

Clinton County Planning Commission

March, 2007
Meeting Minutes

PRESENT: Charles Sweeney, David Calhoun, Thomas Campbell, John Dotterer,
David Glessner, Christine Ballard, & Michael Geyer

ABSENT: Terry Murty, & Ralph Brungart

PLANNING DEPT. STAFF: Tim Holladay, Director
Bill Suydam Sr., Assistant Planner (absent)
Elisabeth Lynch, Assistant
Amidea Daniel, Tourism Infrastructure Planner

GUESTS: Caley Mincemoyer, Planning Intern
Thomas McGeoy, North-Lands, Inc.
Jack Tobias, North-Lands, Inc.

CALL TO ORDER

Charles S. called the meeting to order at 7:01 PM.

APPROVAL OF MINUTES

Dave G. made a motion, seconded by Tom C. and carried unanimously, to approve the minutes from February, 2007.

STAFF REPORT

Tim H. updated attending members on the proposed Clinton County Greenway & feasibility study and announced that Elisabeth L., Amidea D. & himself meet with three (3) consultants to discuss the proposal. After the meetings two (2) of the consulting agencies, Mackin Engineering & Pashek, estimated the costs ranged between \$175,000-200,000. Both of these agencies forwarded proposed scopes of work. The third (3) consulting firm, Simone Engineering, verbally stated \$200,000. Tim H. then informed members that the Planning Dept. will write and submit a DCNR *Community Conservation Partnership Program Planning Grant Application* and request \$100,000 [the grant requires a 50% match] and will submit the grant by April 13. Awarded grant applications should be announced in November, 2007. Tim H. also stated that in the future, a member from the Planning Commission may be asked to join the current Greenway Project Team [created Jan., 2007]

Tim H. updated members on the progress the Clinton County Sewer Authority has made this past month.

Tim H. updated members on the Salmon property in Bald Eagle Twp. The developer is “hopeful” that the site will be rezoned to R-2. This item may be revisited during the April meeting.

Tim H. informed attending members that Bill S. was unable to attend this meeting because he is working on two (2) very important grants with deadlines quickly approaching.

Amidea D. gave attending members a brief overview on the contents of her planning packet report and informed members that later this spring she will be putting together a round table steering committee. Intern Caley M. reported on her projects & distributed copies of the brochure she designed. Attending members spoke very favorably in regards to the work she produced. Tim H. added that during the last Community Trade Association (CTA) meeting it was mentioned that the drive on Rt. 120 could be enhanced by being able to view the river from the roadway. He also mentioned wildlife viewing parks-one vista overlooking Beech Creek & one overlooking the Fish dam area.

In other business, Tom C. noticed a typographical error under *Subdivisions & Lot Additions*-“Greene II” should read “Grenell, Sr.” Elisabeth L. will correct the file folder if it is also incorrect.

PUBLIC COMMENTS

No public comments were received.

OLD BUSINESS

Clinton County Zoning for Rural Forest, Ag. & Commercial Regulations

Tim H. gave attending members a brief review on last month’s discussion & a brief overview of the County’s current zoning regulations. He also explained Green Twp.’s “Farm-related business” ordinance. Tim H. stated that under the current County ordinance, *Home Occupations* are already a “permitted use” under the *Ag. District* he mentioned that there is “flexibility” under *Special Exceptions*.” John D. added that he is in favor of “farm owners having a business on their land” & the group concurred. Elisabeth L., then asked attending members “if a farmer wanted to develop wind turbines on their property, would that come under this Article IV discussion?” Attending members then briefly discussed other potential alternative energy sources (e.g. methane from manure) farmers may develop, but no formal answer on “wind turbines” was forwarded.

After a lengthy discussion, the attending members agreed that it is not necessary to change the County’s current zoning language/listing under *Special Exceptions* at this time.

NEW BUSINESS

Noyes Twp., Shintown Vista 10 lot Recreational Subdivision

North-Lands, Inc. representative Tom M. updated members on the configuration changes to lots 7, 8, & 9. He also stated that according to PA DEP this is a “minor” subdivision, there will be no electricity, the lots are accessible via Sproul State Forest roadways, and there would be a road maintenance agreement. Attached to each deed, there will be a *Declaration of Covenants & Restrictions (DCR)*-members were given a copy to review.

Dave C. asked what type of buyer would purchase these lots & the developer responded, “camp style owners”. Tom C. mentioned there is electricity on Shinton Rd. & Tom M. stated that this development is not adjacent to those lines. Tim H. recommended that DCNR road maintenance literature be reviewed by the developer and Tom M. responded that DCNR has already provided them with “a few examples”. Tim H. asked what the

current condition of the entrance/exit DCNR roadways are like & Tom M. responded that Quarter Mile Rd. is maintained & then the adjoining roadway is a “jeep trail & is not highly maintained”. Tom C. recommended that the DCR disclose “who owns the road/s to the subdivision & what to expect as far as condition...” Elisabeth L. recommended an addition to the DCR-no burning of household/construction debris be allowed in the subdivision due to fire control logistics’, etc. She also mentioned that areas adjacent to this proposed development have inherent illegal dumping problems & that the lot owners understand that what the “pack in must be packed out & disposed of properly.” Amidea D. mentioned that the developer should also consider current & future ATV usage.

After an informative discussion, Tim H. stated that the Planning Dept. will write a “preliminary” review letter to Noyes Twp. after the developer has finalized his proposal & submitted it to the Planning Commission.

New/Updated Clinton Co. FEMA Digital Flood Maps

Tim H. stated that FEMA had recently concluded a new “study” on flooding related issues on the lower reach of the Fishing Creek Watershed-from the “narrows” to Mill Hall & then to Bald Eagle Twp. Jim W., from GIS, worked with FEMA to develop a program that will overlay flood maps w/property lines. He also stated that the datum changed from the older 29 scale to the newer 88-this was done to provide more accurate elevation measurements. To access the updated reference markers, the user must go onto FEMA’s website & the current system is not “user-friendly” & it would be much more helpful if the elevations were printed on the map.

After a brief discussion, attending members agreed that the following items need to be addressed in the near future;

1. Reference marks need to be printed on FEMA flood maps.
2. Did FEMA convert all the old 29 reference marks to 88 or did they add entirely new reference marks?
3. Under *Map Repositories* (Page 2), contact information for some municipalities is incorrect & should be updated.
4. By increasing the areas of flood zones & floodways, affected areas will be impacted economically-both the residential and commercial districts.

Bald Eagle Twp., Frank Mills 20 Lot Sketch Plan

Tim H presented members with a brief overview & mentioned that each lot is approximately 2 acres & that it is unclear whether or not the subdivision will provide public water & sewer. He also informed members that Twp. Supervisor Chris Dwyer, stated that Bald Eagle Twp. has future plans to pave the road that runs through the proposed subdivision.

After a brief discussion,

Dave G. made a motion to recommend to the Twp. that the proposed development be serviced with public water & sewer noting that due to higher elevations, the development may need a water tank & pumping station & to recommend to the Bald Eagle Twp. Planning Commission that they may want to considering what “type” of future development would be appropriate in the surrounding area given the fact that this area may see additional development in the near future, Dave C. seconded and the motion was carried unanimously.

Woodward Twp., Proposed Boat Launch Upgrades

Tim H. gave attending members an overview on the history of the Park, the boat launch area & the increased recreational usage this Park has experience in just the last few years.

After a brief discussion,

Dave G. made a motion to give the Twp. favorable comments regarding the proposed upgrades to the boat launch, Christine B. seconded and the motion was carried unanimously.

OTHER BUSINESS

No discussion.

CORRESPONDENCES

No discussion.

ADJOURNMENT

Being no further business the meeting adjourned at 9:16 PM by a motion of Dave C. and Ralph B. seconded and was carried unanimously.

The next Planning Commission meeting will be April 14th, 2007 at 7:00 PM in the Clinton County Garden Building, 3rd Floor Commissioners’ Meeting Room, Lock Haven.

Clinton County Planning Commission

April, 2007
Meeting Minutes

- PRESENT:** Charles Sweeney, David Calhoun, Ralph Brungart, Thomas Campbell,
John Dotterer, David Glessner, & Christine Ballard
- ABSENT:** Terry Murty & Michael Geyer
- PLANNING DEPT. STAFF:** Tim Holladay, Director
Bill Suydam Sr., Assistant Planner/Grant Admin.
Elisabeth Lynch, Assistant
Amidea Daniel, Tourism Infrastructure Planner
- GUESTS:** Shaun P. Kramer, Danielle Schlesinger, Kristi Keiffer, Corrine Blattner, &
Christie Long, Lock Haven University Students
Lenny Long, Lock Haven University Instructor
Caley Mincemoyer, Planning Intern
Phil Calhoun, Wayne Twp.
Jim Runkle, Express Newspaper
Commissioner Tom Bossert

CALL TO ORDER

Charles S. called the meeting to order at 7:00 PM.

APPROVAL OF MINUTES

Dave C. made a motion, seconded by Ralph B. and carried unanimously, to approve the minutes from March, 2007.

STAFF REPORT

Tim H. informed members that beginning next month the Clinton County Planning Commission Minutes will be posted on the County's website. This collaborative effort is made possible through the MIS Department Director Susan Watson.

Tim H. informed members on the upcoming April 24 meeting with FEMA representatives. Representatives from all the County municipalities are invited and the topic for discussion will be the newly updated flood maps. Prior to adoption, local entities have a window of opportunity to comment on the proposed changes.

Tim H. updated attending members on the Renovo area water interconnect project. The PA DEP and Renovo representatives have had very cooperative and constructive meetings. The project should start in autumn 2007 and one of the major goals of this project is to connect Chapman Twp. to public drinking water.

Amidea D. informed members that the DCNR grant request for \$100,000 was sent in April 11 [portions written by Alice Trowbridge, Amidea D. and completed by Elisabeth L.]. The funds will be utilized for the following; Countywide Greenway Plan, boat access feasibility study that includes connector trails to villages/points of interest, and a feasibility study for a connector trail to the establish Pine Creek Rails to Trails that currently terminates in Lycoming County. Awards should be announced in late autumn.

Amidea D. also informed members that the Heritage Feasibility grant application was submitted and the goal is to develop the 3-acre parcel as a public park.

Bill S. gave attending members an overview of the “very informative” CDBG conference he attended and explained how the program will continue to aid Clinton County in the future. In 2003 the County received \$282,288, 2004 \$285,859, 2005 \$278,592, 2006 \$260,352 and in 2007 Bill S. informed members that Clinton Co. should receive \$262,365.

PUBLIC COMMENTS

Lock Haven University instructor Lenny Long’s students gave a creative and informative Power Point presentation on their conceptual design and cost estimate for the proposed connector trail between Lycoming to Clinton County via the Pine Creek Rails to Trails. At the end of the presentation Lenny L. thanked the County Planning Department for this opportunity for his students to work on a “real project” and he looks forward to working with the County in the future.

Lock Haven University student and former Planning Department Intern Caley M. presented members with her finalized historic walking tour pamphlet entitled, “A Walking Tour Featuring Historic Homes & Buildings of Lock Haven” that she has been working on all semester. She also thanked Pete Lopes for his informative assistance and photographs that he shared with her and she also thanked Downtown Lock Inc. for all of their support and guidance. Attending members were very impressed with her work.

OLD BUSINESS

Noyes Twp., Shintown Vista 10 lot Recreational Subdivision-Update

Tim H. gave attending members an update on the developer’s progress. Currently they are still working on the E&S Plan and the Clinton Co. Conservation District is working with them to preserve the “viewscape” by limiting earthmoving projects at or below 1300 ft. After the final paperwork is submitted this topic will be revisited.

NEW BUSINESS

Porter Twp., Zoning Ordinance Amendment: Cottage Industry

Tim H. gave attending members an update on the proposed amendment and highlighted the fact that the Twp. has placed a maximum square footage of floor area at 5,000.

After a brief discussion,

Dave G. made a motion to give favorable comments to the Township, Tom C. seconded and the motion was carried unanimously.

OTHER BUSINESS

Tom C. voiced his concern over poor logging practices and stated that he would like the Planning Commission to “keep an eye on this.”

CORRESPONDENCES

No discussion.

ADJOURNMENT

Being no further business the meeting adjourned at 8:25 PM by a motion of Dave G. and Dave C. seconded and was carried unanimously.

The next Planning Commission meeting will be May 15th, 2007 at 7:00 PM in the Clinton County Court House, 3rd Floor, Lock Haven.

Clinton County Planning Commission

May, 2007
Meeting Minutes

- PRESENT:** Charles Sweeney, Ralph Brungart, Thomas Campbell, David Glessner, & Michael Geyer
- ABSENT:** David Calhoun, Terry Murty, John Dotterer & Christine Ballard
- PLANNING DEPT. STAFF:** Tim Holladay, Director
Bill Suydam Sr., Assistant Planner/Grant Admin.
Elisabeth Lynch, Assistant
Amidea Daniel, Tourism Infrastructure Planner
- GUESTS:** John P. Boileau, Bald Eagle Township Solicitor
Glenn Vernon, Beech Creek Greenway
Steve Bason, Concerned Citizen
Larry Bason, Concerned Citizen
Charlotte Bason, Concerned Citizen
Howard Mantle, Beech Creek Watershed Association
Jim Runkle, Express Newspaper

CALL TO ORDER

Charles S. called the meeting to order at 7:01 PM.

APPROVAL OF MINUTES

Tom C. noted a clarification to his concerns “over poor logging practices”, April Minutes, Page 2. Tom C. stated that he is not insinuating that all loggers practice poor logging practices. He was referring to some companies that hire some loggers to clear and chip trees from some utility right-of-ways.

Tom C. made a motion, seconded by Ralph B. and carried unanimously, to approve the Minutes from April, 2007.

STAFF REPORT

Tim H. updated members on his April 23 meeting with Gallagher Twp. Supervisors. The Supervisors decided to create a Planning Commission and to work on their own Zoning Ordinance. In addition, proposed changes to the Gallagher Twp. zoning map designations need to be finalized.

Tim H. informed members that he and Elisabeth L. attended the April 24 public forum meeting hosted by representatives from FEMA. Due to requests from the public, FEMA’s consult, Ganett Fleming, will review and possibly re-calculate flood elevation designations for Mill Hall Borough by analyzing calculations for surcharging storm pipes and inlets on the lower Westside. To aid in this effort, the Clinton Co. GIS Dept. will work with the consult and GIS will provide mapping with detailed information on land elevations. The new calculations will be based on 2 foot instead of the current 5 foot contours.

PUBLIC COMMENTS

No comments.

OLD BUSINESS

Lock Haven University Intern Update

Amidea D. informed attending members that LHU student Caley M. has completed her Planning Commission internship and three LHU students are interested building upon Caley M.'s work by doing the "voice over" for the Lock Haven historical walk and the Podcast presentation is still under development. In addition, Amidea D. informed members that she is in the initial stages of starting to organize the local B&B owners so they can share information etc.

To build upon Elisabeth L.'s idea of developing PA Wilds aviation tours from Piper Airport, Amidea D. informed members that a new LHU intern will start work on this concept next month.

