



Clearfield County Planning and Community Development Office

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MINUTES

August 20, 2012 at 7:30 P.M.

1. PLEDGE OF ALLEGIANCE

2. ROLL CALL

Members Present:

William Yost, Vice Chair	John E. West
Rita D. Bass, Secretary	John D. Kaskan
William Clouser	

Members Excused:

Paul W. Winslow, Chair
Chad L. Diviney
Brian S. Sekula

Staff Present:

Jodi Brennan, Director
Rob Thomas, Planning Specialist
Bonnie Buzzanca, Admin. Assistant

Others Present:

Josh Woods/The Progress

3. READING OF JUNE 18, 2012 MINUTES. No meeting in July; therefore, no Minutes.

Motion to Approve

1st:	West	All in Favor
2nd:	Kaskan	MOTION PASSED

4. PUBLIC COMMENTS AND QUESTIONS

None

5. OLD BUSINESS

SUBDIVISIONS & LAND DEVELOPMENTS

FROM MAY

C. CCPC File No. 10212-02/Regis O. McKnight, John T. McKnight, and Merritt E. McKnight Subdivision/Bell Township/Gary L. Thorp, PLS/Curry & Associates, Inc. Staff is waiting for DEP approval of Sewage Component 1. *Condition was met and plan approved prior to meeting.*

FROM JUNE

A. CCPC File No. 11202-02/Philipsburg Osceola School District Additions & Alteration/Chester Hill Borough/Ben Piper, EIS/Keller Engineers, Inc. Staff is waiting for DEP approval of an NPDES Permit. In addition, the Planning Commission requested that Clearfield County Planning and Community Development Office send a letter to PennDOT requesting that it look into the need of a traffic study to be conducted at the intersection of Walton Street (SR 0053) and Centre Street and that PennDOT and Chester

Hill Borough discuss the needs of possible intersection improvements. *NPDES Permit was received and plan approved. In addition, PennDOT letter was sent on traffic study.*

6. NEW BUSINESS: ACTION ITEMS

None

7. SUBDIVISION AND LAND DEVELOPMENTS IN MUNICIPALITIES COVERED BY THE CLEARFIELD COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

A. Application for Subdivision: CCPC File No. 10112-03

Plan Name: William O. Irvine and Carol Ann Irvine Subdivision

Location: Beccaria Township

Surveyor: David J. Thorp, PLS/Curry & Associates, Inc.

Date Received: 7/9/12

Review Date: 8/20/12

Number of Lots: 2

Zoning: None

Size of Lots: 14.34 ± acres

Sewage: Lot 1: Existing on-lot

Lot 2: Non building waiver

Water: Lot 1: Existing public

Lot 2: Non building waiver

MOTION TO APPROVE

1st: Clouser

All in Favor

2nd: Bass

MOTION PASSED

B. Application for Subdivision: CCPC File No. 12312-01

Plan Name: Joanne G. Baer Property Subdivision

Location: Glen Hope Borough

Surveyor: Stanley D. Kimberly, PLS/Kimberly Surveying

Date Received: 7/9/12

Review Date: 8/20/12

Number of Lots: 2

Zoning: None

Size of Lots: ~~.476~~ (corrected to .732 ±) acre

Sewage: Public water

Water: Public sewer

MOTION TO APPROVE

1st: West

All in Favor

2nd: Kaskan

MOTION PASSED

C. Application for Subdivision: CCPC File No. 13112-01

Plan Name: William H. Oshall Property Subdivision

Location: Irvona Borough

Surveyor: Stanley D. Kimberly, PLS/Kimberly Surveying

Date Received: 7/9/12

Review Date: 8/20/12

Number of Lots: 2

Zoning: None

Size of Lots: .447 ± acre

Sewage: Public

Water: Public

MOTION TO APPROVE

1st: Kaskan

All in Favor

2nd: Clouser

MOTION PASSED

D. Application for Subdivision: CCPC File No. 13112-02

Plan Name: William H. Oshall Property Subdivision
Location: Irvona Borough
Surveyor: Stanley D. Kimberly, PLS/Kimberly Surveying
Date Received: 7/9/12 **Review Date:** 8/20/12
Number of Lots: 2 **Zoning:** None
Size of Lots: .629 ± acre
Sewage: Public
Water: Public

