi9jYZXGp3FyQ>

GRANTS:

- AMERICA250PA – *PA initiative participating in America’s 250th anniversary in 2026*
 - 1st committee meeting was mainly for introductions. I will share updates each month.
 - There is a Direct Effect Innovation Challenge, a 3-round challenge open now for college students to design and launch marketing campaigns for America250PA and its partners.
- CDBG- *Community Development Block Grant-yearly grant, focused on Low-Income areas*
 - October 1st: Monitor Activity Progress Reports & Quarterly reports due
 - Section 504 Plan updates are in the planning stages. The process includes coordinating with local representatives and inspecting County facilities for ADA access.
 - 2024 CDBG: Commissioners reviewed applications.
 - 2nd Hearing will be scheduled soon, the final announcement is contingent on the DCED eligibility determinations.
 - Available to award: \$194,735.00.
 - 2024 applications received included:
 - Clinton County Historic Society-Iron Furnace roof project
 - Goodwill Hose Co. Ambulance- equipment purchase, ventilator
 - Lamar Township- traffic signal unlimited power backup and new signal cabinet
 - Renovo Borough- 12th Street mill/pave (2023 CDBG is paying for waterline project)
 - Renovo Borough Water Authority-water line clearing and access project
 - SEDA-COG Housing Development Authority-senior apartments
 - Western Clinton County Municipal Authority-generator purchase
- ERAP2 *Emergency Rental Assistance Program*
 - Scope of Work changed from rental assistance to building low-income and handicapped-accessible apartments at the Hope Mitchell House.
 - Additional funding deposited: \$100,488.60
- HOME Investment Partnerships- *improvements for low to moderate-income homeowner houses*
 - Multiple homes in progress, 2 completed
 - 4 adults trained at Penn Tech for skilled construction jobs, all graduated
 - 4 more will start in Spring 2025 as part of this grant
- USDA DES (*United States Dept. of Agriculture grant for a new Emergency Response Vehicle*)
 - Preliminary approval: granted /official notification pending Director's signature

EXHIBIT 3

NEW BUSINESS



LOCATION MAP / BOUNDARY TRACT
SCALE 1"=500'

CLINTON COUNTY REVIEW

PLAN NOTES:

- THE PURPOSE OF THIS PLAN IS TO CREATE FIVE (5) LOTS OUT OF ONE (1) EXISTING LOT, BEING TAX PARCEL ID #18-8286.
- THE DRIVEWAY SERVING THE LANDS OF DARRYL L. & TAMMY S. SNYDER, BEING PARCEL ID #18-8245, CROSSES THE LANDS OF TRAVIS J. & MEGAN E. HIBSHMAN, BEING PARCEL ID #18-8286 TO PROVIDE ACCESS FROM RD. #316 "STEWART HILL RD." TO THE LANDS OF DARRYL L. & TAMMY S. SNYDER, BEING PARCEL ID #18-8245 AS SHOWN ON THIS SUBDIVISION PLAN. THIS DRIVEWAY HAS BEEN ACTIVELY AND CONTINUOUSLY USED SINCE INSTALLED WHILE THERE IS NO DOCUMENTED EASEMENT TO ESTABLISH FOR THE PAST AND CONTINUED USE OF THIS DRIVEWAY BY THE DARRYL L. & TAMMY S. SNYDER, BEING PARCEL ID #18-8245. IT IS LIKELY THAT AN EASEMENT BY PRESCRIPTION HAS BEEN ESTABLISHED ACROSS THE LANDS OF TRAVIS J. & MEGAN E. HIBSHMAN, BEING PARCEL ID #18-8286.
- COORDINATES AND BEARING BASE ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, PA NORTH ZONE, NAD83 (2011).
- SITE IS UNDER AND SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD.
- THIS SURVEY DONE WITHOUT THE BENEFIT OF A FULL TITLE REPORT. A TITLE REPORT WILL PROVIDE ADDITIONAL TITLE INFORMATION THAT MIGHT NOT ARISE DURING THE COURSE OF A TYPICAL BOUNDARY/RETRACEMENT SURVEY. A TITLE REPORT WILL ALSO OUTLINE ANY ADVERSE TAKINGS THAT MIGHT EFFECT THE PROPERTY.
- ADJOINER LINES AND TITLE INFORMATION TAKEN FROM CLINTON COUNTY GIS DATA AND DEED PLOTTINGS. ADJOINER LINES ARE NOT TO BE INTERPRETED AS SURVEY LINES.
- A HIGHWAY OCCUPANCY PERMIT IS REQUIRED FOR ACCESS TO ALL STATE ROADS (SEC. 420 PL. 1242/42B). OWNER SHALL CHECK WITH THE MUNICIPALITY IF A SIMILAR PERMIT IS REQUIRED FOR ALL DRIVEWAY ENTRANCES.
- NO ATTEMPT WAS MADE TO LOCATE UTILITIES. UTILITIES OTHER THAN WHAT IS SHOWN ON THIS PLAN MIGHT EXIST ON OR NEAR THIS SITE. APPROXIMATE LOCATIONS OF ANY UNDERGROUND UTILITIES ARE BASED ON VISIBLE APERTURES AND AVAILABLE MAPPING PROVIDED TO THIS OFFICE. THIS SURVEY TAKES NO RESPONSIBILITY FOR THE LOCATION OF UNDERGROUND UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO CONTACT THE PA ONE CALL SYSTEM PRIOR TO ANY EARTH DISTURBANCE.
- A PORTION OF THIS PROPERTY IS SUBJECT TO OVERHEAD UTILITY LINES AND THEIR ASSOCIATED EASEMENTS. OTHER UTILITY EASEMENTS MIGHT EXIST.
- ALL AREAS ARE GROSS AND INCLUDE AREAS OF ROADS/HIGHWAYS/ AND STREAMBEDS WHERE APPLICABLE.
- THE AREAS DESIGNATED AS SITES FOR SEWAGE DISPOSAL ARE PRESERVED SOLELY FOR SEWAGE DISPOSAL PURPOSES AND NO ACTIVITY WHICH WOULD ALTER THE NATURAL SOIL SURFACE OR RENDER THESE SITES UNSUITABLE FOR DISPOSAL MIGHT OCCUR.
- NO WELLS EXIST WITHIN 100' OF THE SEPTIC TREAT AREAS.
- PER FEMA MAP #42035C0030D, EFFECTIVE DATE 9/26/2008, NO 100 YEAR FLOOD PLAIN EXISTS ON THE PROPOSED SUBDIVISION SITE.
- A NATIONAL WETLANDS INVENTORY SEARCH PRODUCED NO HTS. WETLANDS MIGHT STILL EXIST ON THIS SITE. NO INDEPENDENT WETLANDS STUDY WAS PERFORMED PER THIS SURVEY.
- A PENNSYLVANIA NATURAL DIVERSITY INVENTORY (PNDI) SEARCH INDICATES NO KNOWN IMPACTS.
- SOILS SOURCE: USDA SOIL CONSERVATION SERVICE.
- ZONING INFORMATION PROVIDED SHALL BE VERIFIED BY THE MUNICIPAL ZONING OFFICER.
- FOR THE PURPOSE OF THIS SUBDIVISION ANY LANGUAGE REFERRING TO "NON-BUILDING" IS DEFINED AS "NON-SEWAGE GENERATING".
- MUNICIPAL AND ZONING DISTRICT LINES ARE APPROXIMATE AND SHALL BE VERIFIED BY THE MUNICIPALITY.
- ORTHOPHOTO FOR TRACT/ LOCATION MAP IS APPROXIMATE FOR REFERENCE PURPOSES ONLY.
- CONTOURS TAKEN FROM LIDAR GENERATED DATA.
- PLANIMETRIC FEATURES DERIVED FROM GPS OBSERVATIONS, TRADITIONAL SURVEY METHODS, AND INTERPOLATED FROM GIS DATA. DO NOT SCALE FROM DRAWING.
- UNLESS OTHERWISE NOTED ALL PINS SET ARE 5/8" DIA. REBAR WITH CAP DESIGNATING "JN BLESHER PLS".