Amidea D. announced that Clinton County was awarded a \$420K DCED grant for Renovo's Erie Ave. The grant will fund streetscaping and roadway updates.

In related business, Tim H. stated that the Comfort Inn owners are very pleased with the work the LHU interns accomplished and stated that the students "exceeded everyone's expectations."

NEW BUSINESS

Bald Eagle [Beech Creek] Greenway Presentation, Glenn Vernon

Landscape architect Glenn V. presented members with a very informative powerpoint presentation that highlighted the benefits, challenges, and economic/cultural "hubs" associated with the proposed greenway trail that will link Bald Eagle State Park to southwestern Clinton Co., and its sponsoring organization, the Beech Creek Watershed Association (BCWA).

After the presentation was complete, a question and answer (Q&A) forum ensued. Dave C. stated that it would be very interesting if the project included interpretive displays that incorporated historical photographs highlighting regional bricks and their associated history. Glenn V. responded by stating that Dave's idea is very good and that concept is already "embraced" by the Greenway Committee. After the Q&A, BCWA member Howard M. requested a letter from the County endorsing this proposed project.

After a brief discussion,

Mike G. made a motion to endorse the proposed greenway project, Dave C. seconded and the motion was carried unanimously.

Bald Eagle Twp., Zoning Map Amendment

Tim H. gave attending members an overview of the proposal and stated that Solicitor John B. has requested review comments on Bald Eagle Twp.'s proposed zoning Map Amendment and added that the Planning Commission had previously discussed the issue of two preexisting zoning maps and that one should be utilized. John B. then stated that there is one displayed in the Twp. building and he will check to see which map is signed by the Township authorities. Tim H. stated that the County has a zoning map and the area in question is zoned R1. Steve B. added that he believes the area was zoned Agriculture and questioned whether or not there is written documentation that declares a

change from Agriculture to R1. Tim H. responded and stated that he is unclear whether or not the Township formally adopted the change. Tim H. then gave attending members copies of R1 and R2 zoning regulations and described the differences.

During the open forum discussion, Dave C. stated that it appears there is still a zoning map conflict. Larry B. stated his concern and called the proposed R2 residential development “spot zoning” and added that he does not object to R1. Due to the preexisting high school traffic patterns and future athletic field/complex, Mike G. and Tom C. added that they are concerned that additional residential development would further compound vehicular congestion and the group concurred.

After a lengthy discussion,

Mike G. made a motion to recommend R1 due to current and projected vehicular traffic entering and leaving the Keystone Central High School roadway, Tom C. seconded and the motion was carried unanimously.

Grugan Twp., Northcentral PA Conservancy, West Branch Susquehanna River Access

Tim H. gave attending members an overview of the proposed boat access facility slated for an area just downstream from Bakers Run. Tim H. also thanked Elisabeth L. for initiating this project, finding the parcel, and uniting all the parties involved with this project (DCNR at Sproul, Fish & Boat Commission, and the Northcentral PA Conservancy).

After a brief discussion,

Dave C. made a motion to give favorable comments with the addition of the following: 1. the parking lot and boat launch be developed as a “low impact area”, and 2. the parking area accommodate no more than one (1) dozen parking places, Mike C. seconded and the motion was carried unanimously.

Lamar Twp., Zoning Ordinance Amendment: Semi-Public Recreational Uses

Tim H. gave attending members an overview of the proposed amendment that would change recreational permitted activities from under *Highway Interchange Zone* to permitted use by *Special Exception*. During the discussion, Mike G. added that the Twp. does not want recreational activities to be developed in highway interchange zones and attending members concurred.

After a brief discussion,

Ralph B. made a motion to give favorable comments in regards to the zoning amendment change, Dave C. seconded and the motion was carried unanimously.

Wayne Twp., Final land Development Plans for Linnippi Village, Phase V

Tim H. gave attending members an overview of the proposal and then read aloud a letter from the Engineer Jason Dershem. Tim’s concern is that the current placement of a stormwater basin on a residential lot may be a detriment to the long-term maintenance and operation of this public use infrastructure, should not be the responsibility of the private lot owner and it should be managed by either a homeowners association or Wayne Twp.

After a brief discussion, Ralph B. made a motion to recommend the Twp. Engineer review the Stormwater Management Plan, the developer should make a formal request for public water service from the City of Lock Haven and that the stormwater basin should be owned either by a homeowners association or the Township, Tom C. seconded and the motion was carried unanimously.

Lamar Twp., PennDot Maintenance Barn/Wetzel Subdivision

Tim H. gave attending members an overview of the proposal and members discussed unresolved issues relating to interstate interchanges and the land area necessary for on/off ramp development.

After a brief discussion, Dave C. made a motion to provide the following review comments for the proposed 2-lot subdivision in Lamar Township, 1. water and sewer issues need to be completely resolved, 2. future I-99 interstate interchange impacts should be taken into consideration, and 3. truck access directly opposite Airstrip Drive needs to be addressed, Mike C. seconded and the motion was carried unanimously.

OTHER BUSINESS

No discussion.

CORRESPONDENCES

No discussion.

ADJOURNMENT

Being no further business the meeting adjourned at 8:45 PM by a motion of Dave G. and Mike G. seconded and was carried unanimously.

The next Planning Commission meeting will be June 19, 2007 at 7:00 PM in the Clinton County Garden Building, 232 East Main Street, 3rd Floor Commissioners' Meeting Room, Lock Haven, PA 17745.

Clinton County Planning Commission

June, 2007
Meeting Minutes

PRESENT: Charles Sweeney, David Calhoun, Terry Murty, Ralph Brungart, John Dotterer, David Glessner, Christine Ballard, & Michael Geyer

ABSENT: Thomas Campbell & Amidea Daniel, Tourism Infrastructure Planner

PLANNING DEPT. STAFF: Tim Holladay, Director
Bill Suydam Sr., Assistant Planner/Grant Admin.
Elisabeth Lynch, Assistant

GUESTS: Commissioner Tom Bossert
Warren Gottshall, Resident, Gallagher Twp.
R.O. Wells, Supervisor, Gallagher Twp.
Joseph J. Aha, Resident, Gallagher Twp.
Kerrie Bodle, Resident, Gallagher Twp.
Robert Maguire, Resident, Gallagher Twp.
Bobby Maguire, Concerned Citizen
Sam Probst, Concerned Citizen
Dale Copenhaver, Supervisor, Gallagher Twp.
Jim Runkle, Express Newspaper

CALL TO ORDER

Charles S. called the meeting to order at 7:02 PM.

APPROVAL OF MINUTES

Dave C. made a motion, seconded by Dave G. and carried unanimously, to approve the Minutes from May, 2007.

STAFF REPORT

Tim H. updated members on the June 19th meeting that he and Elisabeth L. attended in Renovo with the Governor's Action Team and representatives from the borough. Topics of discussion included the concept that Renovo, and possibly adjoining municipalities (South Renovo, Chapman and Noyes Twp.'s), undertake the creation of one regional Comprehensive Plan, current and possible future upgrades to Renovo infrastructure and housing upgrades, and overall goals of community members. Meeting was well attended and constructive. Representatives from the Borough will seek input from adjoining community members to seek their opinions on a regional approach towards the development of an updated Comprehensive Plan. Additional topics included the local concerns of trying to adapt the current 1974 Zoning Ordinance to contemporary rebuilding needs and the \$486,000 awarded grant for Erie Ave. upgrades and streetscaping.

Elisabeth L. informed members that Fish and Boat Commission's 4th annual American shad fry release was well attended, but due to a fish fry kill at the F&B hatchery the fry release numbers were greatly reduced from an anticipated 250,000 to 20,000. The F&B biologists also reported that of all the rivers they stock the West Branch Susquehanna

River releases have produced the highest rate of survival of fry to juveniles for the last two years.

PUBLIC COMMENTS

No comments.

OLD BUSINESS

Gallagher Twp. Zoning

Tim H. gave attending members an historical overview of the current and proposed changes to a portion of Gallagher Twp.'s zoning adjacent to a section of Rt. 664 and Bobby Maguire's concerns on the current zoning and that it may be challenged legally. Tim H. then provided interested parties with copies of a pertinent section from Crawford Twp.'s Zoning Ordinance. Also discussed was Mr. Maguire's letter dated May 15 and that the letter did not mention the "criteria of the natural conservation areas and exception value waterways" nor was there mention of rare or endangered species. The only change the current zone has had is Queen's Run surface water is no longer utilized as public drinking water. The Gallagher Twp. Supervisors added that they believe one-acre lots are not large enough to support sustainable on-lot sewage systems, wells and buildings and that three-acre parcels should be considered instead. In related business, Dave G. stated that one of the goals of the County Planning Commission is that all Clinton Co. Municipalities adopt their own set of ordinances. After a lengthy discussion Tim H. reported that he will meet with Gallagher Twp.'s Solicitor Martin Flayhert and Tim H. will assist him in how to develop a planning committee, etc. Tim H. also mentioned that if the Twp. adopts a new ordinance they must also zone for commercial, industrial, etc. zones as well. In addition Lick Run's waterway designation must also be taken into account.

John D. asked if perk tests have been performed and the Supervisors responded "yes, but there are no guarantees that in the future the septic field/s will or will not contaminate well water. Bobby M. added that the Twp. could create an ordinance requiring septic tanks be pumped out every three years. In respect to the May 15th letter he also stated that he has no ill will towards the County or Tim H. and added that he would like this matter to come to a final conclusion as soon as possible.

After a brief discussion,

Dave C. made a motion to have the County facilitate and assist Gallagher Twp. Supervisors in developing their own ordinance, Terry M. seconded and the motion was carried unanimously.

NEW BUSINESS

Bald Eagle Twp., Review Fort Meadows Pump Station Upgrade

Tim H. gave attending members an overview of the proposal and stated that this project appears to be an "outgrowth of the Clinton County Sewer Authority". Chuck S. questioned whether or not the proposed 6" diameter pipe will be wide enough to handle current and future volumes and suggested the Twp. defer that question to their Engineer. Dave C. stated he would like an 8" pipe, but that would require a larger more expensive pumping station.

After a lengthy discussion, Dave C. made a motion to recommend the Twp.'s Engineer review potential future flow volume needs and take those anticipated volumes into account and to conclude whether or not a 6" will be larger enough for the potential volume needs at least 20 years from today, Christine B. seconded and the motion was carried unanimously.

West Keating Twp., PA DEP Biosolid Application Act 67 & 68

Tim H. gave attending members an overview of the proposal and stated that the intended area has been recognized by the PA Game Commission as an elk calving area. Chuck S. added that it appears there is no inspection schedule for the future biosolids and not knowing what metals, etc. are in the material is unacceptable. He also stated that the application proposed is "ideal for this material, but there needs to be some controls."

After a brief discussion, Dave G. made a motion to send a letter to John P. Varner, [Chief, Permit and Technical Services, District Mining Operation, PA DEP], stating that the County requests the following information; 1. Application rate, 2. Classification of the biosolid, 3. Chemical analyses, and 4. Source of biosolid, Dave C. seconded and the motion was carried unanimously.

OTHER BUSINESS

Commissioner Tom Bossert stated his concerns that vehicular traffic is unable to drive to and from the Walmart to Kmart shopping centers without having to reenter and exit Hogan Blvd. and recommended a "linkage" be built between the two shopping districts. Members added that when they had recommended the very same request when the second shopping area was built, but the former owners were not interested.

After a brief discussion, Christine B. made a motion to send a letter to the Bald Eagle Twp. Supervisors requesting the Twp. initiate discussions with the two owners in developing a roadway between the two shopping districts, John D. seconded and the motion was carried unanimously.

Commissioner Tom Bossert reported that a public water expansion in Porter Twp. was awarded a \$150,000 growing Greener grant to develop a line to the Lamar Interchange. He also proposed that the Planning Commission consider a future topic for discussion-an interconnect between Porter Twp. Water Authority and Suburban Water.

CORRESPONDENCES

Chuck S. stated that he found a typo in one of the letters. In a letter from Blazosky Associates, Inc. dated May 3, 2007 the first paragraph wording "Brandy Camp" should have been written "Jersey Shore."

ADJOURNMENT

Being no further business the meeting adjourned at 8:35 PM by a motion of Dave G. and Dave C. seconded and was carried unanimously.

The next Planning Commission meeting will be July 17, 2007 at 7:00 PM in the Clinton County Garden Building, 232 East Main Street, 3rd Floor Commissioners' Meeting Room, Lock Haven, PA 17745.

Clinton County Planning Commission

July, 2007
Meeting Minutes

PRESENT: Charles Sweeney, David Calhoun, Terry Murty, Ralph Brungart, Thomas Campbell, John Dotterer, David Glessner, & Christine Ballard

ABSENT: Michael Geyer

PLANNING DEPT. STAFF: Tim Holladay, Director
Bill Suydam Sr., Assistant Planner/Grant Admin.
Elisabeth Lynch, Assistant
Amidea Daniel, Tourism Infrastructure Planner

GUESTS: Commissioner Tom Bossert
Thomas McGeoy, North-Lands, Inc.
Jim Runkle, Express Newspaper

CALL TO ORDER

Charles S. called the meeting to order at 7:00 PM.

APPROVAL OF MINUTES

Dave C. made a motion, seconded by Ralph G. and carried unanimously, to approve the Minutes from June, 2007.

STAFF REPORT

In continuing discussions, pertaining to the meeting Tim & Elisabeth attended with the Governor's Action Team & Renovo Borough Representatives, Tim H. reported that the Governor's Action Team Representatives greatly stressed the importance of completing a Regional Comprehensive Plan prior to undertaking any additional implementation projects in the greater Renovo area.

Bill S. updated members on the Homeless Assistance Program and reported that the County's Children & Youth Department will administer the funds. In reference to the County's Closing Cost Assistance Program for first time homebuyer's, Bill S. reported that 74 families have benefited from the program and 10 projects are pending.

Amidea D. reported that the Flaming Foliage Visitor's Center will perform a ribbon cutting in August. In addition she reported that the June 30 Great Island Adventure Triathlon was a great success and members look forward to organizing next year's event.

PUBLIC COMMENTS

No comments.

OLD BUSINESS

Noyes Township, Shintown Vistas/North-Lands Subdivision

Tim H. updated members and stated that North-Lands had previously provided the CCPC with the documents and plans necessary to act on approval for their 425 acre 10 lot subdivision located in Shintown, Noyes Twp. After CCPC reviewed the plan, CCPC requested additional information.

The developer then provided the following:

1. A letter from PA DEP approving the Sewage Planning Module.
2. A letter and response from the Clinton County Conservation District approving the Erosion & Sediment Control Plan.
3. Declaration of Covenants and Restrictions that includes a State Forest road use agreement and bond and a road maintenance agreement.
4. A full disclosure statement covering the rural and remote conditions of the development.
5. The revised plan includes a conservation easement on the steep slopes as requested.

During the meeting developer Thomas McGeoy added that North-Lands will be building the roadway and the final layer will consist of a crushed limestone cover.

After a brief discussion,

Dave C. made a motion to give conditional approval of the subdivision contingent upon final completion of the roadway, Ralph B. seconded and the motion was carried unanimously.