MOTION TO APPROVE

1st: Clouser All in Favor
2nd: Bass **MOTION PASSED**

E. Application for Subdivision: CCPC File No. 13112-03

Plan Name: William H. Oshall Property Subdivision
Location: Irvona Borough
Surveyor: Stanley D. Kimberly, PLS/Kimberly Surveying
Date Received: 7/9/12 **Review Date:** 8/20/12
Number of Lots: 2 **Zoning:** None
Size of Lots: 2.613 ± acres
Sewage: Public
Water: Public

MOTION TO APPROVE

1st: Kaskan All in Favor
2nd: Bass **MOTION PASSED**

F. Application for Subdivision: CCPC File No. 10709-03 (Resubmitted)

Plan Name: Joseph D. & Barbara A. Mast Partition Subdivision
Location: Brady Township
Surveyor: Lionel Alexander, PLS/Alexander & Associates, Inc.
Date Received: 7/19/12 **Review Date:** 8/20/12
Number of Lots: 2 **Zoning:** None
Size of Lots: 36.17 ± acres
Sewage: Non-building waiver
Water: Non-building waiver

MOTION TO APPROVE

1st: Clouser All in Favor
2nd: West **MOTION PASSED**

G. Application for Lot Addition Subdivision: CCPC File No. 14312-01

Plan Name: Lee E. McGarry and Elizabeth Ann McGarry Lot Addition Subdivision
Location: Pike Township
Surveyor: David J. Thorp, PLS/Curry & Associates, Inc.
Date Received: 8/3/12 **Review Date:** 8/20/12
Number of Lots: 2 **Zoning:** None
Size of Lots: 3.734 ± acres
Sewage: Existing on-lot
Water: Existing well

MOTION TO APPROVE

1st: West All in Favor
2nd: Kaskan **MOTION PASSED**

H. Application for Subdivision: CCPC File No. 10712-03

Plan Name: John R. Hanzely and Susan Hanzely Subdivision

Location: Brady Township

Surveyor: Gary L. Thorp, PLS/Curry & Associates, Inc.

Date Received: 8/8/12

Review Date: 8/20/12

Number of Lots: 2

Zoning: None

Size of Lots: ~~48.524~~ (corrected to 19.335 ±) acres

Sewage: Proposed on-lot

Water: Proposed well

MOTION TO APPROVE Conditional To: DEP approval of Sewage Component 1

1st: Kaskan All in Favor
2nd: West **MOTION PASSED**

I. Application for Subdivision/Lot Consolidation: CCPC File No. 13012-02

Plan Name: John S. and Carol A. Krue, Jr. Subdivision

Location: Huston Township

Surveyor: Greg A. Caldwell, PLS/Caldwell Surveying

Date Received: 8/9/12

Review Date: 8/20/12

Number of Lots: 3

Zoning: None

Size of Lots: ~~4.7914~~ (corrected to 1.7906 ±) acres

Sewage: Existing public

Water: Existing public

MOTION TO APPROVE

1st: Clouser All in Favor
2nd: Bass **MOTION PASSED**

J. Application for Subdivision: CCPC File No. 12812-01

Plan Name: Shedlock Estate Subdivision

Location: Gulich Township

Surveyor: Clark Cree, PLS/ Surveying

Date Received: 8/10/12

Review Date: 8/20/12

Number of Lots: 2

Zoning: None

Size of Lots: 86.59 ± acres

Sewage: Existing Public

Water: Existing On-lot

MOTION TO APPROVE Conditional To: Non-building waiver

1st: Kaskan All in Favor
2nd: West **MOTION PASSED**

K. Application for Subdivision: CCPC File No. 12812-02

Plan Name: Alexander M. DuFour Estate Subdivision

Location: Gulich Township

Surveyor: Stan Kimberly, PLS/ Surveying

Date Received: 8/13/12

Review Date: 8/20/12

Number of Lots: 4

Zoning: None

Size of Lots: ~~5.5~~ (corrected to 5.813 ±) acres

Sewage: Public
Water: Public

MOTION TO APPROVE Conditional To: Letters from the appropriate municipal authorities for water and sewage