NUMBER	PROPERTY INFORMATION
1	N/F ERNEST CAMP INC PARCEL ID #18-8287-49-3 TRACT 2 - DEED BOOK 1026, PAGE 204
2	N/F ERNEST CAMP INC PARCEL ID #18-8287-49-1 TRACT 1 - DEED BOOK 1026, PAGE 204
3	N/F DARRYL L. & TAMMY S. SNYDER PARCEL ID #18-8245 DEED BOOK 2017, PAGE 4721
4	N/F DENNIS & DEBORAH CHILSON PARCEL ID #18-22395 DEED BOOK 2023, PAGE 2735
5	N/F RUSSEL E. & CHRISTINA M. WERNER PARCEL ID #18-8244 DEED BOOK 2002, PAGE 4729
6	N/F DAVID J. & DAWN J. LEVERKNIGHT PARCEL ID #18-8247 DEED BOOK 2023, PAGE 2797
7	N/F DANIEL A. & LINDA M. DEWEY PARCEL ID #18-8248 DEED BOOK 2001, PAGE 2298
8	N/F DAVID LEVERKNIGHT PARCEL ID #18-8291 DEED BOOK 2018, PAGE 3455
9	N/F QUEMAHONING RIDGE RUNNERS PARCEL ID #18-8289-49D & 18-8289-49A DEED BOOK 693, PAGE 216
10	N/F QUEMAHONING RIDGE RUNNERS PARCEL ID #18-8288 DEED BOOK 2013, PAGE 5895
11	N/F TOREY L. & PAMELA A. TROUT PARCEL ID #18-8290 DEED BOOK 2012, PAGE 3080

RIGHT-OF-WAY LINE TABLE	
LINE BEARING	DISTANCE
L1	N 00°07'35" E 52.42
L2	N 72°59'36" E 130.68
L3	S 0°31'00" E 143.17
L4	S 0°17'08" E 130.21
L5	S 0°21'29" E 131.61
L6	S 0°25'24" E 146.53
L7	S 48°12'31" E 102.17
L8	S 10°56'36" E 73.11
L9	S 27°06'27" E 239.97
L10	S 48°12'31" E 102.17
L11	N 27°06'27" E 239.97
L12	N 0°25'24" E 146.53
L13	N 0°17'08" E 130.21
L14	N 0°21'29" E 131.61
L15	N 0°25'24" E 146.53
L16	N 0°25'24" E 146.53
L17	N 0°25'24" E 146.53
L18	N 0°25'24" E 146.53
L19	N 0°25'24" E 146.53
L20	N 0°25'24" E 146.53
L21	N 0°25'24" E 146.53
L22	N 0°25'24" E 146.53
L23	N 0°25'24" E 146.53
L24	N 0°25'24" E 146.53

PROPERTY LINE LINE TABLE	
LINE BEARING	DISTANCE
L25	S 89°06'45" E 59.28
L26	N 01°23'52" E 66.28
L27	N 89°06'45" E 59.28
L28	N 76°01'39" E 13.59
L29	N 00°03'56" E 56.39
L30	N 86°45'34" E 30.87
L31	N 87°31'05" E 100.76
L32	N 00°00'00" E 100.00
L33	S 87°43'11" E 100.00
L34	S 87°43'11" E 101.46
L35	S 87°43'11" E 101.29
L36	N 00°25'03" E 30.68

SOILS:

At ATKINS SILT LOAM, 0 TO 3 PERCENT SIDES, FREQUENTLY FLOODED
 CbB CALVIN CHANNERY SILT LOAM, 3 TO 8 PERCENT SIDES
 Hnd HUNSTONTON SILT LOAM, 3 TO 8 PERCENT SIDES
 Hnd HUNSTONTON SILT LOAM, 15 TO 25 PERCENT SIDES
 UnB UNGERS LOAM, 3 TO 8 PERCENT SIDES

LEIDY TOWNSHIP CRITERIA:
 ZONING - AGRICULTURAL
 MIN. LOT SIZE - 1 ACRE
 MIN. LOT WIDTH AT SETBACK = 150'
 MIN. LOT DEPTH = 150'
 FRONT BUILDING SETBACK 35' FROM RIGHT-OF-WAY LINE
 SIDE BUILDING SETBACK 15' (PRINCIPAL BUILDING)
 SIDE BUILDING SETBACK 8' (ACCESSORY BUILDING)
 REAR BUILDING SETBACK 25' (PRINCIPAL BUILDING)
 REAR BUILDING SETBACK 8' (ACCESSORY BUILDING)

CERTIFICATION OF OWNERSHIP (PARCEL ID #18-8286):

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF CLINTON

I, _____, ACKNOWLEDGE THE FOREGOING PLAT TO BE MY ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH.

