January 16, 2016 Meeting Minutes
Clinton County Planning Commission

PRESENT: Terry Murty, Dave Calhoun, Reza Lofti, Larry Sheets, John Dotterer, Richard C. Bowman III, Melvin Coakley

ABSENT: Thomas Campbell, Roger Hoy

PLANNING COMM. STAFF: Tim Holladay, Director
Katherine deSilva, Grants Administrator
Greg Smith, Community Planner

GUESTS:
Commissioner Smeltz, Commissioner Snyder, Commissioner Conklin

CALL TO ORDER

Terry M. called the meeting to order at 7:05 P.M.

APPROVAL OF MINUTES

Dave G. made a motion, seconded by Richard B. to approve the October 20 2015 meeting minutes, the motion carried unanimously.

ELECTION OF OFFICERS, MEETING SCHEDULE

Tim H. opened the floor to nominations for Chairman. John D. made the motion to retain the same Chair and Vice-chair, the motion carried unanimously. Dave C made the mition, seconded by Melivn C. to nominate Larry D. for secertaty. The motion carried unanimously. The slate of officers for 201 is: Chairman-Terry Murty; Vice-chair-Dave Calhoun; Secretary-Larry Sheats. Dave Calhoun made a motion, seconded by Melvin C. To hold the CCPC meetings on the third Tuesday of the month at 7:00 in Garden Building the third floor meeting room, with no meeting scheduled for December. The motion carried unanimously.

natural gas cooperative.

STAFF REPORT DISCUSSION

Tim reported on progress being made on the Katie reported on CDBG/ ESG monitoring, the 2015CDBG application for construction of senior housing, and that work was being done to the Renovo Heritage Park Building. She also reported on the Tylersville bid opening and that Tylersville water was working on obtaining a loan to complete the entire project. Greg reported on ongoing recreation projects.

PUBLIC COMMENTS

There were no public comments.

OLD BUSINESS

County Zoning Ordinance re-write, Zoning Maps

Tim and Katie presented and discussed a first draft of the entire Zoning Ordinance including all of the maps.

NEW BUSINESS

Bassett Engineering in a letter dated November 11, 2015 requested review comments on a proposed expansion to the Nicholas Meats packing facility at 508 East Valley Road, Greene Township. The property is zoned Industrial with the South portion of the existing plant property zoned Agriculture. The plan is to add several additions to the plant and out buildings, add a parking lot, add stormwater facilities and show potential future waste treatment facilities. An NPDES permit has been prepared.

The plans do not clearly show what is existing, new construction, or additions to existing buildings. There are no specifics on parking lot coverage or other Zoning and land development parameters, other than statements that the plan meets the requirements.

Dave C. made a motion to provide the following review comments, seconded by Larry D.: show specific sqft of existing buildings and new buildings and additions; have the Township engineer review the plans and stormwater plan to ensure compliance with Zoning and Fishing Creek Stormwater ordinances; show inlet box elevations on the plans; many of the possible future waste treatment facilities are located in the designated building setback area.

In reviewing the Zoning map there are two adjacent parcels that should also be considered for Industrial Zoning. Parcel 03-01-0036L-03 contains 5.69 acres and is zoned Ag and Commercial. Parcel 03-01-0036D contains 4.665 acres and is zoned Industrial and Ag. These parcels are adjacent to the parcel being considered and are currently being used for industrial activities. The motion carried unanimously.

Flemington Borough Zoning Text Amendment

In a letter dated January 14, 2016, Borough secretary Charity H. Walizer-Etters requested County Planning Commission comments on an amendment to section 506 a. (high density residential) of the Flemington Borough Ordinance. The proposed amendment would change the maximum number of units per structure from the existing 4 to 40.

Larry D. made a motion to provide the following review comments, seconded by Melvin C. This change is logical and is in compliance with the Clinton County Comprehensive Plan.

Other Business

There was no other business to discuss.

ADJOURNMENT

Dave C. made a motion; seconded by Melvin C. to adjourn at 8:25. The motion passed unanimously.

February 16, 2016 Meeting Minutes

Clinton County Planning Commission

PRESENT: Terry Murty, Dave Calhoun, Reza Lofti, Larry Sheets, John Dotterer, Richard C. Bowman III, Melvin Coakley

ABSENT: Thomas Campbell, Roger Hoy

PLANNING COMM. STAFF: Tim Holladay, Director
Katherine deSilva, Grants Administrator
Greg Smith, Community Planner

GUESTS:

Commissioner Conklin, Warren Gottshall, Joe Ahi

CALL TO ORDER

Terry M. called the meeting to order at 7:00 P.M.