NEW BUSINESS

Lamar Township, Zoning Map Amendment

Tim H. gave attending members an overview of the proposed zoning map amendment and stated that Lamar Twp.'s Solicitor Robert D. O'Connor, Jr. requests review comments to rezone 15 acres from Open Space/Recreation to Agriculture.

After a brief discussion,

Dave C. made a motion to give favorable comments to the zoning map amendment, Terry M. seconded and the motion was carried unanimously.

Wayne Township, Stephen Matz Conditional Use

Tim H. gave attending members an overview of a letter received June 29th from Wayne Township's Solicitor Paul D. Welch, Jr. His client, Stephen Matz, had applied to Wayne Township for a *Conditional Use Permit* for an outdoor paintball facility. The Wayne Township zoning ordinance permits commercial outdoor recreation facilities in its Agricultural and Recreation/Open Spaces districts and has requested the Clinton County Planning Commission (CCPC) to provide review comments. In addition Tim H. stated that approximately 98% of the land is in floodway so no permanent structures may be built. Elisabeth L. recommended that a forested buffer zone remain between the active paint ball areas and the West Branch Susquehanna River and members concurred. She also added that the forested buffer zone will act as a "buffer zone of trees" that can "catch" flood related debris before it is deposited on the paint ball field. Amidea added that this parcel may also be a potential site for running a segment of a greenway trail through. Dave G. asked if the owners plan to be open year round or seasonally.

After a lengthy discussion,
Dave C. made a motion to give favorable comments to the conditional use request and provided the following recommendations;

1. A forested buffer zone remain between the West Branch Susquehanna River and the paint ball field,
2. All public facilities be handicapped accessible,
3. Design a plan for the removal of floatables and equipment from the floodplain prior to high water events,
4. Provide the Wayne Twp. Supervisors with a set schedule of operational hours and seasonal usage,

Terry M. seconded and the motion was carried unanimously.

OTHER BUSINESS

Chuck S. volunteered to review PA DEP's proposed sludge application information and will report his recommendations at next month's meeting.

CORRESPONDENCES

Tim H. reported that the Fort Meadows 4" sewage pumpstation's pipe will remain in place and will be used in conjunction with the new 6" pipe and was informed that both pipes combined could carry 1.1 million gallons per day.

ADJOURNMENT

Being no further business the meeting adjourned at 8:15 PM by a motion of Tom C. and John D. seconded and was carried unanimously.

The next Planning Commission meeting will be September 18, 2007 at 7:00 PM in the Clinton County Garden Building, 232 East Main Street, 3rd Floor Commissioners' Meeting Room, Lock Haven, PA 17745.

Clinton County Planning Commission

September 18, 2007

Meeting Minutes

PRESENT: Charles Sweeney, David Calhoun, Terry Murty, Ralph Brungart, Thomas Campbell, John Dotterer, David Glessner, Christine Ballard, & Michael Geyer

ABSENT: All in attendance

PLANNING DEPT. STAFF: Tim Holladay, Director
Bill Suydam Sr., Assistant Planner/Grant Admin.
Elisabeth Lynch, Assistant
Amidea Daniel, Tourism Infrastructure Planner

GUESTS: Gary E. Packer, Keystone Central School District (KCSD)
Mark Shrift, Hayes Large Architects, LLP
Clyde Fuller, Fort Meadows
Kathryn Williams, Bald Eagle Township (B.E.T.)
Kim Williams, Bald Eagle Township (B.E.T.)
Duane Shaffer, Bald Eagle Township Planning (B.E.T.P.)
Linda Karichner, Bald Eagle Township Planning (B.E.T.P.)
Keith Kelly, Keystone Central School District (KCSD)
Mike Hoy, Bald Eagle Township Planning (B.E.T.P.)
Stan Wallace, Field Operations Manager, Nittany Eng. & Associates, LLC
Chris Dwyer, Bald Eagle Township (B.E.T.)
Wendy Stiver, Express Newspaper

CALL TO ORDER

Charles S. called the meeting to order at 7:01 PM.

APPROVAL OF MINUTES

Dave C. made a motion, seconded by Tom C. and carried unanimously, to approve the Minutes from July, 2007 [August, 2007 meeting was cancelled.]

STAFF REPORT

Tim H. reported that for the last four weeks he has been working with the Renovo Rail representatives as he wrote the *Rail Freight Assistance* grant application that if funded, will allow Renovo Rail to expand and upgrade their facility.

Elisabeth L. reported that the \$50,000 DCED/LUPTAP grant is complete and if awarded, will be utilized as partial match funds for the \$150,000 DCNR C2P2 *County-wide Greenway and Open Space Plan* grant application she submitted in April, 2007.

Amidea D. distributed her monthly list of projects with descriptions and then reported she met with Norfolk Southern's Director of Public Relations Rudy Husband to discuss the potential of developing a rail-with-trail 6-mile pilot project. She also reported that she is working in Renovo to potentially develop a "mini-park" near Weiss grocery store and will be working with DCNR at Sproul during a preliminary site survey for future vista locations.

PUBLIC COMMENTS

No discussion.

OLD BUSINESS

No discussion.

NEW BUSINESS

Bald Eagle Township, Hickory Ridge

Tim H. gave attending members an overview of the planned residential development sketch plan and added that current zoning requires a 50% minimum of the land remain as “open space.” In addition he stated that there needs to be a clear interpretation for “developed area” and recommended that these issues be officially defined.

In reference to the Plan’s “open space”, Stan W. stated that the proposed Plan took into consideration the delineated wetlands and that the Plan includes “unpaved walking paths” in addition to the land adjacent to Bald Eagle Creek which, in total, exceeds the 50% minimum. Stan W. also stated that once this development is finished, “no additional development will be proposed.”

Tim H. inquired how B.E.T. defines “developed area” and asked if “disturbed land” qualifies/is defined as “open space”. With that consideration, he further inquired where the location of the “open space” shall or may be located and recommended that B.E.T. define this prior to any final decisions.

Tim H. also added that the *County’s Comprehensive Plan* and the future County-wide *Greenway and Open Space Plan* both support public open spaces and greenways and recommended that the Twp. and the developer discuss the future option of creating a public low-impact public park by deeding the greenway along the creek to B.E.T.

Dave C. voiced his concern about the proposed development’s usage of the Keystone Central Drive entrance and exit traffic patterns and the members concurred. Stan W. stated that the “traffic patterns will be opposite of each other. As the buses are entering the residents should be leaving and vis-versa...” and stated that the proposed traffic pattern is “much better than entering and exiting on Rt. 150.”

Clyde F. added that computer generated trips per day, from the development, are anticipated to be 208.

Tom C. added that S.R. 18010 may see a safety upgrade/s in the future, but no definite start date is set.

Dave D. recommended a “vegetative buffer between Rt. 150 and the school” and the members concurred.

After a brief discussion,

Dave C. made a motion to provide the following comments on the Sketch Plan as follows:

1. The Township Planning Commission and Supervisors need to agree on the official Planned Residential development regulations and definitions in regards to “open space” and “developed area” and then inform the developer of their interpretation.
2. Recommend planting screening and buffers along Rt. 150 and Keystone Central Drive to shield the development from traffic and school activities.
3. The storm water management system design and discharge should not impact the existing wetlands on the Keystone Central property.
4. The seller should provide a disclosure statement prior to sale indicating the activities that are anticipated to occur at the school and sports complex, and the lighted stadium.
5. Access to the development needs to be finalized.

Tom C. seconded and the motion was carried unanimously.

Bald Eagle Township, Central Mt. High School Stadium Sketch Plan

Tim H. gave attending members an overview of the proposed Keystone Central Mt. High School athletic facilities. Mark S., Hayes Large Landscape Architect, reported that in 2005 they began to look into the feasibility of locating an new site for the KCSD athletic facility and the new high school was the final recommendation. He continued by stating that one of the goals of this proposal is to develop a multi-purpose facility that will include one artificial turf field and if additional funding is secured, a baseball/softball field with seating.

Tom C. voiced his concerns about over flow parking and Mark S. responded by stating they currently have enough parking: 407 standard slots and 54 parking areas for buses. Tim H. added that the Twp. ordinance does not list “stadium” as a usage. Chris D. stated that for all major Bald Eagle Twp. events, the B.E.T.P. has recommended 2 ways to enter an area and 2 ways to exit the area.

After a lengthy discussion,

Dave C. made a motion to provide the following recommendations to the Sketch Plan;

1. Prepare a parking plan that details adequate and safe parking for large events.
2. On one Plan design 2 seperate ingress and egress traffic patterns.
3. The access road should be constructed with a gate prior to the first stadium event.

Terry M. seconded and the motion was carried unanimously.

OTHER BUSINESS

Dave C. voiced his concern over the potential increase in Rt. 150 traffic patterns if Interstate 80 becomes a toll-road and the attending members concurred.

Chuck S. reviewed the PA DEP's proposed sludge application information and reported that the plan appears to be satisfactory.

After a brief discussion,

Dave C. made a motion to approve the Pottersdale sludge application,

John D. seconded and the motion was carried unanimously.

CORRESPONDENCES

No discussion.

ADJOURNMENT

Being no further business the meeting adjourned at 9:15 PM by a motion of Tom C. and Dave C. seconded and was carried unanimously.

The next Planning Commission meeting will be October 16, 2007 at 7:00 PM in the Clinton County Garden Building, 232 East Main Street, 3rd Floor Commissioners' Meeting Room, Lock Haven, PA 17745.

Clinton County Planning Commission

October 16, 2007

Meeting Minutes

PRESENT: Charles Sweeney, David Calhoun, Terry Murty, Ralph Brungart, John Dotterer, & David Glessner

ABSENT: Thomas Campbell, Christine Ballard, & Michael Geyer

PLANNING DEPT. STAFF: Tim Holladay, Director
Bill Suydam Sr., Assistant Planner/Grant Admin.
Elisabeth Lynch, Assistant
Amidea Daniel, Tourism Infrastructure Planner

GUESTS: Commissioner Tom Bossert

CALL TO ORDER

Charles S. called the meeting to order at 7:03 PM.

APPROVAL OF MINUTES

Dave C. made a motion, seconded by Dave G. and carried unanimously, to approve the Minutes from September, 2007.

STAFF REPORT

Tim H. reported that he attended the Clinton County Economic Partnership Operating Committee meeting on October 3. The infrastructure in the Business Park and the extension of the water and sewer lines to the PennDot barn was discussed in detail. There are also two potential tenants at the Park and they are negotiating to purchase ground. One of the two is interested in the adjacent 10 acres that was once a driving range. The prospect needs a signal light at the Rt. 220 and Fairground Road intersection to safely enter Rt. 220 with their loaded trucks-intermittent fog is also a visibility issue. PennDot has some designated funds to redesign the intersection and the Partnership is working very hard to address these issues.

Bill S. reported that awarded CDBG funds for Clinton County totaled \$262,365. In addition he reported that the regional grant manger reviewed the last 5 years of contracts that he administered and the final determination was very positive. In other business, Bill S. stated that there are no emergency shelter funds for the County's homeless population.

Elisabeth L. reported that the Mill Hall train station will be moved before the end of October and due to the generous donations and in-kind services from this region, all required funds, including funds for the new foundation, are secured. On October 12 she met with PA F&B Boat Access Coordinator Greg Smith and Levy Superintendent Gary Ferree at Memorial park to discuss the potential of developing a public boat launch and potential portage area over the dam. October 22 Greg S. will formally present the concept to the Lock Haven City Council.

Amidea D. distributed her monthly list of projects with descriptions and then reported she is reviewing the street light styles for the upcoming Erie Ave. project in Renovo. She also added that Sovereign Bank has expressed an interest in this project and may become

another future funding source. She updated members on the proposed Beech Creek Greenway and reported that Renovo has received \$69K in residential weatherization funds and those funds may be utilized as matching funds for another grant. To continue restoration efforts, the Castanea Railroad station owners, the Clinton County Historical Society, is proposing to apply for an upcoming Lumber Heritage grant.

PUBLIC COMMENTS

No discussion.

OLD BUSINESS

No discussion.

NEW BUSINESS

Lamar Township, Zoning Map Amendment

Tim H. gave attending members an overview of the proposed rezoning of three parcels from *Open Space Recreation* to *Agricultural*. In total the three parcels consist of 130 acres. The property is located along Rt. 477 south of Rote. As noted in Robert D. O'Connor's letter the property is contiguous to an existing *Agricultural District*. The property is also contiguous to the Haven Pines residential development.

The main difference between the *Open Space Recreation District* and the *Agricultural District* is the minimum lot size for residential use. In the *Agricultural District* it is one acre and in *Open Space Recreation District* it is two acres. Members reviewed the mapping and Terry M. stated that he is concerned about future development and potential lack of wastewater sewer lines and the members concurred.

After a brief discussion,

Terry M. made a motion to give favorable review comments on the Zoning Map Amendment that include a recommendation that if a multiple lot development is proposed, the development should be served by public sewer.

Dave C. seconded and the motion was carried unanimously.

Borough of Avis and Dunnstable, Pine Creek & Wayne Twp.'s Act 537 Plan

Tim H. gave attending members an overview of the Plan that outlines needed upgrades to the sewage treatment plant, and a program to inspect and monitor existing on-lot sewage systems. He also added that the report states that "it is more cost effective to build a new plant versus upgrading the existing plant." Dave G. added that the condition/function of on-lot systems in the future may become a problem and the issue does need to be addressed. Members also discussed that the lechate from the Wayne Township Landfill is also treated at the Pine Creek Wastewater treatment plant and that issue may need further investigation. Tim H. added that future population projections, for the areas of discussion, may or may not come to fruition. Chuck S. stated that one of the two goals is to find the most economical and long-term plan to treat both the landfill lechate and the effluent going into the Pine Creek Wastewater Treatment Plant.

After a lengthy discussion,

Dave G. made a motion to provide the following recommendations to the Act 537 Plan;

1. Explore a regional approach to the proposed OLDS inspection program.
2. Suggest all developers be required to turn over sewer lines to the respective system operator as part of the subdivision land development process.
3. Recommend that PCMA work closely with the entities that are covered by pretreatment agreements to treat locally generated waste flows locally.
4. It is recommended that the population growth and decline projections be reevaluated.

Ralph B. seconded and the motion was carried unanimously.

OTHER BUSINESS

Dave C. reported that the Bigwoods Land Development Company is working with the County to redevelop a road and would like to turn the field, adjacent to the prison, into a medical facility. That would require a zoning change and Wayne Township will not act upon this request until they receive comments from the County Planning Commission. Tim H. inquired whether or not the County owns the residual parcel and no conclusive answer was formed during the meeting. Chuck S. added that if Tim H. reviews it and if there are some discrepancies, Tim H. can schedule a special meeting before the 30-day comment period expires.

After a lengthy discussion,

Terry M. made a motion to table the discussion on the grounds that members had insufficient time to review the request and all property ownership issues need to be clarified.

Dave G. seconded and the motion was carried unanimously.

CORRESPONDENCES

No discussion.

ADJOURNMENT

Being no further business the meeting adjourned at 8:37 PM by a motion of Dave C. and Ralph B. seconded and was carried unanimously.