TRAVIS J. HIBSHMAN _____ MEGAN E. HIBSHMAN _____

PERTINENT TO TRACTS "A, B, C, D AND R":
 NOTE: AS OF THE DATE OF THIS PLAN RECORDING, TRACTS "A, B, C, D AND R" OF THIS SUBDIVISION ARE DEDICATED FOR THE EXPRESS PURPOSE OF EXISTING HOSE AND ON-LOT SEPTIC AND VACANT LAND. NO PORTION OF THE TRACTS OF THIS SUBDIVISION HAVE BEEN APPROVED BY THE MUNICIPALITY OR THE APPROVING AGENCY FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND APPROVING AGENCY HAVE APPROVED ANY REQUIRED SEWAGE FACILITIES PLANNING FOR THE TRACTS OF THE SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE SEWAGE FACILITIES ACT (35 P.S. SECTIONS 7501 (a), (b) & 7504) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THESE TRACTS SHOULD CONTACT THE MUNICIPALITY WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT TYPE OF SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING PERMITS OR APPROVALS.

TRAVIS J. HIBSHMAN _____ MEGAN E. HIBSHMAN _____

LEIDY TOWNSHIP BOARD OF SUPERVISORS' APPROVAL:
 THE PLAN AND PLAT OF SUBDIVISION HAVE BEEN APPROVED BY THE TOWNSHIP BOARD OF SUPERVISORS ON THIS _____ DAY OF _____, 20____.

