



Clearfield County Planning and Community Development Office

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AGENDA

December 15, 2021 at 6:30 P.M.

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. REVIEW OF MONTH MINUTES
4. PUBLIC COMMENTS AND QUESTIONS
5. OLD BUSINESS

SUBDIVISIONS & LAND DEVELOPMENTS

From September meeting:

1. CCPC File No. 11121-03 / CPV Rogues Wind Project Subdivision / Chest Township / Fred R. Brandt, PE, PLS / Somerset Planning & Engineering Services, LLC. Staff is waiting on NPDES permit for final approval. 90 days are up on December 21, 2021.

From November meeting:

1. CCPC File No. 13021-04 / John J. Povilk Subdivision / Huston Township / Ron Fox, PLS / Fox and Fox Inc. Staff is waiting on signed non-building waiver for residual and lot 1 for final approval. 90 days are up on February 15, 2022. A 30 day has passed reminder letter will be sent.

6. NEW BUSINESS: ACTION ITEMS
7. SUBDIVISION AND LAND DEVELOPMENTS IN MUNICIPALITIES COVERED BY THE CLEARFIELD COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

A. Application for Subdivision: CCPC File No. 11021-03

Plan Name: David A. Bernecky

Location: Burnside Township

Surveyor: Denny Sheehan, PLS

Date Received: 12/3/2021

Review Date: 12/15/2021

Number of Lots: 2

Zoning: None

Size of Lots: ± 1.521 acres

Sewage: Existing Public

Water: Existing Well

B. Application for Subdivision: CCPC File No. 10721-05

Plan Name: Gary and Lou Ann Swope

Location: Brady Township

Surveyor: Curry and Associates / David J. Thorp, PLS

Date Received: 12/7/2021

Review Date: 12/15/2021

Number of Lots: 1

Zoning: None

Size of Lots: ± 50 acres

Sewage: Non-Building Waiver

Water: Non-Building Waiver

- C. Application for Subdivision:** CCPC File No. 10321-02
Plan Name: Edwin R. Eckberg and Marsha C. Viard Subdivision
Location: Bigler Township
Surveyor: Curry and Associates / David J. Thorp, PLS
Date Received: 12/7/2021 **Review Date:** 12/15/2021
Number of Lots: 1 **Zoning:** None
Size of Lots: ± 2.427 acres
Sewage: Existing Public
Water: Existing Public
- D. Application for Subdivision:** CCPC File No. 10721-06
Plan Name: Melvin D. Mast Subdivision
Location: Brady Township
Surveyor: Curry and Associates / Gary L. Thorp, PLS
Date Received: 12/7/2021 **Review Date:** 12/15/2021
Number of Lots: 2 **Zoning:** None
Size of Lots: ± 39.482 acres
Sewage: Non-Building Waiver
Water: Non-Building Waiver
- E. Application for Subdivision:** CCPC File No. 10121-03
Plan Name: Deborah C. Irwin
Location: Beccaria Township
Surveyor: Kimberly Surveying / Stanley Kimberly, PLS
Date Received: 12/8/2021 **Review Date:** 12/15/2021
Number of Lots: 3 **Zoning:** None
Size of Lots: ± 47 acres
Sewage: Existing On-Lot
Water: Existing Public
- F. Application for Subdivision:** CCPC File No. 10721-07
Plan Name: Jordan P. Lefler
Location: Brady Township
Surveyor: Curry and Associates / David J. Thorp, PLS
Date Received: 12/8/2021 **Review Date:** 12/15/2021
Number of Lots: 1 **Zoning:** None
Size of Lots: ± 24.007 acres
Sewage: Non-Building Waiver
Water: Non-Building Waiver
- G. Application for Subdivision:** CCPC File No. 13021-05
Plan Name: Linda S. McCullough
Location: Huston Township
Surveyor: Curry and Associates / Gary L. Thorp, PLS
Date Received: 12/8/2021 **Review Date:** 12/15/2021
Number of Lots: 1 **Zoning:** None
Size of Lots: ± 10.403 acres
Sewage: Existing On-Lot
Water: Existing Well
- H. Application for Subdivision:** CCPC File No. 10321-03
Plan Name: Jason D. Shaffer, Lisa Marie Jackson, Trustees, Michael G. & Jenna M. Whitby
Location: Bigler Township

Surveyor: Hess and Fisher Engineers / Wilson Fisher, PE, PLS
Date Received: 12/8/2021 **Review Date:** 12/15/2021
Number of Lots: 2 **Zoning:** None
Size of Lots: ± 369.59 acres
Sewage: Lot 1 – Existing On-Lot; All Other Lots – Non-Building Waiver
Water: Lot 1 – Proposed Well; All Other Lots – Non-Building Waiver

I. Application for Subdivision: CCPC File No. 13021-06

Plan Name: John R. Forster
Location: Huston Township
Surveyor: Hess and Fisher Engineers / Wilson Fisher, PE, PLS
Date Received: 12/8/2021 **Review Date:** 12/15/2021
Number of Lots: 1 **Zoning:** None
Size of Lots: ± 5.38 acres
Sewage: Proposed Public
Water: Proposed Public

J. Application for Subdivision: CCPC File No. 13019-02R

Plan Name: Clarence A. Cataldo Subdivision
Location: Huston Township
Surveyor: Thomas Gusky / Thomas Gusky, PLS
Date Received: 12/13/2021 **Review Date:** 12/15/2021
Number of Lots: 1 **Zoning:** None
Size of Lots: ± .25 acres
Sewage: Existing Public
Water: Existing Public