The next Planning Commission meeting will be November 20, 2007 at 7:00 PM in the Clinton County Garden Building, 232 East Main Street, 3rd Floor Commissioners' Meeting Room, Lock Haven, PA 17745.

Clinton County Planning Commission

November 20, 2007

Meeting Minutes

PRESENT: Charles Sweeney, Terry Murty, John Dotterer, David Glessner, Christine Ballard, & Michael Geyer

ABSENT: David Calhoun, Ralph Brungart, & Thomas Campbell

PLANNING DEPT. STAFF: Tim Holladay, Director
Bill Suydam Sr., Assistant Planner/Grant Admin.
Elisabeth Lynch, Assistant
Amidea Daniel, Tourism Infrastructure Planner

GUESTS: Jason Mackovyak, Hayes Large Architects
Bobby Maguire, Big Woods Land Co.
Jim Maguire, Sr., Big Woods Land Co.
Jim Maguire, Big Woods Land Co.
Steve Gibson, Brinjac Engineering
Gary Packer, KCSD

CALL TO ORDER

Charles S. called the meeting to order at 7:07 PM.

APPROVAL OF MINUTES

Dave G. made a motion, seconded by John D. and carried unanimously, to approve the Minutes from October, 2007.

STAFF REPORT

Tim H. reported that he attended the Clinton County Conservation District's Flood Plain Management workshop on October 22. Attendants learned that the new flood maps will become effective around March. Every Municipality in the County will then have 180 days to adopt a new Floodplain Management Ordinance. Tim H. added that the County's GIS Dept. will place the FEMA flood maps on the County's website in the near future.

On Nov. 11, Tim attended the Public Officials I-80 tolling meeting and was told that 0% of the generated revenue will fund public transportation.

Amidea D. distributed her monthly progress report and reported that the County recently received notice that the County is awarded a \$69,275 USDA HPG grant that will be utilized in housing rehabilitation and weatherization in the Renovo area.

Bill S. reported that the 2008 CDBG applications have been distributed and in 2007, he administered \$262,000 in CDBG awarded funds. He anticipates that the 2008 CDBG funds to the County will decrease by 5%.

PUBLIC COMMENTS

No discussion.

OLD BUSINESS

Wayne Township, Professional Park

Dave G. made a motion, seconded by John D. to reopen this topic since this item was tabled last month and carried unanimously.

In regards to the Shoemaker Road realignment and the Wayne Twp. Professional Park Plan, Stephen G. reported on the proposed project and stated that the current location of Shoemaker Road needs to be moved 160' to the south. He also reported that Wayne Twp. Supervisors have tentatively approved the new road configuration and the legal ownership issues. Steve G. added that for this project to continue, there are a few conditions contingent upon the final subdivision. Items discussed; Lot 1-the roadway would be transferred to Clinton County in addition to 2 small pieces, and 2. Once the roadway is built, the County will grant a 50 ft right-of-way to Wayne Township. Steve G. stated that, "a lot of things need to happen at the same time for this to work."

In addition to the conditions the Planning Commission did not receive an updated sketch plan map until this meeting and Steve G. added that Verizon will need to move a utility pole and lines so the new roadway can be built, the old roadway will be demolished, and the final top coat will be laid in spring, 2008.

Dave G. requested that the developers give the Planning Commission members itemized and chronological lists of all items that have been accomplished and a list of projects to be completed.

After a brief discussion,

Terry M. made a motion to give review comments to Wayne Township that include a recommendation that the two attorneys, or solicitors, create a chronological list of all past, current and future activities.

Dave G. seconded and the motion was carried unanimously.

Act 537 Sewage Facilities Plan, Pine Creek Municipal Authority

Tim H. updated members on this topic and stated that he doesn't believe CCPC is required to act on this issue but Tim H. did want all the members to be familiar with this agenda item.

After a brief discussion,

Chuck S. made a motion to recommend CCPC draft a letter to Attorney Robert D. O'Connor, Jr. stating that the Commission members are satisfied with Larson Design Group's response to the Commission's review comments.

Mike G. seconded and the motion was carried unanimously.

Keystone Central Stadium Parking Sketch Plan-Revised, Bald Eagle Township

KCSD's Gary P. presented attending members with an update on the revised plan that included the revised parking plan. He also mentioned that the access lane is drawn as a single lane, but it will be a two-lane road.

After a brief discussion,

Mike G. made a motion to give favorable comments to the Township.

Christine B. seconded and the motion was carried unanimously.

NEW BUSINESS

Elementary School Land Development, Woodward Township

Jason Mackovyak, Hayes Large Architects, gave attending members an overview of the proposed changes at the KCSD Elementary School in Woodward Twp. Jason M. added that the proposed changes and renovations would aid in safer traffic patterns, geothermal technologies would be incorporated into the renovations, and approximately 900 square feet of asphalt will be removed and green space will replace those areas.

After a brief discussion,

John D. made a motion to give favorable review comments.

Mike G. seconded, Terry M. abstained from the final vote and with the exception of Terry's abstaining, the motion was carried unanimously.

Cellco Cell Tower- Conditional Use Application, Borough of Mill Hall

Tim H. gave attending members an overview of the proposal and added that the Borough of Mill Hall does not have a cell tower ordinance and that Verizon appears to be using this fact to their advantage. He also added that some of the proposed compound development is in the floodplain and some is proposed in the floodway.

Dave G. added that a certified structural engineer needs to perform an analysis that will document that the tower and the compound will withstand 100 year flood event, related flow rates, scouring, etc. He also added that the viewscape will be obstructed.

After a lengthy discussion,

Terry M. made a motion to forward the comments in Tim's November *Staff Analysis* to the Borough of Mill Hall.

John D. seconded and the motion was carried unanimously.

Zoning Map and Ordinance Amendment, City of Lock Haven

Tim H. presented attending members with an overview of the proposed project and attending members commented that the proposal appears to be a very positive development for the City.

After a brief discussion,

Christine B. made a motion to give favorable comments to the City of Lock Haven. John D. seconded and the motion was carried unanimously.

OTHER BUSINESS

No discussion.

CORRESPONDENCES

No discussion.

ADJOURNMENT

Being no further business the meeting adjourned at 9:24 PM by a motion of Christine B. and Terry M. seconded and was carried unanimously.

The next Planning Commission meeting will be January 15, 2008 at 7:00 PM in the Clinton County Garden Building, 232 East Main Street, 3rd Floor Commissioners' Meeting Room, Lock Haven, PA 17745.

Clinton County Planning Commission

January 15, 2008

Meeting Minutes

PRESENT: Charles Sweeney, David Calhoun, Terry Murty, Ralph Brungart, Thomas Campbell, John Dotterer, David Glessner, & Christine Ballard

ABSENT: Michael Geyer

PLANNING DEPT. STAFF: Tim Holladay, Director
Bill Suydam Sr., Assistant Planner/Grant Admin.
Elisabeth Lynch, Assistant
Amidea Daniel, Tourism Infrastructure Planner

GUESTS: Jay Alexander, Wayne Twp. Landfill
Mike Crist, Wayne Twp. Landfill
Jim Runkle. The Express Newspaper
Adam C. Coleman, Commissioner

CALL TO ORDER

Charles S. called the meeting to order at 7:00 PM.

APPROVAL OF MINUTES

Dave C. made a motion, seconded by Ralph B. and carried unanimously, to approve the Minutes from November, 2007.

STAFF REPORT

Tim H. introduced the new Commissioner appointed to the Planning Commission, Adam C. Coleman.

Tim H. reported that Amidea D. has resigned from her position from the Planning Department and has taken employment with the PA Fish & Boat Commission effective January 25, 2008. Thomas C. commented that he greatly appreciates all the work Amidea D. has done for the County and that she will be missed.

Tim H. updated members on the Renovo Interconnect Water Project and reported that all 3 contracts are complete. He also reported that the Clinton County Economic Partnership has officially closed on the parcel in the Lamar Twp. Business Park. It is at that location where the new water tank will be built.

Bill S. reported that he has received 25 CDBG applications and that the funds requested exceed the amount of available funds. The Commissioners will announce the awards in February, 2008.

Amidea D. distributed her monthly progress report and reported that the Erie Ave. project in Renovo is currently undergoing an Environmental Review. The review is being conducted by SEDA COG. In addition, Hanna Electric has provided spec.'s for the streetscape lighting locations as an in-kind service to the project. It is anticipated that the project bid spec.'s will be complete by February and contract awards will be announced in April. Construction should begin in June and be complete 3-4 months later.

In other business Amidea D. expressed that she recommends Elisabeth L. be placed in her former position and that she has greatly enjoyed working with all the staff in the Planning Department.

Elisabeth L. reported that the Jan. 14th meeting in Williamsport was very informative and that the attending partners are very excited to begin working toward securing funding for the construction of 3 additional fishways within the Susquehanna River Watershed. Locations discussed were the Lock Haven dam, the dam in Williamsport (owned by DCNR) and the Sunbury dam (owned by DCNR). Tim H. recommended that all three projects should be packaged together and that this become a regional effort. The partners concurred and the Susquehanna Greenway Partnership will be the lead organization. Attending members and partners; Clinton County, Lycoming County, U.S. Fish & Wildlife Service, DCNR/Tiadaghton State Forest, and the PA Fish & Boat Commission.

ANNUAL REORGANIZATION FOR OFFICERS & MEETING TIME

After a brief discussion,

Thomas C. made a motion to retain the 2007 officers, in their current positions, for the 2008 season.

John D. seconded and the motion was carried unanimously.

Dave C. made a motion to retain the 2007 meeting schedule time and location, for the 2008 season, and not to schedule a meeting for December, 2008.

Thomas C. seconded and the motion was carried unanimously.

PUBLIC COMMENTS

No discussion.

OLD BUSINESS

No discussion.

NEW BUSINESS

Wayne Twp. Landfill, Wayne Township

Jay A. and Mike C. gave attending members an informative overview of the expansion proposal in conjunction with a Powerpoint presentation. Their final report is extensive-it required 18-months of research. They also stated that there are 75 acres of previously buried trash that the proposal recommends be unearthed, the pit lined and new trash placed on top of the new water tight barrier. Their application also includes an application for new rail service to the landfill area. Dave C. added that, if implemented, the "new" land fill area will produce methane gas that can be captured and be utilized as an alternative energy source.

After a brief discussion,

Tom C. made a motion to give favorable review comments to the proposal.

John D. seconded, and the motion was carried unanimously.

Zoning Amendment, Borough of Avis

Tim H. gave attending members an overview of the proposal and added that this issue is a local concern and the members concurred.

After a brief discussion,

Dave C. made a motion to send the Borough a letter stating that this issue is a local concern.

Christine B. seconded and the motion was carried unanimously.

I-80/Act 44 Tolling Proposal, Regional

Tim H. presented attending members with an overview of the proposed project and stated that the purpose of the proposal is to generate funds to upgrade roadway/bridge projects for the entire state and the funds will not entirely remain on the roadway being tolled.

After a lengthy discussion,

Dave C. made a motion for the Planning Commission to send letters to the Transportation Dept., etc. stating that the Planning Commission rejects the I-80 proposal and that if built, the tollway will negatively impact our local economy, tourism, etc.

Tom C. seconded and the motion was carried unanimously.

Zoning Amendment, Loganton Borough

Tim H. gave attending members an overview of the proposed amendment; the Amendment changes the definitions of *Two Family* and *Multi-Family Dwellings*. The Amendment also changes the permitted uses in the *Single Family Residential*, *Two Family Residential*, *Multi-Family Residential* and the *Village District*. He added that all of the changes in the permitted uses are to eliminate confusing terminology about dwellings and replace them with the new terminologies of *Two Family* and *Multi-Family Dwellings*.

After a brief discussion,

Dave G. made a motion to send favorable comments to the Borough.

Dave C. seconded and the motion was carried unanimously.

Sketch Plan M&T Bank Expansion, Bald Eagle Twp.

Tim H. reported that the bank would like to add a 19x28 addition on the north end of the building. They would also like to relocate the MAC machine into the building and add another teller lane. In addition, the handicap parking will be relocated closer to the main entrance. By reconfiguring the parking and driveways, no additional impervious surface will be added.

The main challenge for this project is that it is located in the floodway. The floor is 3' below the 100 year flood level. However, the bank is approximately 4' higher than the lower areas on the lot.

After a brief discussion,

Terry M. made a motion to recommend that M&T obtain a PA DEP 105 Encroachment Permit, review potential flood proofing construction methods, remove a volume of fill equal to the volume of the addition, and to re-grade the area so the flood water flows around and away from the building.

John D. seconded and the motion was carried unanimously.

First Quality, Southern Building Expansion, Wayne Twp.

Tim H. gave attending members an overview and history of the proposal and noted that the Wayne Twp. Zoning Board had already approved the proposal.

After a brief discussion,

Tom C. made a motion to give favorable comments.

Christine B. seconded and the motion was carried unanimously.

OTHER BUSINESS

No discussion.

CORRESPONDENCES

No discussion.

ADJOURNMENT

Being no further business the meeting adjourned at 8:58 PM by a motion of Dave C. and Dave G. seconded and was carried unanimously.

The next Planning Commission meeting will be February 19, 2008 at 7:00 PM in the Clinton County Garden Building, 232 East Main Street, 3rd Floor Commissioners' Meeting Room, Lock Haven, PA 17745.

Clinton County Planning Commission

February 19, 2008

Meeting Minutes

PRESENT: Charles Sweeney, David Calhoun, Terry Murty, John Dotterer, David Glessner, & Michael Geyer

ABSENT: Ralph Brungart, Thomas Campbell, & Christine Ballard

PLANNING DEPT. STAFF: Tim Holladay, Director
Bill Suydam Sr., Assistant Planner/Grant Admin.
Elisabeth Lynch-McCoy, Tourism Planner

GUESTS: Gary Packer, Keystone Central School District
Mark Shrift, Hayes Large Architects
Joseph Wilk, Lefevre Wilk Architects
Ben Dietrich, Herbert, Rowland & Grubic
Peggy L. Barner, Sugar Valley Citizen
Linda Karichner, Bald Eagle Twp.
Duane Shaffer, Bald Eagle Twp.
Mike Hoy, Bald Eagle Twp.
Beth Miller Bason, Bald Eagle Twp. Resident
Steve Bason, Bald Eagle Twp., Resident
Larry Bason, Bald Eagle Twp., Resident

CALL TO ORDER

Charles S. called the meeting to order at 7:00 PM.

APPROVAL OF MINUTES

Dave C. made a motion, seconded by John D. and carried unanimously, to approve the Minutes from January, 2008.

STAFF REPORT

Tim H. announced that the new Clinton County Tourism Planner is Elisabeth Lynch-McCoy and stated that Elisabeth's former part-time position will be advertised as a full-time Planning position.

Tim H. reported that the Susquehanna Greenway Partnership has taken the lead and will be requesting appropriations to fund a regional fish passage project. This proposal will seek funding for the construction of three fish passage projects; the dam owned by the City of Lock Haven, and the two dams owned by DCNR in Williamsport & Sunbury. If fully funded, American shad will be able to migrate from the Atlantic Ocean to above the City of Lock Haven's dam in the near future. It is anticipated that when this project is complete, economic as well as conservation benefits will be gained.