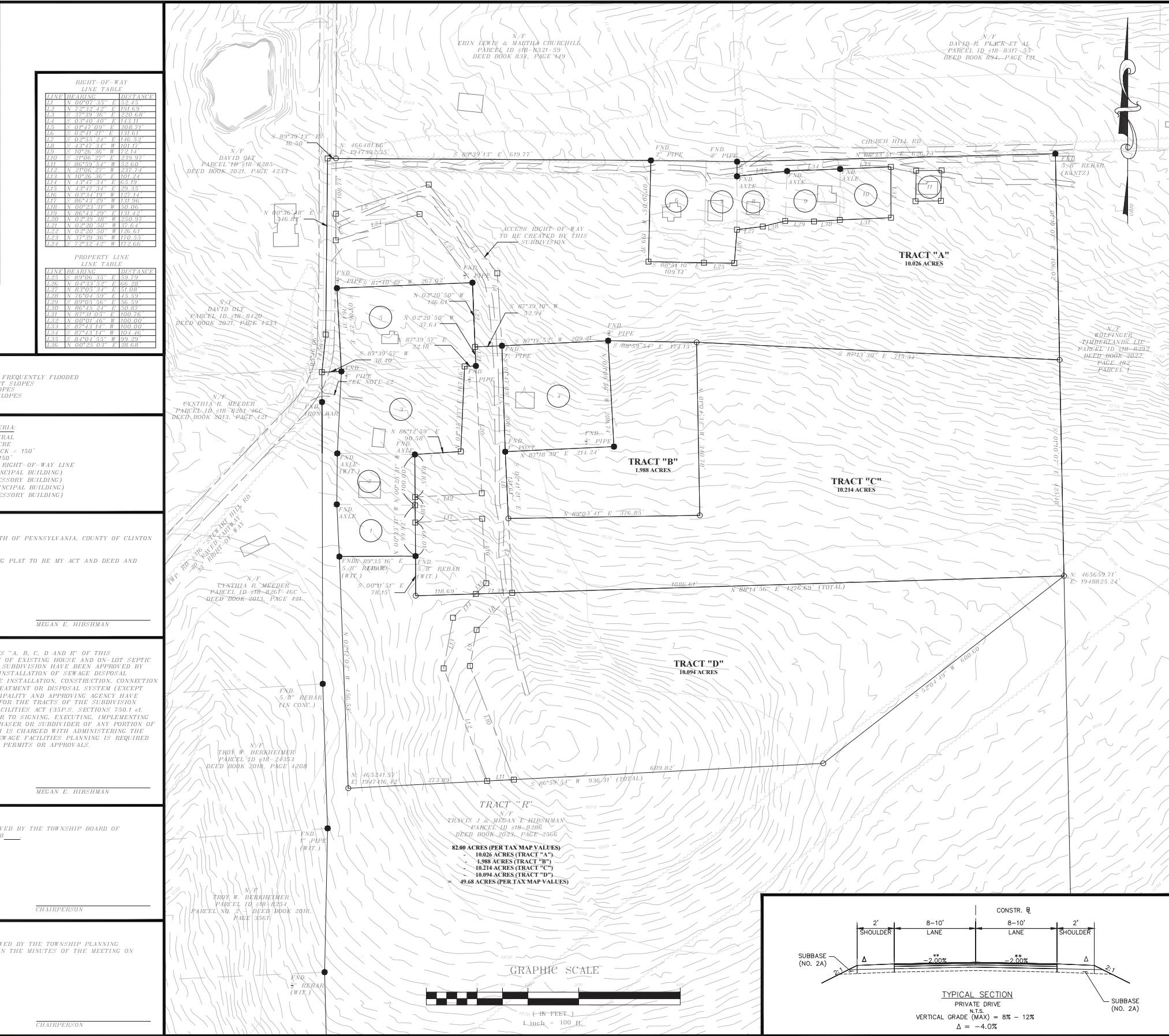
SECRETARY _____ CHAIRPERSON _____

LEIDY TOWNSHIP PLANNING COMMISSION REVIEW:
 THE PLAN AND PLAT OF SUBDIVISION HAVE BEEN REVIEWED BY THE TOWNSHIP PLANNING COMMISSION AND COMMENTS PRESENTED AND RECORDED IN THE MINUTES OF THE MEETING ON THIS _____ DAY OF _____, 20____.

SECRETARY _____ CHAIRPERSON _____

LEGEND AND SYMBOLS:

---	PROPERTY LINE	N/F	NOW OR FORMERLY	●	IRON PIN FOUND (AS NOTED)
---	CENTERLINE	R/W	RIGHT-OF-WAY	○	IRON PIN SET (5/8" REBAR WITH CAP)
---	FORMER LOT LINE	DB	DEED BOOK	□	CALCULATED POINT
---	ADJOINER LINE	RB	RECORD BOOK		
---	RIGHT-OF-WAY	PB	PLAT BOOK		
---	GRAVEL CARTWAY	MB	MISCELLANEOUS BOOK		
---	PAVED CARTWAY	PG	PAGE NUMBER		
---	CONTOUR (2' INTERVAL)	FND	FOUND		
---	SOILS				



REVISIONS

NO.	DESCRIPTION

Prior to starting any earthwork, the owner/contractor MUST contact PA One Call at least 3 working days prior to the start of work to locate any underground utilities. Call 1-800-242-1776.

DATE: 7/25/2024
PREPARED BY: MLR
CHECKED BY: JNB
SCALE: 1"=100'
SHEET: 14 OF 1

5- LOT SUBDIVISION (NON-BUILDING) FINAL PLAN

FOR TRAVIS J. & MEGAN E. HIBSHMAN
 40 CHURCH HILL RD, CROSS FORK, PA 17729
 LEIDY TOWNSHIP, CLINTON COUNTY, PENNSYLVANIA

JN Blesh Surveying, LLC
 404 Park. Ave., Lock Haven, PA 17745

EXHIBIT 4

CORRESPONDENCE

August/September 2024 Correspondence List

1. Columbia Gas – Title V Permit Renewal for Air Quality, compressor in Chapman Township.
2. EQT – Water withdrawal for well pads in Grugan Township.
3. Woodland Design Associates – PPL Electric project, 69kV power line reconstruction, Loganton, Castanea, Greene and Lamar.
4. TRILEAF – NEPA Review for a cell tower for Verizon Wireless in Dunnstable Township.