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

A. Application for Subdivision: CCPC File No. 22421-02

Plan Name: Tim E. Shaw and Dawn L. Shaw
Location: Goshen Township
Number of Lots: 1 plus residual
Sewage: Lot 1 and Residual – Non-Building Waiver
Water Supply: Lot 1 and Residual – Non-Building Waiver
Comment: None

B. Application for Subdivision: CCPC File No. 24621-28

Plan Name: Gilbert J. Baker, Jr.
Location: Sandy Township
Number of Lots: 1 lot w/residual
Sewage: Lot 1 – Proposed Public; Residual – Non-Building Waiver
Water Supply: Lot 2 – Proposed On-Lot; Residual – Non-Building Waiver
Comment: None

C. Application for Subdivision: CCPC File No. 22421-03

Plan Name: Frank S. & Trudy L. McIlvaine
Location: Goshen Township
Number of Lots: 1 plus residual
Sewage: Lot 3 Sub A and Residual – Non-Building Waiver
Water Supply: Lot 3 Sub A and Residual – Non-Building Waiver
Comment: None

D. Application for Subdivision: CCPC File No. 20521-06

Plan Name: Mary Lou Goss & Alan R. Mills

Location: Boggs Township

Number of Lots: 1 consolidated lot plus residual

Sewage: Consolidated Lot – Proposed Public; Residual – Non-Building Waiver

Water Supply: Consolidated Lot – Proposed Public; Residual – Non-Building Waiver

Comment: None

E. Application for Subdivision: CCPC File No. 21921-08

Plan Name: Barber Properties LLC Office Expansion

Location: City of DuBois

Number of Lots: 2 Parcels Combined

Sewage: Existing Public

Water Supply: Existing Public

Comment: None

F. Application for Subdivision: CCPC File No. 21521-03

Plan Name: Douglas D. and Peggy Jo Harrington and Amanda Harrington

Location: Cooper Township

Number of Lots: 2 lots

Sewage: Lot 2A – Existing Public; Lot 2B – Proposed Public

Water Supply: Lot 2A – Existing Public; Lot 2B – Proposed Public

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:** Sapp Bros Truck Stops Inc.

Project Name: Renewal of NPDES permit for discharges of industrial wastewater and stormwater

Location: Lawrence Township

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

1. **Applicant:** Bell Township

Project Name: Bell Township Ford F600 4x4 Dump Truck w/plow and spreader

Location: Bell Township

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

None

E. Act 537 Reviews (Sewage Facilities Planning)

None

F. Air Quality

None

G. Blasting Notices

None

H. Bond Releases

1. **Cooper Township** – Our office received notice from King Coal Company that they are requesting a Stage II and Stage III bond release on the Park Operation SMP#17100102. The requested bond release is \$103,888.
2. **Bradford Township** – Our office received notice from GeoTech Engineers on behalf of Swisher Contracting, Inc that they have requested the release of reclamation bond for SMP#17120103, Woolridge, #3 Operation. The Stage I and Stage II bond is being requested on 70.9 acres in the amount of \$478,509.

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

None

J. Correspondence

None

K. Environmental Assessments/Reviews

None

L. General Projects/Assessment Reviews/Permits

1. **Karthus Township** – our office reviewed documents for
Applicant: Denali Water Solutions, LLC
Application Review: General Permit WMGM036NC003 processing/beneficial use of municipal waste
Project Name: Pottersdale Mine Site

M. Land Use Changes

1. **Sandy Township** – Our office received notice from DEP regarding a Chapter 102 permit for J.W. Rice Real Estate. The proposed land development and stormwater controls are proposing an addition to the existing parking lot associated with the Angry Goat Pub. A general permit will be required for disturbance of existing wetland area.

M¹. Land Use Reviews

None

N. Miscellaneous

None

O. NPDES (National Pollution Discharge Elimination System) Permits

None

P. PennVest Reviews

None

Q. Public Notices

None

R. Public Utility Commission

None

S. Sewage Component Reviews/Planning Modules

None

T. SRBC Permits (Susquehanna River Basin Commission)

None

U. Support Letters

None

V. Surface/Underground Mining

None

W. Watersheds

None

X. Water Withdrawals

1. **Lawrence Township** – Our office received notice from Seneca Resources regarding their notice of intent for consumptive use of water for drilling and development of natural gas well(s) at the COP Pad A. The requested average daily consumptive use for drilling and development is 4,000,000 gallons per day.
2. **Goshen Township** – Our office received notice from PPG Operations LLC regarding their notice of intent for consumptive use of water for drilling and development of natural gas wells on the Coldstream Affiliates B Pad. The requested average daily consumptive use for drilling and development is 5,000,000 gallons per day.
3. **Covington Township** – Our office received notice from Big Dog Energy LLC regarding their notice of intent for consumptive use of water for drilling and development of natural gas well(s) on Karthaus CK-19. The requested average daily consumptive use for drilling and development is 0.0 gallons per day.

Y. Zoning Changes/Reviews

None

Z. Permit Application for Drilling or Altering a Well

None

AA. Water Management Plan

None

BB. Stormwater Consistency Review

None

10. STRATEGIC PLANNING

None

11. DIRECTOR'S UPDATE

To be distributed at meeting

12. ADJOURNMENT

**NEXT MEETING – WEDNESDAY, January 26, 2021 at 6:30 p.m.
Reorganizational Meeting**