Bill S. updated members on the County's CDBG funding status and stated that this County had an increase of \$27.00 in 2008.

PUBLIC COMMENTS

No discussion.

OLD BUSINESS

Clinton County Comprehensive Plan (CCCP) Review

Tim H. asked the members for their recommendations on what they would like the Planning Commission to be working on the near future-specifically whether they believe the Planning Commission is “working on something too much, not enough, or the direction they are working is on track.” After a brief discussion, the members concurred that they are all very pleased with the efforts and projects the Planning Commission is currently working on and towards.

In reference to the CCCP, members discussed the pro’s and con’s of retaining a regional building code’s officer. In respect to commercial and industrial inspections, the members concurred that a regional inspector vs. a state Labor and Industry inspector, would most likely save a moderate to substantial amount of monetary funds per project.

Tim H. updated members on the current status of the proposed changes to Gallagher Twp.’s subdivision ordinance and reported that the Supervisors are still working on this issue.

Terry M. discussed transportation needs in the County, especially train service to transport commercial materials and products. Members added that there are proposed rail service upgrades and additional lines that may be built for the Wayne Twp. Landfill and First Quality.

Bald Eagle Twp., Keystone Central School District Central Mt. Stadium Complex

Tim H. presented an overview and update on the proposed athletic fields for the KCSD and thanked the Bald Eagle Twp. residents and Supervisors on their past comments and concerns.

Architect Mark S. presented a few new changes to the current stadium complex plot map and Dave G. asked if vehicles would be allowed to park on the artificial turf. Mark S. responded, “No”. He added that additional parking will be allowed on the softball field area. Tim H. asked if the current student parking is adequate and Gary P. responded, “Yes”. Mark S. added that the field house and its’ facilities will be part of Phase I.

In respect to the sewage module, Gary P. stated that they will receive a waiver letter from the PA DEP. Mark S. added that they are also working on the earth moving permits.

In respect to traffic control, Tim H. recommended a formal traffic control plan be placed in writing and KCSD representatives and the members concurred.

Tim H. inquired about the lack of landscaping on the plot map and Mark S. responded that the only landscaping proposed is for the storm water retention basins (2). Tim H. recommended additional landscaping be incorporated with the plan.

Tim H. mentioned the traffic control concerns exiting onto Lusk Run Road and Gary P. responded that there will be a “left turn only” at the tennis courts.

After a brief discussion,

Dave G. made a motion to forward the following comments to the proposal:

- ◆ Sewage planning approval is needed for the stadium.
- ◆ The Storm Water Management design should be reviewed by the Bald Eagle Twp. Engineer.
- ◆ The district needs to obtain an Earth Disturbance Permit from the County Conservation District and the PA DEP prior to construction activities.
- ◆ The district needs to obtain an Erosion & Sediment Pollution Control Permit from the County Conservation District.
- ◆ The Twp. should consider requiring the school district to provide a traffic control plan for all school events.
- ◆ The developer should identify where the student parking area will be located.
- ◆ Event parking is shown on the P.E. field. There is an alternate bid for synthetic turf on this field. Can cars be parked on synthetic turf without contaminating it or causing physical damage?
- ◆ Plan does not include landscaping.

Dave C. seconded, and the motion was carried unanimously.

NEW BUSINESS

Loganton Borough, Sugar Valley Charter School Land Development Plan

Ben D. gave attending members an overview of the proposal and stated that the plan is to include additional parking slots. Due to underground geological limestone structures he is requesting a waiver from the requirement for groundwater recharge. A detention pond is proposed that will theoretically alleviate any soil material from reaching Fishing Creek.

Tim H. inquired whether or not the proposal will require additional toilet/bathroom facilities and if so, have they contacted the Sewer Authority to discuss the additional flow volume. Ben D. responded by stating that yes, they are required to provide additional facilities and that the quantity that they have now is inadequate. Tim H. added that he would like a letter from the Authority stating that this issues is resolved.

Dave G. inquired what their long-term construction plans are and requested that they provide that information to the Planning Commission. Members concurred that it would be in everyone’s best interest if a long-term “master plan” was developed. He also asked how many students the school is approved to house and how many students the school can realistically accommodate. Peggy B. stated they can enroll 450 and their current enrollment is 243 students.

After a brief discussion,

Dave C. made a motion to grant conditional approval of the plan, with the following conditions to be met prior to final approval:

- ◆ A letter from the Borough or their Engineer accepting the Storm Water Management Plan.
- ◆ A letter from the Sewer Authority stating that all sewage planning requirements have been met.
- ◆ Submission to the CCPC a narrative and basic sketch plan describing a “master plan” for future development of the property.

OTHER BUSINESS

No discussion.

CORRESPONDENCES

No discussion.

ADJOURNMENT

Being no further business the meeting adjourned at 8:38 PM by a motion of Terry M. and Dave C. seconded and was carried unanimously.

The next Planning Commission meeting will be March 18, 2008 at 7:00 PM in the Clinton County Garden Building, 232 East Main Street, 3rd Floor Commissioners' Meeting Room, Lock Haven, PA 17745.

Clinton County Planning Commission

March 18, 2008
Meeting Minutes

PRESENT: Charles Sweeney, David Calhoun, Ralph Brungart, Thomas Campbell,
David Glessner, & Christine Ballard

ABSENT: Terry Murty, John Dotterer, & Michael Geyer

PLANNING DEPT. STAFF: Tim Holladay, Director
Bill Suydam Sr., Assistant Planner/Grant Admin.
Elisabeth Lynch-McCoy, Tourism Planner

GUESTS: Benjamin Dietrich, Herbert, Rowland & Grubic, Sugar Valley Charter
School

Michael Menard, PLS, Dollar General

Thomas Majot, Dollar General

Jim Runkle, Express Newspaper

CALL TO ORDER

Charles S. called the meeting to order at 7:00 PM.

APPROVAL OF MINUTES

Dave C. made a motion, seconded by Ralph B. and carried unanimously, to approve the Minutes from February, 2008.

STAFF REPORT

Tim H. gave attending members an update on the Renovo Rail project and was pleased to announce that the bid packet should be finalized very soon. He also reported that a whitewater course meeting was organized by Elisabeth L. and the meeting was held on February 26. The goal of the meeting is to work with both divisions of the PA Fish & Boat Commission and develop instream aquatic enhancement projects that take into account recreational kayaking instream whitewater creation structures. Participating members encouraged Tim H. and Elisabeth L. to continue working on this proposal.

In reference to the recently built 4 million gallon retention wastewater tank, Tim H. reported that the system is regionally functioning as projected.

Bill S. reported that after the Horizon House closed, a new group formed, Friends of the Homeless, and they are working toward opening a new shelter in the community. He also reported that CDBG applications are due next week in Harrisburg.

PUBLIC COMMENTS

No discussion.

OLD BUSINESS

Sugar Valley Charter School, Loganton Borough

Tim H. gave attending members a brief overview on the former discussions and proposed future upgrades to the school property. Ben D. then distributed a Master Plan for future improvements and stated that Phase I would include adding a second floor addition to one of the current buildings. After reviewing the Plan, Tim H. inquired whether or not the future upgrades to the school could accommodate the 500 students the school has been licenced for. Dave C. recommended this issue be addressed in the Master Plan and the group concurred.

After a brief discussion,

Dave C. made a motion that CCPC grant approval of the Plan with the following condition to be met prior to final approval: A letter from the Borough Engineer accepting the Storm Water Management Plan and Tim H. was authorized to sign the plans when the condition is met.

Ralph B. seconded, and the motion was carried unanimously.

NEW BUSINESS

Renovo Borough, Dollar General Subdivision/Land Development

Tim H. gave attending members an overview of the proposal and stated that the Borough had approved rezoning the property on March 12.

Mike M. stated Tom M. intentions and added that he has submitted a *Commercial Permit Application* with PennDot and is waiting for a response. Mike M. also stated that the site may require a pump station and they are also working on this issue. As for drainage, Mike M. stated that there is an existing drainage area and that with some modifications, it is proposed as the new storm water drainage area.

Elisabeth L. inquired whether or not the rail line owner had been contacted and informed about this proposal and Mike M. & Tom M. responded, "No". She added that it would be greatly appreciated if the parking area incorporates some landscaping and that the building façade and signage reflect the *PA WILDS Design Guide* standards and concepts. Tom H. stated that he is aware of this initiative and that he would be in contact with the Planning Commission in the near future.

After a brief discussion,

Dave C. made a motion to grant conditional approval of the subdivision plan, with the following conditions to be met prior to final approval:

Subdivision:

Prior to approval, the developer should provide a letter from PennDot concerning the driveways off Rt. 120 and use of a catch basin for storm water. Additionally, a letter

from the Western Clinton County Municipal Authority and or an approved Sewage Planning Module is needed.

Tom C. seconded, and was carried unanimously.

Land Development:

The Clinton County Planning Commission could not take official action on the proposed *Land Development Plan* until the zoning issues with the Borough are resolved.

This item will be discussed during the CCPC April 15th meeting if the property is rezoned before that date. In addition, the rezoning should include the entire parcel and not just the Dollar General lot. It also appears that several of the parking spaces are located in the PennDot Rt. 120 right-of-way and again, this issue needs to be resolved.

Natural Gas Extraction-Open Discussion

Dave C. displayed a map entitled, *Principal Natural Gas Pipeline in the U.S.* dated from the 1960's and PA was drawn in as one of the major conduits for natural gas pipelines. Dave C. then stated that some local citizens are concerned with increased pipe lines and storage areas. During the discussion Tim H. added that Commissioner Bossert is seeking information on whether or not the State or the County can collect a small tax on gas extraction. If funds can be collected, Commissioner Bossert is suggesting the collected tax be spent on environmental cleanup issues (e.g. A.M.D., gas well capping...).

After a lengthy discussion, the group concurred that if gas extraction, and the infrastructure built to support the industry, are not tightly regulated and managed, this region could face detrimental environmental issues decades from now.

OTHER BUSINESS

No discussion.

CORRESPONDENCES

No discussion.

ADJOURNMENT

Being no further business the meeting adjourned at 8:21 PM by a motion of Tom C. and Christine B. seconded and was carried unanimously.

The next Planning Commission meeting will be April 15, 2008 at 7:00 PM in the Clinton County Garden Building, 232 East Main Street, 3rd Floor Commissioners' Meeting Room, Lock Haven, PA 17745.

Clinton County Planning Commission

April 15, 2008
Meeting Minutes

PRESENT: Charles Sweeney, David Calhoun, Terry Murty, Ralph Brungart, Thomas Campbell, John Dotterer, David Glessner, & Christine Ballard

ABSENT: Michael Geyer & Bill Suydam Sr.

PLANNING DEPT. STAFF: Tim Holladay, Director
Elisabeth Lynch-McCoy, Tourism Planner

GUESTS: Commissioner Adam Coleman
Michael Menard, PLS, Dollar General
Thomas Majot, Dollar General
Jim Runkle, Express Newspaper

CALL TO ORDER

Charles S. called the meeting to order at 7:01 PM.

APPROVAL OF MINUTES

Dave C. made a motion, seconded by Tom C. and carried unanimously, to approve the Minutes from March, 2008.

STAFF REPORT

Tim H. gave attending members an update the Erie Ave. streetscape project that will occur in the Borough of Renovo and the construction work is slated to begin in 2008.

Renovo Rail project bid packets are back for review and the project continues to move forward. Dave G. inquired if the company is repairing railcars and Tim H. reported, "Yes, and the shop is full." In addition, he gave attending members an overview on the company's past accomplishments and future infrastructure upgrades that will include the laying of additional track line.

First Quality is still moving ahead with their proposed co-generation plant and as updates become available, the Planning Commission staff will update the members.

Tim H. reported that the candidate interviews for the Clinton County Community Planner position were last week and he will be discussing the results with the Commissioners next Thursday.

Tim H. reported that the County has once again partnered with STEP, Inc, they will be applying for \$500,000 housing rehabilitation funding in the near future and that the funding source wants the monies to be targeted in one specific area and not spread out throughout the county. The County has planned to target Rt. 120 just west of the City of Lock Haven to South Renovo since this roadway is a gateway to the PA WILDS.

In reference to the \$100,000 DCNR C2P2 grant award, Elisabeth L. reported that the RFP must be drafted, reviewed by the Open Space and Greenway Steering Committee members and DCNR must approve the final draft before the project can be publicly put

out to bid. DCED's Land Use Planning and Technical Assistance Program (LUPTAP) leverage funds, \$50,000, are anticipated to be awarded this spring.

PUBLIC COMMENTS

No discussion.

OLD BUSINESS

No discussion.

NEW BUSINESS

LMR Tire Phase II, Porter Township

Tim H. gave attending members an overview of the proposal and stated that the Township is requesting review comments on the plan to place six (6) 4,800 square foot storage sheds behind the Tire Center. This is the second construction project for this site. Previously their Eng. located one sink hole and that area can not be developed. The current stormwater retention area was originally built large enough for this expansion.

After a brief discussion,

Dave C. made a motion to give favorable comments to the Township,

Dave G. seconded, and was carried unanimously.

Zoning Map Amendment, Borough of Renovo

Tim H. gave attending members an overview from a letter dated March 31, 2008 written by Stuart L. Hall, Esquire, PC. requesting the "Service" zoning for the proposed commercial business be changed to "C-2", *Commercial*.

After a brief discussion,

Dave C. made a motion to give favorable comments to the Borough of Renovo that, 1. the Planning Commission recommends the Borough update their 1974 ordinance, and 2. the lots be amended from "Service" zoning to "C-2", *Commercial* with conditional approval. After the conditions are met, Tim H. has the authority to sign the Plans for recording. The outstanding conditions are, 1. the County Planning Commission must approve the Land Development Plan prior to the Borough changing the zoning, 2. the developer must obtain a Highway Occupancy Permit from PENNDOT, and 3. the zoning of the lots must be changed.

Dave G. seconded, and was carried unanimously.

Susquehanna Square, City of Lock Haven

Tim H. gave attending members an overview of the Shaner Investments, L.P. plan to develop the former Painter stadium complex into a mixed use development consisting of a 65 room Fairfield Inn and Suites, two 3 story 12 unit condominium buildings, and two 4,000 square foot restaurants. The plans are comprehensive and cover demolition, grading, Erosion & Sediment Control, utilities, landscaping, and lighting. He added that

the plans appear to meet the zoning and SIDO requirements and the landscaping design is professionally drafted and very thoroughly thought out.

Tim H. stated some concerns with the proposed plan that the Board members discussed the following items. Tom C. is concerned that the alley may not be wide enough etc. to safely allow tractor trailer traffic in and out of the complex. In addition, members concurred that a traffic study should be conducted including the Spring Street and Bellefonte Avenue intersection. Storm water retention and runoff: Chalres S. is concerned that the “ponding area” will be destroyed and developed and asked “where is the surface water going to go?” In addition, members were unclear as to where the bio-retention areas are to be built and how the storm water would be managed. With the proposed 73% impervious cover of the area, the members also concurred that the plan not include tradition “impervious” asphalt and utilize “pervious” asphalt.