1st: West All in Favor
2nd: Clouser **MOTION PASSED**

8. ACT 247 SUBDIVISION REVIEWS IN MUNICIPALITIES WITH THEIR OWN SUBDIVISION AND LAND DEVELOPMENT ORDINANCES

- A. Application for Land Development:** CCPC File No. 21912-02
Plan Name: Consolidate and Convey Lands from City of DuBois Regional Medical Center
Location: DuBois City, Mundorf Ave.
Number of Lots: 2
Comment: None
- B. Application for Subdivision:** CCPC File No. 24612-13
Plan Name: W. Gerald and Barbara S. Ralston
Location: Sandy Township, Anchor Road
Number of Lots: 2-2
Comment: None
- C. Application for Subdivision:** CCPC File No. 23512-10
Plan Name: Kenneth E. Rowles, Sr. and Helen I. Rowles
Location: Lawrence Township, Nelson Road
Number of Lots: 2
Comment: None
- D. Application for Subdivision:** CCPC File No. 20512-03
Plan Name: Martin D. Shimmel and Eldon R. Shimmel
Location: Boggs Township, Eagle Eye Road
Number of Lots: 3
Comment: None
- E. Application for Lot Consolidation:** CCPC File No. 24612-09
Plan Name: Ronald H. & Susanne Guthridge
Location: Sandy Township, Euclid Avenue
Number of Lots: 2-1
Comment: None
- F. Application for Subdivision:** CCPC File No. 20512-04
Plan Name: Michael J. Tomco and Darlene Tomco
Location: Boggs Township, S. R. 2034
Number of Lots: 2
Comment: None
- G. Application for Subdivision:** CCPC File No. 21812-05
Plan Name: Dorothy Luciano, Et Al
Location: Decatur Township, S. R. 2012
Number of Lots: 3
Comment: None
- H. Application for Subdivision:** CCPC File No. 24612-14
Plan Name: Robert H. Albert et al
Location: Sandy Township, Morgan Lane
Number of Lots: 1-2
Comment: None
- I. Application for Lot Consolidation:** CCPC File No. 21612-01

Plan Name: Stephen & Penny Shadeck
Location: Covington Township, Frenchville Road
Number of Lots: 2-2
Comment: None

J. ~~Application for Subdivision: CCPC File No. 2~~

~~**Plan Name:**
Location: Township,
Number of Lots:
Comment: None~~

K. ~~Application for Subdivision: CCPC File No. 2~~

~~**Plan Name:**
Location: Township,
Number of Lots:
Comment: None~~

L. ~~Application for Subdivision: CCPC File No. 2~~

~~**Plan Name:**
Location: Township,
Number of Lots:
Comment: None~~

9. FOR YOUR INFORMATION AND/OR COMMENT

A. Act 2 Compliance (Land Recycling and Environmental Remediation Standards)

None

B. Act 14 Notifications (Municipal Notification of DEP Permit Applications)

1. **Applicant:** Industrial Timber and Lumber Co.
Project Name: Deemer Timber Harvest
Location: Bell Township
2. **Applicant:** PennDOT
Project Name: Culvert Replacement over UNT to West Branch Susquehanna
Location: Pike Township
3. **Applicant:** Clearfield Municipal Authority
Project Name: Moose Creek Water Treatment Facility, NPDES Renewal
Location: Lawrence Township
4. **Applicant:** Osceola Mills DPP VII, LLC (Dollar General)
Project Name: Dollar General – Osceola Mills, Act 14/67/68
Location: Decatur Township
5. **Applicant:** Karthaus-Burnside Joint Sewer Authority
Project Name: NPDES Permit Renewal
Location: Karthaus Township
6. **Applicant:** Stoltz Family Dealerships
Project Name: Stoltz' Beaver Drive Expansion
Location: DuBois City
7. **Applicant:** Swisher Contracting, Inc.
Project Name: Woolridge #3 Operation, SMP #17120103
Location: Bradford Township
8. **Applicant:** Rob Holland Enterprises
Project Name: Johnson Operation, SMP #17120102
Location: Penn Township
9. **Applicant:** Rob Holland Enterprises
Project Name: Leprechaun Operation, SMP #17900143
Location: Brady and Penn Townships

10. **Applicant:** WJM Services, Inc.
Project Name: OSM 177162101.1
Location: Bradford Township

- ~~11. **Applicant:**
Project Name:
Location: Township~~

- ~~12. **Applicant:**
Project Name:
Location: Township~~

C. Act 67/68 Land Use Reviews/Support (Land Use Consistency Reviews)

1. **Applicant:** Servant's Heart Camp Ministries
Project Name: Construction of campground ministry w/cabins, campsites, lodge, etc.
Location: Gulich Township
2. **Applicant:** Sheetz Corporation
Project Name: Construction of new convenience store to replacement existing store
Location: Sandy Township
3. **Applicant:** DuBois City
Project Name: Proposed Renovations at Showers Field
Location: DuBois City
4. **Applicant:** EQT Gathering, LLC
Project Name: NILO-S010 Gas Pipeline (Revised)
Location: Huston and Pine Townships
- ~~5. **Applicant:**
Project Name:
Location: Township~~
- ~~6. **Applicant:**
Project Name:
Location: Township~~

D. Act 95 Reviews (Municipal Notification of Federal Funding Requests)

None

E. Act 537 Reviews (Sewage Facilities Planning)

1. Boggs Township – DEP reviewed the Township's Act 537 Update and found it administratively incomplete.
2. Boggs Township – DEP reviewed PA Waste and Spring Valley Area Act 537 Update and found it administratively incomplete.