APPROVAL OF MINUTES

Dave G. made a motion, seconded by Richard B. to approve the January 19, 2016 meeting minutes, the motion carried unanimously.

STAFF REPORT DISCUSSION

Tim mentioned several meeting he attended in the last month. Katie reported on CDBG/ ESG monitoring, the 2015CDBG application for construction of senior housing, and that work was being done to the Renovo Heritage Park Building. She also reported that Tylersville obtained a loan to complete the entire project. Greg reported on ongoing recreation projects.

PUBLIC COMMENTS

There were no public comments.

OLD BUSINESS

County Zoning Ordinance re-write, Zoning Maps

Tim and Katie presented changes and revisions since last month. Tim discussed his meeting with Gallagher Township residents and Supervisors to discuss the proposed Zoning map. Warren Gottshall and Joe Ahi spoke about their concerns about the capacity of the Township to accommodate additional wells and septic systems. They recommended that no zoning district in Gallagher Township be smaller than 5 acres in size. A general discussion about sewage requirements and

DEP regulations followed. Tim offered to attend the March township meeting to continue the discussion.

NEW BUSINESS

Chapman Township Zoning Ordinance Amendments

In a letter dated February 8, 2016, Township solicitor Frank S. Miceli requested review comments on a number of Zoning Ordinance amendments being proposed. The CCPC reviewed an earlier version these amendments and made review comments for the Chapman Township Planning Commission in July of 2015. The first proposed amendment covers all aspects of Oil and Gas Operations including which districts activities are permitted in, setbacks, noise, and lighting. Other changes include communication towers in the industrial district, setbacks for accessory structures, prohibiting farm animals in the residential district, and fence regulations. There are other minor changes as well. It appears that the Oil and Gas regulations are very similar to the county regulations.

Melvin C., made a motion seconded by Reza L.to forward the following review comments. The CCPC found the changes appropriate and in conformance with the County Comprehensive Plan adopted in April 2014. The motion carried unanimously.

Draft Planning Department 2015 Annual Report

Tim and Katie discussed the contents of the 2015 Annual report. Several minor changes and revisions were discussed. Dave C. made a motion, seconded by Larry S. to approve the 2015 Annual report with the revisions as discussed. Staff will present the final report at the March meeting.

Other Business

Nicholas Meat Packing Expansion

Tim reported on the Greene Township Engineer's review letter and Bassett Engineering's response. DEP has become involved because the septic drain field is located under a gravel parking area. No action was taken by the board.

Kettle Creek at Leidy Bridge Restoration project

Terry M. provided plans and reports on the Kettle Creek Watershed Association's project to improve fish habitat on Kettle Creek just upstream of the Leidy. The plan is to install rock veins at an estimated cost of $136,000. Anticipated construction is August 2017. The board agreed that when appropriate staff would provide a support and consistency letter for the project.

ADJOURNMENT

Melvin C. made a motion; seconded by Dave C. to adjourn at 8:20. The motion passed unanimously.

March 15, 2016 Meeting Minutes

Clinton County Planning Commission

PRESENT: Terry Murty, Dave Calhoun, Reza Lofti, Thomas Campbell, Larry Sheets, John Dotterer, Richard C. Bowman III, Melvin Coakley

ABSENT: Roger Hoy

PLANNING COMM. STAFF: Tim Holladay, Director
Katherine deSilva, Grants Administrator
Greg Smith, Community Planner

GUESTS:

Jim Runkle, Mike Flanagan, Warren Gottshall, Joe Ahi, Loretta Coletrane

CALL TO ORDER

Terry M. called the meeting to order at 7:00 P.M.

APPROVAL OF MINUTES

Dave C. made a motion, seconded by Melvin C. to approve the February 16, 2016 meeting minutes, the motion carried unanimously.

STAFF REPORT DISCUSSION

Tim mentioned several meeting he attended in the last month including the SEDA-COG Transportation meeting and the SEDA Cog Rural gasification project. Katie reported on a new ESG grant from leftover 2014 funds, the announcement of the award of $750.000 CDBG competitive grant for Renovo Borough. She also reported that Tylersville issued a notice to proceed. Greg reported on ongoing recreation projects in Woodward and Porter Township. He also discussed the Lock Haven boat dock project and the Rails to Trails project.