After a lengthy discussion,

Ralph B. made a motion to give the following review comments to the City of Lock Haven,

1. A traffic study should be conducted including, Stone alley including the loading zone, Spring Street and Bellefonte Avenue.
2. Since the property consists of a large secondary FEMA “ponding” area that will be developed with a 73% impervious cover, and it is unclear where the “bio-retention” areas are to be built, it is recommended that the Plans replace the tradition “impervious” asphalted areas with “porous” asphalt.

Christine B. seconded, and was carried unanimously.

OTHER BUSINESS

Dave G. announced that the Clinton County Cooperative Extension will facilitate an upcoming workshop for the public on gas drilling leases later this month.

CORRESPONDENCES

No discussion.

ADJOURNMENT

Being no further business the meeting adjourned at 8:06 PM by a motion of Dave C. and Ralph B. seconded and was carried unanimously.

The next Planning Commission meeting will be June 16, 2008 at 7:00 PM in the Clinton County Garden Building, 232 East Main Street, 3rd Floor Commissioners’ Meeting Room, Lock Haven, PA 17745.

Clinton County Planning Commission

May 20, 2008
Meeting Minutes

- PRESENT:** David Calhoun, Ralph Brungart, Thomas Campbell, John Dotterer, & David Glessner
- ABSENT:** Charles Sweeney, Terry Murty, Christine Ballard, & Michael Geyer
- PLANNING DEPT. STAFF:** Tim Holladay, Director
Bill Suydam Sr., Grants Administrator
Gregory Smith, Community Planner
Elisabeth Lynch-McCoy, Tourism Planner
- GUESTS:** Commissioner Adam Coleman
Commissioner Bossert
Jason Fralick, HRG for PennDot
Jennifer Savitz, HRG for PennDot
Frank Mills, Stadium Heights
Stan Wallace, Stadium Heights
Wendy Stiver, Express Newspaper

CALL TO ORDER

Dave C. called the meeting to order at 7:01 PM.

APPROVAL OF MINUTES

Dave C. made a motion, seconded by Ralph B. and carried unanimously, to approve the Minutes from April, 2008.

STAFF REPORT

Tim H. introduced the County's new Community Planner Greg Smith. Over the last two years, and as an employee with the PA Fish & Boat Commission, Greg S. has worked closely with Elisabeth L. and Tim H. in assisting the County in pre-planning potential upgrades and/or developing additional public boat launch facilities within the County. Greg S. added that during his years as the PA F&B Commission's *Technical Guidance Coordinator for Access Areas*, he developed 75 completed projects statewide and is eager to focus his future work in Clinton County.

Tim H. reported that the April gas leasing educational workshops were very informative and well attended. Of great interest was the figures presented; a gas well requires at least 3-5 acres of contiguous land and millions of gallons of water to hydrofracture the subterranean rock formations to reach the gas. He also added that current and proposed gas extraction may provide an economic stimulus for the entire region which may include additional infrastructure such as new roads, etc. In addition he reported that all water used for "fracing" the rock must be recovered and treated at an approved wastewater facility.

Tim H. reported that the County has once again partnered with STEP, Inc., and that the applied for \$500,000 DCED housing rehabilitation grant work will utilize the *PA WILDS Design Guide* when applicable. In addition, the County has been awarded \$100,000 from USDA and \$69,000 from DCED to repair and upgrade residential housing.

Tim H. reported that to assist in correcting a portion of the Twp.'s mandated wastewater sewer line collection system upgrades, the U.S. EPA will be providing \$500,000 to Woodward Twp. for, 1. a new pumpstation, and 2. for a force main to be bored under the West Branch Susquehanna River.

Bill S. reported that the County has still not heard from CDBG in reference to the County's recent funding request. In other business Bill S. reported that there is a new group that is working toward opening a new homeless shelter in Clinton County. In reference to the *Housing Closing Assistance Program*, the total number of 2008 applicants is significantly down from last year. At this time in 2007, there were 25 applicants and in 2008 there have been 3.

Elisabeth L. reported that beginning May 19 she will be working with a Lock Haven University student Amber Young. Amber Y. is seeking a degree in Recreation and will be working with Elisabeth L. during the summer on the West Branch Susquehanna River Island & Riverine Camping Feasibility Study that will begin in Karthus and end at the eastern edge of the County. In other business she reported that the Erie Ave. Streetscape Project is slated to go out to bid on June 15 and bid submissions end on July 9.

PUBLIC COMMENTS

No discussion.

OLD BUSINESS

No discussion.

NEW BUSINESS

Flemington Church of Christ, Allison Twp. & the Borough of Flemington

Tim H. gave attending members a brief overview of the proposal and stated that there is an agreement with the Borough of Flemington to extend the sewerline to the church. The property is zoned A-2 in the Allison Twp. Zoning Ordinance and churches are specifically allowed in this district. The tract is 33 acres and the lot coverage will be 6.2%. The Plan complies with Allison Twp.'s Zoning Ordinance and the Plan proposes 111 parking stalls. Allison Twp.'s ordinance does not include parking requirements. Flemington Church of Christ is proposing a space for every 4 seats for the paved parking spots. There are 45 gravel spaces on the property that will remain as overflow parking. In addition, the developer has prepared a Stormwater Management Plan including a detention pond. An Erosion Control Plan has also been prepared.

After a brief discussion,

Dave G. made a motion to grant conditional approval of the Plan. Final approval will be granted once the following issues are addressed;

- ◆ A letter from the Clinton County Conservation District accepting the Erosion Control Plan.
- ◆ A letter from Suburban Water indicating their willingness to supply water to the project.

- ◆ A letter from PA DEP approving the sewage tap-on to the Borough of Flemington's sewer system.
- ◆ Review of the stormwater calculations & design.

Tom C. seconded, and was carried unanimously.

CVS Land Development Plan, City of Lock Haven

Tim H. gave attending members an overview of the proposed plan and stated that the current structures on the properties are slated for demolition before the new construction begins. The properties are located along Bellefonte Ave. where the current Drive Plus and Quality Outlet buildings are located. CVS is proposing a 13,225 sq. ft. building fronting Bellefonte Ave. and a new 8,000 sq. ft. Quality Outlet Store on the property behind Wendy's restaurant. A new entrance off of Bellefonte Ave. will be created that will access both buildings. There will also be an access to both of the properties from Commerce Street. Tom C. commented that just last month they had discussed potential width and turn around problems in the alley and the group concurred that they recommend that the entrance on Commerce Street be reconfigured to align with Stone Alley because it is likely that customers will drive on the alley. Members also recommended that the parking lots be paved with pervious macadam to minimize pollution and run off.

After a brief discussion,

Tom C. made a motion to give favorable comments to the City of Lock Haven with the following recommendations;

1. That the entrance on Commerce Street be reconfigured to align with Stone Alley.
2. The parking lot areas be paved with pervious macadam to minimize urban run off and non-point pollution from reaching local waterways.

John S. seconded, and was carried unanimously.

PennDot, Land Development Plan, Lamar Twp.

Tim H. reported that the Planning Commission did not have time to review the proposal and include their comments into the Planning packet prior to the May 15 mailing so he gave attending members an in-depth overview of the Plan. Following Tim H.'s review Jason Fralick and Jennifer Savitz, from Herbert, Rowland & Grubic, provided members with a brief presentation and a question and answer period.

In their presentation they informed members that the Plan calls for truck access from Auction Road opposite Airstrip Road, and vehicle access from Ridge Road. The lot is 20 acres and is zoned Industrial and the main building is 31,500 square feet. There are also several other storage buildings and paved staging areas. The development has seven individual storm water management structures including rain gardens, infiltration basins, and bio-retention basins.

Tom C. inquired whether or not the project will be 100% complete before PennDot begins using this site or if they plan to "phase in" the projects. Jason F. responded by

stating the project may be “phased” and Tom C. responded that if PennDot fully utilizes non-paved gravel areas, this may increase the likelihood that contaminants will leach into the ground water vs. if the site was paved and the run-off was directed to the storm water basins. Jason F. stated that even if the project is “phased”, all storm water infrastructures will be 100% complete before the site is occupied.

After a lengthy discussion,

John D. made a motion to give the following review comments;

1. Lamar Township should ask their Engineer to review the Storm Water Management Plan for compliance with the Fishing Creek Storm Water Management Ordinance.
2. For the storm water and infiltration areas to function properly, the areas for vehicular usage must be paved and the paved areas can not be reduced in size.

Dave G. seconded, and was carried unanimously.

Stadium Heights Dev., Bald Eagle Twp.

Tim H. gave attending members an in-depth overview of the proposal since the Planning Commission comments were not available prior to the Planning packet May 15 mailing. The 20 lot subdivision, located along Central Mountain Drive northwest of the KCSD High School is zoned R-1 and contains 30 acres. The lots range in size from 1.1 acres to 2.0 acres. Two 400’ cul-de-sacs are proposed to access the lots. Supporting information provided with the Plan included the sewer design and the erosion control plan. In addition, Frank Mills and Stan Wallace attended the meeting and stated that the Storm Water Plan had been submitted to the Bald Eagle Twp. Engineer for review and the postcard exemption form will be sent to PA DEP in the near future.

Attending members voiced their concern that each parcel owner will be required to drill their own well for potable water and that there is no evidence or testing that stipulated whether or not there is sufficient quality and capacity of subterranean water. Dave G. recommended that a hydro-geologist study the groundwater characteristics. Frank M. responded that the deepest near-by well is 150’ “and they have good water.” Elisabeth L. inquired that if no testing of the groundwater is provided prior to development and that if after development the well/s begin to perform poorly or “go dry”, who is the responsible party to correct the situation? Frank M. stated, “The homeowner”.

After a lengthy discussion,

Tom C. made a motion to give the following review comments;

1. Road designs should be provided to the Township Engineer for his review, the specs should meet PennDot standards and the roads and cul-de-sacs in the development be paved.
2. Sewer planning approval from PA DEP should be provided prior to final approval.
3. The developer drill a well on at least one lot and provide the well log and yield rate to the Township Engineer. If the engineer determines that the yield is low, then a hydrologic study of the site may be needed.

4. Access to Lots 12 and 20, from Keystone Central Drive, is not desirable because of limited sight distances and steep slopes. The Township should consider requiring a right-of-way along the property line on Lot 19 for access or a reconfiguration of the adjacent lots.

5. Ownership and maintenance responsibilities for the storm water facilities should be determined. If a Property Owners Association will be created, to maintain the storm water facilities, we recommend that dues of \$100.00 be set aside for the Property Owners Association and collected at the time of closing. A separate agreement between the Township and the Property Owners Association for storm water facilities should be executed as part of the subdivision approval.

John D. seconded, and was carried unanimously.

OTHER BUSINESS

No discussion.

CORRESPONDENCES

No discussion.

ADJOURNMENT

Being no further business the meeting adjourned at 8:31 PM by a motion of Ralph B. and Dave G. seconded and was carried unanimously.

The next Planning Commission meeting will be June 17, 2008 at 7:00 PM in the Clinton County Garden Building, 232 East Main Street, 3rd Floor Commissioners' Meeting Room, Lock Haven, PA 17745. [Due to a meeting date conflict, the meeting date was publicly changed and held June 24, 2008.]

Clinton County Planning Commission

June 24, 2008
Meeting Minutes

PRESENT: Charles Sweeney, David Calhoun, Terry Murty, Ralph Brungart, David Glessner, & Christine Ballard

ABSENT: Thomas Campbell, John Dotterer, & Michael Geyer

PLANNING DEPT. STAFF: Tim Holladay, Director
Bill Suydam Sr., Grants Administrator-Excused
Absence

Elisabeth Lynch-McCoy, Tourism Planner

Gregory Smith, Community Planner

GUESTS: Commissioner Adam Coleman
Stan Wallace, Nittany Engineering
Jim Runkle, Express Newspaper

CALL TO ORDER

Charles S. called the meeting to order at 7:00 PM.

APPROVAL OF MINUTES

Dave C. made a motion, seconded by Christine B. and carried unanimously, to approve the Minutes from May, 2008.

STAFF REPORT

Tim H. reported that he will give a presentation to the Rotary Club and update the members on current Planning Commission activities. He also stated that a pre-bid Erie Ave. streetscape meeting will be held June 25 in the Borough of Renovo and interested contractors will be attending.

Tim H. reported that the ribbon cutting ceremony for the Renovo/South Renovo Boroughs/Chapman Township Water Interconnect Project will be held June 25. Funding for this project is provided through 2 CDBG [\$166,667 & \$457,000] and 1 Army Corps [\$566,667] grants for a total project cost of \$1,190,334.

Elisabeth L. reported that the 5th Annual American shad fry stocking was well attended and 350K fry were released into Bald Eagle Creek, Castanea Township. She also reported that earlier that week the PA F&B released 1.5 million fry into the West Branch Susquehanna River near the Reach Road area, Lycoming County.

Greg S. reported that he has begun the County's boat access field surveys. After visiting the North Bend access site with Tim Horner, he has begun the process of assisting the Twp. Supervisors by developing a preliminary parking lot design upgrade and will submit a construction funding request to PA Fish & Boat Commission later this summer. He also visited the Bucktail Medical Center land since they also have a lease agreement with the PA F&B. In the greater Renovo area a citizen requested he visit the former Rt. 120 bridge site in South Renovo since jet skiers are reported to be using that undeveloped area for launching.

PUBLIC COMMENTS

No discussion.

OLD BUSINESS

Stadium Heights Development, Bald Eagle Township

Nittany Engineering staff member Stan Wallace presented members with an updated plan that incorporated the former recommendations made by the Clinton County Planning Commission members. Stan W. reported that a test well was drilled and produced 25 gallons per minute and a request will be made to the Township to reduce the Keystone Central Drive speed limit from 35 to 25 mph. He also reported that the development's roadway will not meet PennDot standards, but the Township may adopt the road regardless. In regards to the former and reconfigured lot 13 roadway access, the members discussed the new proposal and

After a brief discussion,

Dave C. made a motion stating that the developer has adequately addressed the Planning Commission's concerns, and gave favorable comments to the current lot 13 configuration and that access to Keystone Central Drive appears safe.

Ralph B. seconded, and was carried unanimously.

NEW BUSINESS

Northlands Shintown Vista II Sketch Plan, Noyes Township

Tim H. gave attending members a brief overview of the proposal and stated that the development is very remote, does not have access to electricity, and the only access to the land is by an unimproved "jeep trail" owned by DCNR. He also stated that after the site was land surveyed an area approximately 30 acres in size was found, ownership of that parcel is unknown at this time and is adjacent to lots 12 & 13. The perk test has been completed and Tim H. stated that he has not received the results. The submitted *Covenants and Restrictions* are the same as the document submitted with Phase I. During the discussion, members voiced concerns over the remoteness of the area and that prospective buyers may not fully understand the limited access to the development.

After a brief discussion,

Dave C. made a motion requesting the developer prepare a full disclosure statement that will provide the following information;

1. The remote nature of the area.
2. No electrical service or public infrastructure.
3. Reference the above disclosure statement in the covenants and restrictions.
4. Access to parcel 27-02-A-50 needs to be finalized.
5. Road designs and E&S approval are necessary.