F. Air Quality

1. Lawrence Township – The Clearfield County SPCA will construct and operate a crematory at its new shelter.

G. Blasting Notices

None

H. Bond Releases

1. Sandy Township, Clearfield County, and Winslow Township, Jefferson County – Sky Haven Coal, Inc. requested a Stage 3 bond release for 29.1 acres, Wayne Road Operation, SMP #33010101, on properties owned by John W. Peterson et al.
2. Lawrence Township – Sky Haven Coal, Inc. requested a Stages I-II bond releases, Goss #1 Operation, SMP #17813084, on property(ies) owned by Walter P. Thorp, III et al.

3. Lawrence Township – Sky Haven Coal, Inc. requested a Stages I-II bond releases, Vo-Tech #1 Operation, SMP #17850143, on property(ies) owned by Walter P. Thorp, III.
4. Lawrence Township – AMFIRE Mining Company, LLC requested a Stage III bond release, SMP #17860122, on lands of Charles Levine et al.
5. Bigler Township – Forcey Coal, Inc. requested a Stage III bond release, SMP #17030117, on property of Buterbaugh Bros. Land and Timber Corp.

I. CDBG (Community Development Block Grant) Projects/Reviews

None

J. Correspondence

1. Burnside Borough – Planning Specialist Thomas discussed/reviewed a proposed Verizon Tower project and determined the project does not meet the definition of a land development.
2. Sandy Township – Our office received copies of the May 15 and June 19, Minutes, and June 19 and July 17, 2012 Agendas.
3. Chester Hill Borough – Per CCPC request, our office sent a letter to PennDOT requesting a meeting on a traffic study with Borough officials.
4. Chest Township – DEP sent a corrective letter on the Eagle Environmental II, L.P., Harmony Residual Waste Landfill regarding deficiencies.
5. DEP advised of State Revolving Fund grant applications for FY12 Drinking Water State Revolving Fund in the amount of \$26,297 and FY12 Clean Water State Revolving Fund in the amount of \$55,984.
6. Rush Township, Centre County – the Mo Valley Joint Sewer Authority will file an application amendment to its NPDES permit for an existing fully operational wastewater treatment plant serving numerous municipalities making modifications to its treatment facility to help comply with upcoming nutrient effluent limits.
7. Chest Township – DEP received additional information from Eagle Environmental, II, L.P., Harmony Residual Waste Landfill and provided it to our office.
8. Chester Hill Borough – PennDOT responded to our letter requesting a meeting on a traffic study with Borough officials and indicated the Borough has the authority and could require the developer to submit a transportation impact study and require the review and approval of the study by PennDOT as part of their permitting and land development approval process.
9. Chest Township – Eagle Environmental, II, L.P. submitted to DEP Revision No. 2 to its Bituminous Surface Mine Permit Application for the Landfill in response to DEP's letter of June 26.

K. Environmental Assessments/Reviews

1. **Applicant:** Sandy Township
Project Name: Denton Avenue Waterline, Storm Sewer, and Paving Project
Location: Sandy Township
2. **Applicant:** DuBois City
Project Name: DuBois Library Improvements
Location: DuBois City

L. General Projects/Assessment Reviews/Permits

1. Glenn O. Hawbaker, Inc. submitted a GP#9 permit application to DEP's Bureau of Air Quality to use a diesel engine to power a portable screening unit at its Pottersdale facility.
2. Glenn O. Hawbaker, Inc. submitted a GP#3 permit application to DEP's Bureau of Air Quality to use mobile equipment for a Warrior 1800 portable screening unit at its Pottersdale facility.

M. Land Use Changes

1. Graham Township – Our office reviewed a proposed land use change by EnerCorp, Inc. for the McGovern Operation, SMP #17663036, and had no comment regarding its request to DEP to change from forestland to pastureland/land occasionally cut for hay.