PUBLIC COMMENTS

There were no public comments.

OLD BUSINESS

County Zoning Ordinance re-write, Zoning Maps

Tim presented changes and revisions made to the Gallagher Township Zoning map since last month. Tim discussed his meeting with Gallagher Township residents and Supervisors to discuss the proposed Zoning map. Warren Gottshall, Loretta Coletrane, and Joe Ahi reiterated their concerns expressed at last month's

meeting about one acre lots being too small to develop with a well, a septic system, a backup septic system if needed, and a home and driveway. Loretta suggested that a sliding scale be developed with a two acre minimum unless there was public water or public sewer. They recommended that no zoning district in Gallagher Township be smaller than 2 acres in size. Chairman Murty asked the group to write their concerns down and provide them to the CCPC.

NEW BUSINESS

Renovo Borough Zoning Ordinance Amendments

Renovo Borough solicitor Stewart Hall requested County Planning review comments in a letter dated March 10, 2016. The Borough has prepared an amendment that covers private utilities, noise regulations, removal of abandoned communication towers, power generating facilities, associated definitions, and re-zoning a portion of the Renovo Industrial Park property from I-2 Medium Industrial to I-3 Heavy Industrial.

These Zoning Amendments are proposed in anticipation of a land development plan submission and possible construction of the Renovo Energy Center (REC) power plant.

Section 1 adds Private Utility Services to the Essential Services section.

Section 2 changes the way Locations are determined for enforcement of performance standards.

Section 3 changes the noise regulations including maximum sound levels.

Section 4 Adds Communication Facilities to the S Services district.

Section 5 Adds Removal of Abandoned Telecommunication Towers to the S Services district

Section 6 Adds Power Generation Facilities as a permitted use in the I-3 Heavy Industrial District

Section 7 Adds definitions for Power Generating Facility, Communications Facility, and Wireless Communication Tower

Section 8 Changes the specified parcels in the Renovo Industrial Park from I-2 to I-3

Section 9 Specifies the effective date of the Ordinance.

After discussion on the sound regulations and other aspects of the proposed amendment. Dave C. made a motion, seconded by Melvin C. to recommend moving the Abandoned Telecommunication Towers section to chapter 6, performance standards. The motion carried unanimously.

Woodward Township Comprehensive Flood Plain Ordinance Amendment

In a letter dated February 26, 2016 Township solicitor, Robert D. O'Connor requested review comments from the Clinton County Planning Commission on a comprehensive Flood Plain amendment. The amendment is the latest version from FEMA and is formatted as a standalone ordinance. The amendment also incorporates revisions to the Flood Insurance Rate Map that will become effective June 16, 2016. The new map does not change any of the flood zones or districts. The new maps contain statements and information about the recent accreditation of the Lock Haven Levee. Most municipalities in the County have several ordinances covering different aspects of floodplain regulation. We should recommend adoption of this amendment as it codifies all floodplain regulations under chapter 8 of the Townships code of ordinances. Dave C. made a motion, seconded by Tom C. to send the following review comments: The CCPC recommends adoption of this amendment as it codifies all floodplain regulations under the Townships Zoning Ordinance. The Motion carried unanimously.

Lamar Township Flood Plain Ordinance Amendment

In a letter dated February 29, 2016 Township solicitor, Robert D. O'Connor requested review comments from the Clinton County Planning Commission on a minor Flood Plain Ordinance amendment. The amendment will incorporate revisions to the Flood Insurance Rate Map that will become effective June 16, 2016. The new maps contain statements and information about the recent accreditation of the Lock Haven Levee. Melvin C. made a motion, seconded by Larry S. to send the following review comments: We recommend adoption of this amendment as it recognizes the revised Flood Insurance Rate Map. The motion carried unanimously.

OTHER BUSINESS

Melvin C. asked for an update on the Firestone violation. Tim H. did not have an update at this time.

ADJOURNMENT

Dave C. made a motion, seconded by Tom C. to adjourn at 8:15. The motion passed unanimously.

