

**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.