Christine B. seconded, and was carried unanimously.

Sunset Health Foods Land Development Plan, Porter Township

Tim H. gave attending members an overview of the proposed plan and stated that the Stormwater Management Design is “extensive” and appears to be well designed. Stan Wallace, Nittany Engineering, then presented the proposal and gave attending members an explanation of the Cottage Industry Plans for a 4,600 square foot health food store. In addition he stated that the applicant has already been granted *Conditional Use Approval* by the Porter Township Zoning Hearing Board for a *Cottage Industry* in the *Agricultural District*. Greg S. added a recommendation that the handicap parking space/s not be gravel as shown and be paved so the blue colored parking lines can be painted on the ground.

After a brief discussion,

Terry M. made a motion to provide the following review comments to the Porter Township Supervisors;

1. The Stormwater Management Plan be reviewed by the Township Engineer for compliance with the *Fishing Creek Stormwater Management Ordinance*.
2. The parking lot areas to be paved utilize pervious macadam to minimize urban run off and non-point pollution from reaching local waterways.

Christine B. seconded, and was carried unanimously.

Draft Zoning Ordinance, City of Lock Haven

Tim H. gave attending members a brief overview of the City’s intentions and the members concurred that the overall draft is very well prepared and very descriptive.

Members were concerned over the definition of “Personal Care Home” and that it may severely limit the size to no more than 8 adults. Christine B. added that the definitions given do not appear to be consistent with Department of Public Welfare and Department of Health regulatory definitions and this should be addressed.

Members also discussed the Flood Damage Control Standards overlay section and recommended it be compared with the Fema “Suggested Provisions, Meeting the Minimum Requirements of *The National Flood Insurance Program* document to insure that it meets the minimum requirements of the *National Flood Insurance Program* and the *PA Flood Plain Management Act* Section 60.3, March 2007.

After a lengthy discussion,

Christine B. made a motion to give the following review comments;

1. The City’s definitions should be reviewed and be consistent with Department of Public Welfare and Department of Health regulatory definitions.
2. The City’s Flood Damage Control Standards should meet the minimum requirements of *The National Flood Insurance Program*.

Ralph B. seconded, and was carried unanimously.

OTHER BUSINESS

Tim H. reported that he had previously provided all the Municipal Solicitor's with copies of the FEMA flood ordinance booklet and he has repeatedly been asked to review each individual draft. He asked the members if they would like the drafts reviewed as a group or would they prefer Tim H. to address each request himself. Dave G. requested they review each draft as a group and the members concurred.

Tim H. reported that the official ruling for the County vs. Maguire Zoning Hearing case should be determined and announced by the County Commissioners on August 7, 2008.

CORRESPONDENCES

No discussion.

ADJOURNMENT

Being no further business the meeting adjourned at 8:34 PM by a motion of Dave C. and Ralph B. seconded and was carried unanimously.

The next Planning Commission meeting will be July 15, 2008 at 7:00 PM in the Clinton County Garden Building, 232 East Main Street, 3rd Floor Commissioners' Meeting Room, Lock Haven, PA 17745.

Clinton County Planning Commission

July 15, 2008
Meeting Minutes

PRESENT: Charles Sweeney, David Calhoun, Ralph Brungart, Thomas Campbell,
John Dotterer, & David Glessner

ABSENT: Terry Murty, Christine Ballard, & Michael Geyer

PLANNING DEPT. STAFF: Tim Holladay, Director
Bill Suydam Sr., Grants Administrator
Elisabeth Lynch-McCoy, Tourism Planner
Gregory Smith, Community Planner

GUESTS: B.J. Batterson, Lock Haven Moose/PennTerra Engineering
Jim Runkle, Express Newspaper

CALL TO ORDER

Charles S. called the meeting to order at 7:01 PM.

APPROVAL OF MINUTES

Dave G. made a motion, seconded by Ralph B. and carried unanimously, to approve the Minutes from June, 2008.

STAFF REPORT

Elisabeth L. reported that on July 16 the Renovo Borough Council members are expected to accept the lowest bid, Haranin Construction, for the Phase I Erie Ave. Streetscape Project. It is also anticipated that once construction commences she will apply for Phase II funds from DCED and possibly another funding source.

Bill S. reported that the United Way organization is now running the Homeless Assistance Program (HAP).

Greg S. reported that he is now the official Clinton County Gypsy moth Coordinator and he has had "a multitude" of phone calls. A portion of his responsibilities include field inspections of reported sites and he has spent almost every afternoon in the field.

He also stated that Tim Horner is an active partner in the proposed upgrades to the North Bend boat access area and Greg S. has also partnered with Mr. Conklin for the proposed upgrades to the Castanea boat access and park area. On August 12 Greg S. is set to meet with an engineer to discuss both of these sites.

PUBLIC COMMENTS

No discussion.

OLD BUSINESS

Maquire Validity Challenge, Gallagher Township

Tim H. handed out copies of the attorney's report to attending members. He also stated that the Commissioners have learned that there may be an "issue" with the 10-acre lot size and that both parties may be at "fault" due to the current lot size and that the Maguire parcels were never identified and posted prior to the hearing.

In reference to this issue, Tim H. reported that a vote and formal decision is anticipated from the Commissioners on August 7, 2008. Dave C. requested that the members be mailed a copy of the current zoning ordinance so everyone can review it in detail. Chuck S. requested this subject be placed on the next month's agenda. After a lengthy discussion, the members decided that this issue should be placed on the August agenda.

NEW BUSINESS

Proposed Floodplain Ordinance, Grugan Twp.

Tim H. gave attending members a brief overview of the proposed floodplain ordinance and let members know that he [Tim H.] is the Township's zoning officer. The Twp. has also "Opted-out" which means that all inspections are the responsibility of the homeowner. He also added that other townships have or are going to adopt the "basic" FEMA flood regulations and that Grugan has added some additional items. This may mean that the County will be responsible for the additional items.

After a lengthy discussion,

Dave C. made a motion to give favorable comments on the proposed Grugan Township Flood Ordinance and CCPC agrees that involving the County Zoning Officer as the first point of contact is a good plan with the exception of the reference to the Grugan Township Zoning Ordinance in Section 2.01 A: we recommend the reference should be to the Clinton County Zoning Ordinance in effect in Grugan Township.

Dave G. seconded, and was carried unanimously.

Coffee House Zoning Ordinance, City of Lock Haven

Tim H. gave attending members an overview of the proposed amendment and made the point that there appears to be no clear method of determining when a coffee house that serves food is or is not deemed a restaurant. The members concurred. Another concern is the limited parking area and members agreed that the business owner is aware of the potential problem and that if a business owner is willing to undergo this endeavor with that knowledge, it is their prerogative.

After a brief discussion,

Dave C. made a motion to provide the following review comments to the City's proposed zoning ordinance amendment; that the proposal is a relatively minor change to the ordinance with the understanding that it appears to be unclear how the City would know if or when a Coffee House exceeded the percentage of food sold thus becoming a restaurant, and how parking would be addressed at that time.

John D. seconded, and was carried unanimously.

Lock Haven Lodge No. 100 Loyal Order of Moose Land Dev. Plan, City of Lock Haven
B.J. Batterson, gave attending members a brief overview of the development plan and the proposed project. The building would be accessible from Hanna Street and the parking lot would be gravel with the exception of the handicap areas that require painted lines with asphalt. There is a flood protection ponding area on site, but that will not be developed. Tim H. added that the Plan appears to meet zoning, setbacks, land development requirements, etc. and then asked if the Township has an engineer and B.J. responded, "Nittany Engineering." Tim H. then recommended their engineer contact the Lock Haven Flood Authority, Mr. Jim Yoxtheheiner, to discuss the proposal. Tom C. asked if they have ever incorporated pervious asphalt into any of their projects & B.J. said he has heard of the product, but has never used it. Tom C. recommended he consider this product for this project.

After a lengthy discussion,

Tom C. made a motion to give the following review comments;

CCPC recommends that the developer contact the Lock Haven Flood Protection Authority because the property is located in a FEMA mapped ponding area. The Township Engineer should review the Storm Water design. Finally, we recommend that if the parking lot is paved in the future, permeable pavement should be used.

John D. seconded, and was carried unanimously.

Proposed Pool Regulations, Avis Borough

Tim H. gave attending members an overview of the current danger of inflatable pools being installed by homeowners and the lack of fencing, inspections and permitting appears to be problem, not just in Avis, but is being reported from other areas in the County.

After a brief discussion,

Tom C. made a motion to give the following favorable comments;

The proposed adoption of pool regulations are compatible with the Pennsylvania Universal Construction Code and will improve the permitting process in the Borough.

Ralph B. seconded, and was carried unanimously.

Zoning Ordinance Amendment, Castanea Township

Tim H. gave attending members a brief overview of the proposal to change the definition of *Family* and read the definition that was written in a letter from the Township's Solicitor. He also added that the new definition is commonly used throughout the County. Dave C. commented that the Township may be trying to limit the number of unrelated persons that can reside in one unit and that in of itself may help to preserve the livability of a neighborhood and the group concurred.

After a brief discussion,

Dave C. made a motion to give the following favorable comments;

The proposed amendment defines the term *Family* and should assist the Township with the administration of their ordinance.

John D. seconded, and was carried unanimously.

Proposed Zoning Map Amendment, Borough of Mill Hall

Tim H. gave attending members an overview of a request to change a parcel for C-1 *Commercial* to R-3 *High Density Residential* by the property owners Vance and Elisabeth Lynch-McCoy. He added that the adjacent properties are also R-3.

After a brief discussion,

Dave G. made a motion to give the following favorable comments for the zoning to be changed,

Dave D. seconded, and was carried unanimously.

OTHER BUSINESS

No discussion.

CORRESPONDENCES

No discussion.

ADJOURNMENT

Being no further business the meeting adjourned at 8:11 PM by a motion of Dave C. and Dave G. seconded and was carried unanimously.

The next Planning Commission meeting will be August 19, 2008 at 7:00 PM in the Clinton County Garden Building, 232 East Main Street, 3rd Floor Commissioners' Meeting Room, Lock Haven, PA 17745.

Clinton County Planning Commission

August 19, 2008

Meeting Minutes

PRESENT: Charles Sweeney, David Calhoun, Ralph Brungart, Thomas Campbell,
John Dotterer, & David Glessner

ABSENT: Terry Murty, Christine Ballard, & Michael Geyer

PLANNING DEPT. STAFF: Tim Holladay, Director
Bill Suydam Sr., Grants Administrator
Elisabeth Lynch McCoy, Tourism Planner
Gregory Smith, Community Planner

GUESTS: Warren Gottshall, Concerned Resident, Gallagher Twp.
Loretta Coltrane, Concerned Resident, Gallagher Twp.
Elwood "Skip" C. Hocker, Concerned Resident, Gallagher Twp.
Neil Scharder, Concerned Resident, Gallagher Twp.
Karen Scharder, Concerned Resident, Gallagher Twp.
Jacque Gottshall, Concerned Resident, Gallagher Twp.
Martin Flayhart, Solicitor for Gallagher Twp.
Nasima Mannan, Lock Haven Un. Temp. Intern for Planning Commission
Jim Runkle, Express Newspaper

CALL TO ORDER

Charles S. called the meeting to order at 7:01 PM.

APPROVAL OF MINUTES

Dave C. made a motion, seconded by Ralph B. and carried unanimously, to approve the Minutes from July, 2008.

STAFF REPORT

Tim H. reported that during the July 18 SEDA-COG Transportation Committee meeting, the group concurred that the tolling of I-80 is gaining momentum and is likely to happen. He also reported that no concise decision has been made in reference to the proposed on/off ramp locations.

Tim H. reported that on July 31 he attended the First Clinton County Enterprise Zone meeting that the Clinton County Partnership has recently begun administering. New areas have been added to the Zone; Renovo Industrial Park, and the Industrial Parks located in Wayne, Beech Creek, and Lamar Townships.

Tim H. reported that PennVest is now allowing Municipalities to bundle multiple projects under one funding request. This new protocol has initiated Woodward and Bald Eagle Townships to apply for funding with the Borough of Flemington.

Bill S. reported that the County is still waiting for CDBG funds and he added that the grant process in Harrisburg appears to be taking a longer time in responding compared to last year's turn around time.

As the County's Gypsy moth Coordinator Greg S. reported he has had almost 400 property owners contact him for assistance. Since the program is on a tight time table, he has spent almost all of his time on this project. Assisting him is a student from Lock Haven University, Nasima Manna. During her temporary internship she has assisted Greg S. in field surveys, spreadsheet administrative work, and she has designed an educational Gypsy moth web page that should be on the County's website within the next month. Greg S. thanked her for all of her assistance and is very grateful that she applied for the position this summer. Chuck S. asked how the overall Gypsy moth conditions are in Clinton County and Greg S. replied that DCNR has rated Clinton County as one of the hardest hit in the State of PA. In other business, Greg S. added that he is currently working on two conceptual boat access redevelopment upgrades, one for Castanea and one for North Bend.

Elisabeth L. reported that all of her updates are listed in her monthly Staff Report and that it is included in the member's Planning packet.

PUBLIC COMMENTS

No discussion.

OLD BUSINESS

Commissioners' Rezoning Proposal

Tim H. reported that on August 6, 2008 the Clinton County Commissioners denied the Maguire Validity Challenge brought on by a letter from his counsel Marc S Drier, dated April 12, 2008. In addition, the Clinton County Commissioners have asked for County Planning Commissions comments on a zoning map amendment. The amendment would rezone certain properties in Gallagher Township from *Nature Conservation District* (NC) to *Rural Forest District* (RF). The main portions of the properties are described as properties in the Queens Run watershed. In addition, two properties in the Chatham Run Watershed along the Lycoming County line are also identified. In reviewing the assessment maps there are eight (8) additional properties in the Queens Runs watershed that are assessed in Woodward Township and extend into Gallagher Township that should also be included. In past CCPC meetings, that were attended by Gallagher Township Supervisors and residents, we offered to develop a similar zoning amendment. At the time the Gallagher Township representatives lacked consensus on this issue. As a result the Township has undertaken the task of developing its' own zoning ordinance. He also added that the Planning Commission has been notified that if some of the properties are not zoned RF, the County may loose all NC Districts.

Solicitor Martin F. inquired whether or not any of the proposed areas, for the zoning change, are or are not owned by the Maguire family. Tim H. responded that he is not 100% certain, but he believes all the Maguire properties in question are located within the areas proposed for zoning changes. Solicitor Martin F. added that there is a concern from some of the residents that protecting potable ground water should be taken into consideration.

In reference to the proposed zoning changes, Loretta C. distributed a three (3) page document that lists the concerns of some of the residents of Gallagher Township [the document is now on file in the Clinton County Planning Commission office]. Some of

the concerns include on-lot septic systems and potable well water issues, fire and other public safety issues such as the fact that Gallagher Township does not have their own police force and relies on the State Police for their protection. In addition she invited all the Planning members to site visit the Township areas that are proposed for change.

Elwood "Skip" H. asked for clarification on how the final decision is reached and Chuck S. responded by stating that the Planning Commission members make a recommendation to the County Commissioners and that it is they, the Commissioners, that make the final determination.