April 19, 2016 Meeting Minutes

Clinton County Planning Commission

PRESENT: Terry Murty, Dave Calhoun, Reza Lofti, Thomas Campbell, Larry Sheets, John Dotterer, Roger Hoy, Richard C. Bowman III, Melvin Coakley

ABSENT:

PLANNING COMM. STAFF: Tim Holladay, Director
Katherine deSilva, Grants Administrator
Greg Smith, Community Planner

GUESTS:

Warren Gottshall, Joe Ahi, Ned Tressler, Maggie Tressler, Carla McElwain, Ivan McElwain, Bill McCoy, Steve Catherman, Ersela Ahi, Margaret Neff, Harvy Palmatory, Skip Hocker

CALL TO ORDER

Terry M. called the meeting to order at 7:00 P.M.

APPROVAL OF MINUTES

Dave C. made a motion, seconded by Larry S. to approve the March 15, 2016 meeting minutes, the motion carried unanimously.

STAFF REPORT DISCUSSION

Tim mentioned several meetings he attended in the last month including the SEDA-COG Transportation meeting and the SEDA COG Rural gasification project. Katie reported on a new ESG grant from leftover 2014 funds, haven't heard on our groundwater testing grant, attending meetings to prepare for a HOME housing rehabilitation grant, Tom C. asked about the timing of the demolition of buildings in Renovo Borough. She stated that the project still needs to be bid out. She also reported that Tylersville has scheduled a preconstruction conference meeting. Greg reported on ongoing recreation projects in Woodward and Porter Township. He also discussed the Lock Haven boat dock project and the Rails to Trails project.

PUBLIC COMMENTS

There were no public comments.

OLD BUSINESS

County Zoning Ordinance re-write, Zoning Maps

Tim presented changes and revisions made to the Gallagher Township Zoning map since last month, and changes made to minimum lot sizes based on Warren Gottshall's comments. Warren Gottshall reviewed the letter and spread sheet he handed out. Joe Ahi reiterated their concerns about one acre lots being too small to develop with a well, a septic system, a backup septic system if needed, and a home and driveway. Tim stated, we consulted with the MPC, County Solicitor (who checked case history), Lycoming County Zoning Ordinance (has a 1 acre minimum, 5 acre country side, and emphasizes cluster developments). We also revised the zoning map several times by increasing areas zoned WC (10-acre minimum) and reducing areas zoned RF (1-acre minimum). We made sure the minimum lot size for all principal uses in all zoning districts never fell below 1 acre: concluded that we cannot accommodate, township-wide, the request for minimum lot sizes greater that one acre and still have a legally defensible Ordinance. We discussed the possibility of creating a 2 acre Countryside Estate zoning district in addition to the one acre districts. Reza L. asked the Concerned Citizens of Gallagher Township whether they could identify any area where 1 acre Zoning would be acceptable to them. Warren Gottshall responded no.

Roger H. made a motion, seconded by Dave C. to provide a full and complete draft Ordinance to the P.C. members by the end of May. Provide a full and complete draft Ordinance to the seven municipalities by the end of May. And schedule a PC public hearing for May 17, at 6:00 P.M. prior to the regular P.C. meeting. Based on results of hearing we can make additional revisions or refer it to the Commissioners recommending the Ordinance for adoption. The motion passed unanimously.

NEW BUSINESS

Renovo Borough Zoning Ordinance Amendments

Renovo Borough requested County Planning review comments in a letter dated April 14, 2016. The Borough has revised the amendment that covers private utilities, noise regulations, removal of abandoned communication towers, power generating facilities, associated definitions, and re-zoning a portion of the Renovo Industrial Park property from I-2 Medium Industrial to I-3 Heavy Industrial that we reviewed in March.

The amendment has been revised to incorporate the comments from the Clinton County Planning Commission (the "CCPC") in its letter dated March 17, 2016. Of most significance, we have moved the language regulating abandoned telecommunications towers to a new Section 6.500 in Article 6 of the Zoning Ordinance which addresses performance standards. Please note that we added a

Subsection 6.540 to make these regulations applicable to all zoning districts, which appeared to be one of the CCPC's concerns. We felt that this applicability provision was necessary in light of the language in Section 6.100 that arguable limits the other provisions of Article 6 to only the C-3 and I Districts.
Based on the revisions which addressed our comments, Dave C. made a motion, seconded by Larry S. to provide favorable comments. The motion passed unanimously.