N. Miscellaneous

1. Brady Township – Our office commented on a PCSWM Plan Consistency Review for the Horizontal Well Drillers Luthersburg Yard Development and reviewed it solely to determine whether it is adequate to satisfy the requirements of the Clearfield County SALDO.

O. NPDES (National Pollution Discharge Elimination System) Permits

None

P. PennVest Reviews

None

Q. Public Notices

None

R. Public Utility Commission

1. Clearfield Borough – PennDOT seeks approval to alter the public at-grade crossing by installation of new automatically operated flashing-light railroad crossing warning signals where Market Street crosses, at grade, a single track of the R. J. Corman Railroad Company, PA Lines, Inc.

S. Sewage Component Reviews/Planning Modules

1. Boggs Township – DEP reviewed a planning exemption request for the Harold & Donna Harry Subdivision and determined it is exempt from the PA Sewage Facilities planning requirements.
2. Lawrence Township – DEP reviewed a Component I planning module and associated documents for the Michelle Mays 4 Lot Subdivision and determined it doesn't qualify as an exception to the requirement to revise the official sewage facilities plan.
3. Woodward Township – DEP reviewed a Component I planning module for the Linda Johnson 2 lot Subdivision and approved it.
4. Lawrence Township – DEP reviewed a Component I planning module for the Michelle Mays 4 lot Subdivision and despite several discrepancies that needed addressed prior to construction, approved it.
5. Cooper Township – DEP reviewed a planning exemption request for the William Reitz 3 Lot Subdivision and determined it is exempt from the PA Sewage Facilities planning requirements.
6. Bell Township – DEP reviewed a Component I planning module for the Regis, John & Merritt McKnight 2 Lot Subdivision and approved it.
7. Brady Township – DEP reviewed a Component I planning module and associated documents for the Howard Fleming 2-EDU Land Development and determined it doesn't qualify as an exception to the requirement to revise the official sewage facilities plan.

T. SRBC Permits (Susquehanna River Basin Commission)

1. Gulich Township – Carrizo (Marcellus), LLC filed a surface water withdrawal application for gas well drilling and development up to 0.72 million gallons per day from a stream known as Muddy Run.
2. Girard Township – Energy Corporation of America filed a surface water withdrawal application for gas well drilling and development not to exceed 5.0000 million gallons per day on the COP 324 A Drilling Pad.

U. Support Letters

None

V. Surface/Underground Mining

None

W. Watersheds

None

X. Water Withdrawals

1. Goshen Township – Tetra Tech, Inc. will apply to Pa. DEP to submit a water management plan for the withdrawal of water for use in oil and gas exploration activities from the West Branch of the Susquehanna River.

Y. Zoning Changes/Reviews

1. Lawrence Township – Our office reviewed Martell Brothers Realty’s request for zoning changes on portions of Parcel 1 from commercial highway to industrial, and Parcel 2 from R-U to industrial and had no comment.

Z. Permit Application For Drilling or Altering a Well

None

AA. Water Management Plan

None

10. STRATEGIC PLANNING

None

11. DIRECTOR'S UPDATE

Distributed at meeting. Director indicated for the last several months, members have been kept informed about the housing needs and market assessment. Before going on maternity leave, Director asked the Commissioners to consider adoption of this as an official amendment to the County’s Comprehensive Plan. She will be on their Agenda next week to request that they officially adopt this as an amendment to the Comp Plan and according to the Municipal Planning Code, there is a process that involves the Planning Commission as well. We need a recommendation from the Planning Commission which we can do at our September 17 meeting. It also requires that the Planning Commission do a public meeting and Director would like to do this before said September’s meeting at 7:00 p.m. Typically, we don’t see a lot of the public, but it’s part of the whole advertising that we would do to get this passed as per the Municipal Planning Code. There will be the public meeting at 7:00 p.m. and then during our regular meeting, Director will ask for a recommendation from the Planning Commission to the County Commissioners endorsing that they adopt this as an official amendment. Rita and Jack looked at this for us and gave some input. It was developed in-house with input from the County Housing Taskforce. It will come in handy related to impact fees. There are some impact fees specific to housing, but they refer to having a housing plan in place in order to identify those needs. This will be good for any agency in the County that’s seeking those impact dollars. Now there’s an official document that they can take recommendations from for any projects related to housing when they want to go in for those funds.

12. ADJOURNMENT at 8:15 p.m.

1st	Clouser	All in Favor
2nd:	Kaskan	MOTION PASSED

NEXT MEETING – MONDAY, SEPTEMBER 17, 2012