Warren G. inquired if the Planning Commission could make another division of RF such as "RF3" that would be a three (3) lot size and only add that to Gallagher Township. Members responded by stating that they would have to amend the County's current ordinance and would most likely need to review all the municipalities that the County oversees. In addition, case law requires any change to have a "logical" reason before commencing.

Tom C. recommended that before the members make a recommendation to the Commissioners that they review topography, soils...and that they review a "water testing study".

After a brief discussion,

John D. made a motion that before they make a recommendation to the Commissioners the members shall review topographical, soil types and parcel ownerships during the September, 2008 meeting.

Tom C. seconded, and was carried unanimously.

For the record, Dave C. abstained from the above mentioned vote.

The Commissioners have set the next Public Hearing for September 23, 7:30 PM in the Clinton County Courthouse located at the corners of Jay and Water Streets.

NEW BUSINESS

M&T Bank, Addition/Land Dev. Plan, Bald Eagle Twp.

Tim H. gave attending members a brief overview of the proposed changes to the Bank and parking areas. The building's first floor elevation is 565.04' and the bank building is currently elevated to nearly the 100 year flood level which is listed at 567'. To address this situation, the Plan calls for the addition to be "flood proofed". When built, the addition is estimated to displace an additional 1,580 cubic feet of water resulting in a 100-year (1%) flood depth increase of 0.09 inches. To avoid a complete Hydraulic Analysis, the Engineer has approached PA DEP and has requested the impact be declared "minimal". Members concurred that the request appears reasonable.

Elisabeth L. stated that the Plan does not include a landscape plan and inquired if any landscaping is included in the redevelopment. Members responded that they are not aware of a landscape design and concurred that there should be a landscape design

included in the Plan. She also inquired whether or not the proposed parking area is or is not within M&T's property lines since the proposed parking area appears to extend outside of M&T's property line. Members commented that M&T knows that they can not develop outside of their property lines.

After a brief discussion,

Dave C. made a motion to give favorable comments to Bald Eagle Township with the understanding that M&T is still required to receive notice from PA DEP and their Engineer that the floodplain issues need to be resolved and that the Plan include a landscape design.

John D. seconded, and was carried unanimously.

OTHER BUSINESS

Dave G. requested an update on the proposed Pine Creek Rail Trail connector to the City of Lock Haven and Elisabeth L. responded that there is a preliminary route plotted, but it is not set in stone. This proposal is included in the upcoming Clinton County Greenways and Open Space Plan with three (3) Feasibility studies and one of the responsibilities of the yet to be hired Consultant will be to find the best route. Tim H. added that the County can not hire the Consultant until DCNR sends the amended contract. It is anticipated that DCNR will send the updated contract in the near future. Dave G. added the already built sections are very popular and there are residents very excited to see the next section built in Clinton County and the group concurred.

CORRESPONDENCES

No discussion.

ADJOURNMENT

Being no further business the meeting adjourned at 8:41 PM by a motion of Tom C. and Dave C. seconded and was carried unanimously.

The next Planning Commission meeting will be September 16, 2008 at 7:00 PM in the Clinton County Garden Building, 232 East Main Street, 3rd Floor Commissioners' Meeting Room, Lock Haven, PA 17745.

Clinton County Planning Commission

September 16, 2008

Meeting Minutes

PRESENT: Charles Sweeney, David Calhoun, Ralph Brungart, Thomas Campbell,
David Glessner & Michael Geyer

ABSENT: Terry Murty, John Dotterer, & Christine Ballard

PLANNING COMM. STAFF: Tim Holladay, Director
Bill Suydam Sr., Grants Administrator
Elisabeth Lynch McCoy, Tourism Planner
Gregory Smith, Community Planner

GUESTS: Karen & Ivar Kisser, Woolrich, Inc.
J. Michael Wiley, Woolrich, Inc.
Charles Aides, Woolrich, Inc.
Warren Gottshall, Concerned Resident, Gallagher Twp.
R.O. Wells, Gallagher Twp. Supervisor
Martin Flayhart, Solicitor for Gallagher Twp.
Karen & Neil Scharder, Concerned Resident, Gallagher Twp.
Bret F. Myers, Concerned Landowner, Gallagher Twp.
Jennifer Conklin, Concerned Landowner, Gallagher Twp.
Carol Kalu, Concerned Landowner, Gallagher Twp.
Peg Neff, Concerned Landowner, Gallagher Twp.
Ersula & Joseph J. Aha, Concerned Landowner, Gallagher Twp.
Marc Drier, Attorney Representing the Maguires
Loretta Coltrane, Concerned Resident, Gallagher Twp.
Elwood "Skip" C. Hocker, Concerned Resident, Gallagher Twp.
Sam Probst, Concerned Resident, Gallagher Twp.
Ron Saylor, Gallagher Twp. Supervisor
Jim Runkle, Express Newspaper

CALL TO ORDER

Charles S. called the meeting to order at 7:00 PM.

APPROVAL OF MINUTES

Dave C. made a motion, seconded by Ralph B. and carried unanimously, to approve the Minutes from August, 2008.

STAFF REPORT

The Planning staff members had previously prepared individual reports and the Board members did not have any questions or comments.

PUBLIC COMMENTS

No discussion.

OLD BUSINESS

Zoning Map Amendment, Gallagher Township

Tim H. distributed and explained the existing Gallagher Township zoning maps. He stated that the Clinton County Commissioners have requested comments from the Planning Board members prior to their upcoming Zoning Hearing judgment. Tim H. explained the Board members responsibilities in this matter are; 1. Review pertinent information and options, 2. Listen to public comments, 3. Prepare a letter stating the Planning Commission Board members review comments.

Tim H. described the soil and topography characteristics from the map the Clinton County GIS Director Jim Watson developed. During the discussion Loretta C. inquired why the assessed total land area is different from the total acreage that Tim H. was reporting. Tim H. responded by stating that there are two (2) sets of maps in the County; 1. Mapped, and 2. Assessed and there are some discrepancies.

Attorney Marc D. requested that the Board members review and comment on the County's proposed change and requested from the Board; 1. "Point out" any inconsistencies with the proposal, 2. There needs to be some very specific reasons why there is a 10 acre lot size minimum, and that 3. changing a 10 acre lot to 1 acre lot is not considered "dense housing units."

In reference to Woolrich, Inc. concerns, Marc D. stated that responsible developers utilize physical buffers to protect surface water quality. He said his clients are requesting that the Commissioners "reasonably update the zoning" and he invited any interested parties to visit the sites before they make their decision.

J. Michael W. stated that he believes the current zoning is appropriate and referenced a letter dated September 15, 2008. 1. The quality of the water that enters the manufacturing plant is very important to Woolrich and 45 employees depend upon a properly functioning plant, and 2. There was a reason why the original N.C. District was put into place and those reasons have not changed.

On behalf of Gallagher Twp., Solicitor Martin F. listed the following reasons why the zoning should remain as it is; 1. Public safety and the amount of time it requires emergency personal to reach the residents, 2. Public health and the fact that the residents have on-lot sewage systems and depend on well water, and 3. Economic Vitality and reinstated the requirement for clean water at the Woolrich, Inc. manufacturing plant.

Sam P. stated that one of the proposed parcels "has a very primitive 2 mile dirt road that is not suitable for sustainable usage." R.O. W. asked who owns the road. After a brief discussion it was stated that Gallagher Twp. owns 2/10 of the road, but no one in attendance is sure who owns the other 8/10.

Tom C. recommended that the members take into account potential future needs in reference to the quality of potable surface water. He recommended that at a minimum, if the area is developed, all surface waterways should have a 500' vegetated buffer zone incorporated into any future plan.

After a lengthy discussion,

Tom C. made a motion that the Clinton County Planning Commission Board members recommend to the Clinton County Commissioners no zoning change and continue the current zoning as is.

Dave G. seconded, and was carried unanimously.

For the record, Dave C. abstained from the above mentioned vote.

NEW BUSINESS

Opera House Senior Apartments, City of Lock Haven

Tim H. gave attending members a brief overview of the proposed project, stated that the Plan meets the zoning requirements and the façade design appears to be complementary to the adjoining architectural styles.

After a brief discussion,

Dave C. made a motion to give favorable comments to the City of Lock Haven.

Dave G. seconded, and was carried unanimously.

OTHER BUSINESS

Tim H. reported that next Wednesday there is a public workshop and the topics are in reference to gas leasing and drilling activities. He also informed the members that he sent all Twp.'s north of I-80 a notice of the workshop.

Tim H. updated members on the current status of Clinton County's Greenways and Open Space Plan with Three Feasibility studies. He also encouraged members to consider becoming a Steering Committee member for the study.

Tim H. updated members on the current status of the proposed whitewater/instream habitat project he and Elisabeth L. have been working on for three years. The County's Eng. recommended a small section of Fishing Creek in Mill Hall Borough and the Clinton County Commissioners have expressed "concerns" about this site.

Tom C. reported that the CTA has worked for many years to have wider shoulders built on Rt. 120 between North Bend and Eastern Renovo. Now that the roadway is being rebuilt by PennDot the CTA will request a bike/walkway section be incorporated on the shoulder. Elisabeth L. commended their effort and stated that the upcoming project for Rt. 150 and Rt. 64 has also requested PennDot to designate a multi-modal lane and so far PennDot and the designers have been very supportive of the concept. After a brief discussion, Tom C. asked the members if he could report to PennDot, during the upcoming ribbon cutting ceremony on September 27, that the Planning Commission members are in favor of this addition and the members all responded, "yes."

CORRESPONDENCES

No discussion.

ADJOURNMENT

Being no further business the meeting adjourned at 8:37 PM by a motion of Dave C. and Tom C. seconded and was carried unanimously.

The next Planning Commission meeting will be October 21, 2008 at 7:00 PM in the Clinton County Garden Building, 232 East Main Street, 3rd Floor Commissioners' Meeting Room, Lock Haven, PA 17745.

Clinton County Planning Commission

October 21 2008

Meeting Minutes

PRESENT: Charles Sweeney, David Calhoun, Ralph Brungart, Thomas Campbell,
David Glessner & Michael Geyer

ABSENT: Terry Murty, John Dotterer, & Christine Ballard

PLANNING COMM. STAFF: Tim Holladay, Director
Bill Suydam Sr., Grants Administrator
Elisabeth Lynch McCoy, Tourism Planner
Gregory Smith, Community Planner

GUESTS: Karen & Ivar Kisser, Woolrich, Inc.
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Carol Kalu, Concerned Landowner, Gallagher Twp.
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Elwood "Skip" C. Hocker, Concerned Resident, Gallagher Twp.
Sam Probst, Concerned Resident, Gallagher Twp.
Ron Saylor, Gallagher Twp. Supervisor
Jim Runkle, Express Newspaper

CALL TO ORDER

Charles S. called the meeting to order at 7:00 PM.

APPROVAL OF MINUTES

Dave C. made a motion, seconded by Ralph B. and carried unanimously, to approve the Minutes from September, 2008.

STAFF REPORT

The Planning staff members had previously prepared individual reports and the Board members did not have any questions or comments.

PUBLIC COMMENTS

No discussion.

OLD BUSINESS

Zoning Map Amendment, Gallagher Township

Tim H. distributed and explained the existing Gallagher Township zoning maps. He stated that the Clinton County Commissioners have requested comments from the Planning Board members prior to their upcoming Zoning Hearing judgment. Tim H. explained the Board members responsibilities in this matter are; 1. Review pertinent information and options, 2. Listen to public comments, 3. Prepare a letter stating the Planning Commission Board members review comments.

Tim H. described the soil and topography characteristics from the map the Clinton County GIS Director Jim Watson developed. During the discussion Loretta C. inquired why the assessed total land area is different from the total acreage that Tim H. was reporting. Tim H. responded by stating that there are two (2) sets of maps in the County; 1. Mapped, and 2. Assessed and there are some discrepancies.

Attorney Marc D. requested that the Board members review and comment on the County's proposed change and requested from the Board; 1. "Point out" any inconsistencies with the proposal, 2. There needs to be some very specific reasons why there is a 10 acre lot size minimum, and that 3. changing a 10 acre lot to 1 acre lot is not considered "dense housing units."

In reference to Woolrich, Inc. concerns, Marc D. stated that responsible developers utilize physical buffers to protect surface water quality. He said his clients are requesting that the Commissioners "reasonably update the zoning" and he invited any interested parties to visit the sites before they make their decision.

J. Michael W. stated that he believes the current zoning is appropriate and referenced a letter dated September 15, 2008. 1. The quality of the water that enters the manufacturing plant is very important to Woolrich and 45 employees depend upon a properly functioning plant, and 2. There was a reason why the original N.C. District was put into place and those reasons have not changed.

On behalf of Gallagher Twp., Solicitor Martin F. listed the following reasons why the zoning should remain as it is; 1. Public safety and the amount of time it requires emergency personal to reach the residents, 2. Public health and the fact that the residents have on-lot sewage systems and depend on well water, and 3. Economic Vitality and reinstated the requirement for clean water at the Woolrich, Inc. manufacturing plant.

Sam P. stated that one of the proposed parcels "has a very primitive 2 mile dirt road that is not suitable for sustainable usage." R.O. W. asked who owns the road. After a brief discussion it was stated that Gallagher Twp. owns 2/10 of the road, but no one in attendance is sure who owns the other 8/10.

Tom C. recommended that the members take into account potential future needs in reference to the quality of potable surface water. He recommended that at a minimum, if the area is developed, all surface waterways should have a 500' vegetated buffer zone incorporated into any future plan.

After a lengthy discussion,

Tom C. made a motion that the Clinton County Planning Commission Board members recommend to the Clinton County Commissioners no zoning change and continue the current zoning as is.

Dave G. seconded, and was carried unanimously.

For the record, Dave C. abstained from the above mentioned vote.

NEW BUSINESS

Opera House Senior Apartments, City of Lock Haven

Tim H. gave attending members a brief overview of the proposed project, stated that the Plan meets the zoning requirements and the façade design appears to be complementary to the adjoining architectural styles.

After a brief discussion,

Dave C. made a motion to give favorable comments to the City of Lock Haven.

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OTHER BUSINESS

Tim H. reported that next Wednesday there is a public workshop and the topics are in reference to gas leasing and drilling activities. He also informed the members that he sent all Twp.'s north of I-80 a notice of the workshop.

Tim H. updated members on the current status of Clinton County's Greenways and Open Space Plan with Three Feasibility studies. He also encouraged members to consider becoming a Steering Committee member for the study.

Tim H. updated members on the current status of the proposed whitewater/instream habitat project he and Elisabeth L. have been working on for three years. The County's Eng. recommended a small section of Fishing Creek in Mill Hall Borough and the Clinton County Commissioners have expressed "concerns" about this site.

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CORRESPONDENCES

No discussion.

ADJOURNMENT

Being no further business the meeting adjourned at 8:37 PM by a motion of Dave C. and Tom C. seconded and was carried unanimously.

The next Planning Commission meeting will be November 18, 2008 at 7:00 PM in the Clinton County Garden Building, 232 East Main Street, 3rd Floor Commissioners' Meeting Room, Lock Haven, PA 17745.