Sugar Valley Charter School Land Development Plan

Stall and Scheaffer Engineering requested review comments on a 8,300 square foot addition to the main school building at the Sugar Valley Charter School in Loganton Borough. Carla McElwain informed the board that the owner is the Sugar Valley Concerned Citizens. This is the same plan we reviewed in 2013, but was never built. The property is zoned C/A (Conservation/Agriculture) and contains 14.5 acres. The school is an existing non-conforming use in the C/A district. Expansions of non-conforming uses are allowed up to 50% of the existing floor area.

The Loganton Borough Zoning ordinance requires 138 parking spaces for the school size. The plans show 136 existing spaces and 2 new spaces proposed, totaling 138 spaces. An NPDES permit has been obtained. The consultant enlarged the storm water basin and added an infiltration trench to handle the increased runoff.

John D. made a motion, seconded by Melvin C. to approve the plan as submitted. The motion carried with Terry M. abstaining.

Lock Haven Zoning Ordinance Amendment, treatment centers and criminal housing facilities

The amendment is to define, regulate, and designate in which districts Treatment Centers and Criminal Housing Facilities can be located. The regulations will be located in section 20 Supplemental Regulations, of the Zoning Ordinance. Reza L. made a motion, seconded by Tom C. to make the following review comments:

Under Treatment Centers:
The definition of treatment centers and the use of the term throughout should be changed to "Residential Treatment Centers," since non-residential treatment centers also exist (methadone clinics, addiction counseling centers, etc.). Or specify in the definition that it also includes non-residential treatment centers.
Under Criminal Housing Facility:

- Item C: The term "adequate" (as in "adequate supervision and security") should be amplified or defined, to leave nothing open to interpretation.
- Item G: Suggest that it be deleted, and then add a new item 10 under item H to read "Criminal housing facility building"

The motion carried unanimously.

OTHER BUSINESS

None was discussed.

ADJOURNMENT

Tom C. made a motion, seconded by Dave C. to adjourn at 8:40. The motion passed unanimously.

May 17, 2016 Meeting Minutes

Clinton County Planning Commission

PRESENT: Terry Murty, Dave Calhoun, Reza Lofti, Thomas Campbell, Larry Sheets, Roger Hoy

ABSENT: John Dotterer, Richard C. Bowman III, Melvin Coakley

PLANNING COMM. STAFF: Tim Holladay, Director
Katherine deSilva, Grants Administrator
Greg Smith, Community Planner

GUESTS:

Warren Gottshall, Jacque Gottshall, Joe Ahi, Ersela Aha, Robert Maguire, Ned Tressler, Maggie Tressler, Gallagher Twp. Supervisor, Bill McCoy, Gallagher Twp. Supervisor Steve Catherman, Ersela Ahi, Harvey Palmatary, Bonnie Palmatary, Skip Hocker, Neil Schrader, Carol Kaler, Rob Confer, Loretta Coletrane, Sam Probst, Donna Probst, Gale Stringfellow, Rob Stringfellow, William Kaler, Pete Smeltz, Paul Conklin, Jim Runkle

CALL TO ORDER

Terry M. called the meeting to order at 6:58 P.M.

APPROVAL OF MINUTES

Dave C. made a motion, seconded by Tom C. to approve the April 19, 2016 meeting minutes, the motion carried unanimously.

STAFF REPORT DISCUSSION

Tim mentioned several meetings he attended in the last month including the SEDA-COG Transportation meeting and the SEDA COG Rural gasification project. Katie reported on a new ESG grant from leftover 2014 funds, haven't heard on our groundwater testing grant, attending meetings to prepare for a HOME housing rehabilitation grant. She also reported that Tylersville has scheduled a preconstruction conference meeting. Greg reported on ongoing recreation projects. He also discussed the Rails to Trails project.

PUBLIC COMMENTS

There were no public comments.

OLD BUSINESS

County Zoning Ordinance re-write, Zoning Maps

Based on the Zoning discussion from the public meeting earlier in the evening, and the presentation from Gallagher Township Supervisor Bill Mccoy, Roger H. made a motion, seconded by Larry S. to add a Country side district, 5 acre minimum lot size, to the draft ordinance using the Gallagher Township zoning map as a guide. To present the changes at the June meeting.

NEW BUSINESS

Lock Haven, Mill Hall, Flemington, Avis, Wayne, Grugan, and Castanea Township Comprehensive Flood Plain Ordinance Amendment

We have been asked to provide review comments on several comprehensive Flood Plain Ordinance amendments. The amendment is the latest version from FEMA and have been reviewed by FEMA. The amendment also incorporates revisions to the Flood Insurance Rate Map that will become effective June 16, 2016. Most municipalities in the County have several ordinances covering different aspects of floodplain regulation the new version consolidates them into one. Dave C. made a motion, seconded by Roger H. to forward positive review comments to the above municipalities. The motion passed unanimously.

East Nittany Valley Municipal Authority Building addition
Land Development Plan Porter Township

Gwinn Dobson & Foreman Engineers hand delivered plans for CCPC review comments on April 22. ENVJMA plans to construct a 2,300 Square foot addition to their existing building at 216 Clintondale Hill road. The property contains 3.06 acres and is Zoned Residential. A storm water management plan to comply with the Fishing Creek storm water management ordinance was prepared. The Municipal engineer should review the plans and provided comments. The required number of parking spaces is not addressed in plans. Tom C. made a motion, seconded by Dave C. to forward the review comments recommending a review of Township parking requirements to confirm that the parking provided meets the Ordinance. The motion passed unanimously.

OTHER BUSINESS

Tim commented on several proposed chicken barns in Logan Township. It seems as if some of the farmers are trying to obtain approvals prior to the adoption of the new zoning ordinance.

Tom C. commented on road projects or Rt. 120 including water seeps, and milling and paving projects.

ADJOURNMENT

Dave C. made a motion, seconded by Larry S. to adjourn at 7:27. The motion passed unanimously.

June 21, 2016 Meeting Minutes

Clinton County Planning Commission

PRESENT: Larry Sheats, Thomas Campbell, John Dotterer, Roger Hoy Richard C. Bowman III, Melvin Coakley

ABSENT: Terry Murty, Dave Calhoun, Reza Lofti Lofti

PLANNING COMM. STAFF: Tim Holladay, Director
Katherine deSilva, Grants Administrator
Greg Smith, Community Planner

GUESTS:
Bill McCoy, Pete Smeltz, Paul Conklin

CALL TO ORDER

Larry S. called the meeting to order at 7:02 P.M.

APPROVAL OF MINUTES

Tom C. made a motion, seconded by Melvin C. to approve the May 17, 2016 meeting minutes, the motion carried unanimously.

STAFF REPORT DISCUSSION

Tim informed the board that the SEDA COG Rural gasification Cooperative is now a legal entity and that he was appointed by the Commissioners as a board member. Katie reported on the ESG grant application, and the CDBG applications. She is attending meetings to prepare for a HOME housing rehabilitation grant. She also reported that the Tylersville construction has been completed. Greg reported on ongoing recreation projects. He also discussed the Rails to Trails project.

PUBLIC COMMENTS

There were no public comments.

OLD BUSINESS

County Zoning Ordinance re-write, Zoning Maps
Katie reviewed the activities for the last month

RESPONSE TO COMMENTS RECEIVED AT 5-17-16 PUBLIC MEETING

- Created a new "Countryside" District with 5-acre minimum lot size, including:
  - In Part 3: Description of new district added as Section 302G
  - In Part 4: New "Uses and Structures" and "Lot, Yard, and Open Space Requirements" tables added as Section 409.
  - Throughout: CS district added or excepted, as appropriate, to ordinance text.
  - In Appendix A: Added district uses
  - In Appendix B: Added district dimensional requirements
  - In Zoning Maps: Incorporated the district in Gallagher Township

RESPONSE TO COMMENTS RECEIVED 5-17-16 FROM COUNTY SOLICITOR

- Verified that every defined term is used in the ordinance consistently and in accordance with its definition, eliminating inconsistencies.
- Verified that all defined terms are used in the ordinance text.
- Verified that all cross-references in the ordinance are accurate.

REMAINING SCHEDULE OF ACTIONS

June 21: Planning Commission considers and approves changes above – regular meeting. [done]

June 22: Tim sends out draft revisions and map to seven affected municipalities. [done]

July 5: Newspaper notice of public meeting to consider changed ordinance. Also posting of new draft and maps on the county website.

July 12: Second newspaper notice.

July 19: 1) Planning Commission public meeting at 6:30 to discuss changes to draft.

2) Planning Commission regular meeting at 7:00 to approve changes and pass a resolution to forward ordinance and maps to the Commissioners.

August 4: Commissioners' Public Hearing Notice publication:

1) Date, time, place
2) Solicitor's summary of provisions
3) Full text and maps remain posted on the website.

August 11: 1) Commissioners Public Hearing at 6:00 to receive and consider comments

2) Commissioners Public Meeting at 7:00 for Resolution to Adopt.

Bill Mccoy, questioned a use table that did not include Agricultural uses in the RF district. This was an omission from the table not a change in District regulations. Tom C made a motion seconded by Melvin C. to hold a public meeting July 19 at 6:30 to take public input on the draft Zoning Ordinance. The motion passed unanimously.

NEW BUSINESS

Porter Township and Pine Creek Township Comprehensive Flood Plain Ordinance Amendment

We have been asked to provide review comments on two comprehensive Flood Plain Ordinance amendments. The amendment is the latest stand-alone version from FEMA and have been reviewed by FEMA. The amendment also incorporates revisions to the Flood Insurance Rate Map that will become effective June 16, 2016. Most municipalities in the County have several ordinances covering different aspects of floodplain regulation the new version consolidates them into one. Roger H. made a motion seconded by Melvin C.to provide favorable review comments and recommend adoption of this amendment. The motion passed unanimously.

Lock Haven Zoning Ordinance amendment, Wireless Facilities

After discussion Larry S. made a motion, seconded by Roger H. to forward the following review comments. We believe that the new wireless technologies are a huge improvement over what exists now and are very desirable. The Planning Commission felt the ordinance sounded very restrictive. They felt it would drive up the cost of wireless infrastructure, and that the customers would end up paying for it. They felt the permit fees charged (e.g., $1,000) might be geared more toward large urban areas, especially the annual fees for ROW use. It was unclear why the ordinance referenced towers in ROWs – how could towers be placed in ROWs?

Editorial comments include:

Under 27-2002(13)A(4)(b) page 9: "Conditional Use Required" should be "Conditional Use Authorization Required"

Same paragraph. (e)(3) page 10: "cabinets shall the screened" should be "cabinets shall be screened" Same thing on page 21, under (3) near the top of the page.

Under B (1)(c)(1) page 11: What are "redoes"? We cannot find this term defined on the entire internet (except in other postings of this ordinance by other municipalities). Is this a typo for relays?

Under l. Related Equipment page 14: "Either a one single-story wireless" should be "Either a single-story wireless"

Thank you for the opportunity to provide review comments. Do not hesitate to contact me if you have any questions.
The motion passed unanimously.

OTHER BUSINESS

No other business was discussed

ADJOURNMENT

Tom C. made a motion, seconded by Melvin C. to adjourn at 7:52. The motion passed unanimously.

July 19, 2016 Meeting Minutes

Clinton County Planning Commission

PRESENT: Terry Murty, Larry Sheats, Reza Lotfi, Thomas Campbell, John Dotterer, Roger Hoy Richard C. Bowman III, Melvin Coakley

ABSENT: Dave Calhoun

PLANNING COMM. STAFF: Tim Holladay, Director

Greg Smith, Community Planner

GUESTS:

Commissioner Pete Smeltz, Commissioner Paul Conklin, Dean Miller, Nina Blair, Pauline Simcox, Loretta Coltrane

CALL TO ORDER

Terry M. called the meeting to order at 7:05 P.M.

APPROVAL OF MINUTES

Tom C. made a motion, seconded by Melvin C. to approve the June 21, 2016 meeting minutes, the motion carried unanimously.

STAFF REPORT DISCUSSION

Greg reported on ongoing recreation projects including the Wayne Township ball field project and the Rails to Trails project.

PUBLIC COMMENTS

There were no public comments.

OLD BUSINESS

County Zoning Ordinance re-write, Zoning Maps

Tim reviewed the activities for the last month. Based on the comments and discussion at the public meeting, Tom C. made a motion, seconded by Larry S. to forward the Zoning Ordinance to the commissioners for their consideration and adoption using the following proposed adoption schedule

forward the Zoning Ordinance to the commissioners for their consideration and adoption using the following proposed adoption schedule

August 4: Commissioners' Public Hearing Notice publication:

1) Date, time, place
2) Solicitor's summary of provisions
3) Full text and maps remain posted on the website.

August 11: 1) Commissioners Public Hearing at 6:00 to receive and consider comments

2) Commissioners Public Meeting at 7:00 for Resolution to Adopt.

The motion passed unanimously.

NEW BUSINESS

Pine Creek Township Zoning Amendment, adding clubs as a conditional use in the industrial district

In a letter dated July 7, 2016, Pine Creek Township Solicitor Robert D. O'Connor, Jr. requested review comments from the Clinton County Planning Commission on the proposed Zoning Ordinance amendment to add clubs as a conditional use in the Industrial district. There two industrial zoning districts in the Township. One in South Avis where Jersey Shore Steel and the Rail yard is located and one that covers the Woolrich Factories. Both areas have available vacant land and underutilized buildings. This represents a minor revision to the provisions of the ordinance and positive comments are appropriate.

Roger H. made a motion seconded by John D. to provide favorable review comments and recommend adoption of this amendment. The motion passed unanimously.

OTHER BUSINESS

No other business was discussed

ADJOURNMENT

Melvin C. made a motion, seconded by Tom C. to adjourn at 7:42. The motion passed unanimously.

September 20, 2016 Meeting Minutes
Clinton County Planning Commission

PRESENT: Terry Murty, Dave Calhoun, Reza Lotfi, Thomas Campbell, John Dotterer, Roger Hoy Richard C. Bowman III, Melvin Coakley

ABSENT: Larry Sheats

PLANNING COMM. STAFF: Tim Holladay, Director
Katherine deSilva, Grants Administrator
Greg Smith, Community Planner

GUESTS:
Commissioner Paul Conklin

CALL TO ORDER

Terry M. called the meeting to order at 7:00 P.M.

APPROVAL OF MINUTES

Roger H. made a motion, seconded by Melvin C. to approve the July 19, 2016 meeting minutes, the motion carried unanimously.

STAFF REPORT DISCUSSION

Tim reported on gas cooperative and the Clinton County Sewer Authority small water and sewer system grant for the pump station upgrade. Katie reported on various grant funded projects including the Merritt House, Home demos in Renovo Borough, and paving. She also reported on the recent award of the ground water baseline testing grant we just received notice that we were successful in obtaining. Greg reported on ongoing recreation projects including the Wayne Township ball field project and the Rails to Trails project.

PUBLIC COMMENTS

There were no public comments.

OLD BUSINESS

The Commissioners adopted the new County Zoning Ordinance which were passes out to the commission members. Tim informed the members that our treatment of the barns in Logan Township does not violate the ACRE Law.

NEW BUSINESS

Office Building land development plan, Wayne Township

On September 1, R.K. Webster Engineering submitted a land development plan for an orthodontics office located at the entrance to the Linnipi Village development near the Truck light factory. The property is zoned Highway Interchange and contains .938 acres. The lot is in an area served by public water and sewer. The proposed building size is 5,900 square feet with 30 parking spaces. Lot coverage is 53%. The plan meets the coverage and parking requirements of the Wayne Township Zoning Ordinance.

Stormwater is routed into a subsurface storage and absorption bed under the parking lot. There is a rain garden as well to receive water once the underground storage is filled. Design calculations show that there is no increase in stormwater discharge post development compared to pre development runoff

Melvin C. made a motion, seconded by John D. to provide positive review comments to Wayne Township. The motion passed unanimously.

Office Building land development plan, Lock Haven

On September 8 Architect Albert Drobka hand delivered plans for a new office/ apartment building at 130 East Church Street, between Hope Hose and Fox's restaurant. The property is zoned Central Business District (CBD) and contains 9,600 square feet. The lot is in an area served by public water, sewer and natural gas. The proposed building size is 6,800 square feet. Lot coverage is 70.83%. The CBD does not require off street parking. There is a parking lot South of Mary's Alley containing 22 spaces. The plan meets the coverage, setback and parking requirements of the Lock Haven Zoning Ordinance. Stormwater is routed into the City's storm drain system with no retention or storage.

Roger H. made a motion, seconded by Reza L. to provide the following review comments: The plan appears to meet all the City's requirements. The Clinton County Comprehensive Plan encourages projects like this that are located in areas with public utilities and is an infill project. The motion passes unanimously.

OTHER BUSINESS

We discussed the Attorney Generals ruling on the ACRE law and how it is applied. Commissioner Conklin noted that our newly adopted zoning ordinance contains the same flaw as Woodward's ordinance. Staff will review and propose a cure at the October meeting.

ADJOURNMENT

Melvin C. made a motion, seconded by Tom C. to adjourn at 8:05. The motion passed unanimously.