



AGENDA

February 28, 2024 at 6:30 P.M.

Join by Conference Call

Call Number: 425-436-6328 Access Code: 725281#

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

SUBDIVISIONS & LAND DEVELOPMENTS

None

6. NEW BUSINESS: ACTION ITEMS
 - A. Welcome Jarrett Ingram as new Planning Commission Member, he was appointed by the Commissioners on 2/13/2024, his term will be 1/1/2024 to 12/31/2027
 - B. Accept 2023 Annual CCPC Report
7. SUBDIVISION AND LAND DEVELOPMENTS IN MUNICIPALITIES COVERED BY THE CLEARFIELD COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

A. Application for Subdivision: CCPC File No. 10324-01

Plan Name: Gene and Beth Wardo

Location: Bigler Township

Surveyor: GeoTech Engineering Inc. / John R. Koptchak, PLS

Date Received: 2/6/2024

Review Date: 2/28/2024

Number of Lots: 3

Zoning: None

Size of Lots: ± 13.530 acres

Sewage: Existing Public

Water: Existing Public

B. Application for Subdivision: CCPC File No. 13224-01

Plan Name: Eli D. and Laura J. Byler

Location: Jordan Township

Surveyor: Hess & Fisher Engineers / Wilson Fisher, Jr. P.E. PLS

Date Received: 2/9/2024

Review Date: 2/28/2024

Number of Lots: 1

Zoning: None

Size of Lots: ± 49.36 acres

Sewage: Existing On-Lot

Water: Existing Well

- C. Application for Subdivision:** CCPC File No. 10124-02
Plan Name: Katherine B. and Gregory P. Gates Subdivision
Location: Beccaria Township
Surveyor: Hess & Fisher Engineers / Wilson Fisher, Jr. P.E. PLS
Date Received: 2/9/2024 **Review Date:** 2/28/2024
Number of Lots: 1 **Zoning:** None
Size of Lots: ± 25.54 acres
Sewage: Proposed On-Lot
Water: Existing Public
- D. Application for Subdivision:** CCPC File No. 12824-02
Plan Name: Louis A. Jacoby Jr. and Charlotte Jacoby Subdivision
Location: Gulich Township
Surveyor: Curry and Associates / Gary L. Thorp, PLS
Date Received: 2/13/2024 **Review Date:** 2/28/2024
Number of Lots: 1 **Zoning:** None
Size of Lots: ± 25.549 acres
Sewage: Existing On-Lot
Water: Proposed Public
- E. Application for Subdivision:** CCPC File No. 14324-01
Plan Name: Douglas M. and Teri Kay Wallace Subdivision
Location: Pike Township
Surveyor: Curry and Associates / David J. Thorp, PLS
Date Received: 2/13/2024 **Review Date:** 2/28/2024
Number of Lots: 1 **Zoning:** None
Size of Lots: ± 32.25 acres
Sewage: Existing On-Lot
Water: Existing Spring
- F. Application for Subdivision:** CCPC File No. 10124-03
Plan Name: T.H. Port A John, LLC Subdivision
Location: Beccaria Township
Surveyor: Curry and Associates / David J. Thorp, PLS
Date Received: 2/13/2024 **Review Date:** 2/28/2024
Number of Lots: 1 **Zoning:** None
Size of Lots: ± 88.167 acres
Sewage: Non-Building Waiver
Water: Non-Building Waiver
- G. Application for Subdivision:** CCPC File No. 10824-01
Plan Name: Gold Luster LP Subdivision
Location: Brisbin Borough
Surveyor: Curry & Associates / Gary L. Thorp, PLS
Date Received: 2/14/2024 **Review Date:** 2/28/2024
Number of Lots: 1 **Zoning:** None
Size of Lots: ± 49.154 acres
Sewage: Non-Building Waiver
Water: Proposed Public

H. Application for Subdivision: CCPC File No. 10724-01
Plan Name: Clair E. and Beckie S. Kriner Subdivision
Location: Brady Township
Surveyor: Curry and Associates / David J. Thorp, PLS
Date Received: 2/16/2024 **Review Date:** 2/28/2024
Number of Lots: 3 **Zoning:** None
Size of Lots: ± 139.9 acres
Sewage: Proposed On-Lot
Water: Proposed Well

I. Application for Subdivision: CCPC File No. 12124-02
Plan Name: Jeffery Scott McCully Subdivision
Location: Ferguson Township
Surveyor: Curry and Associates / David J. Thorp, PLS
Date Received: 2/20/2024 **Review Date:** 2/28/2024
Number of Lots: 1 **Zoning:** None
Size of Lots: ± 10.010 acres
Sewage: Existing On-Lot
Water: Existing Well

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

A. Application for Subdivision: CCPC File No. 21824-01
Plan Name: Society of Slovak Workingmen
Location: Decatur Township
Number of Lots: 1 lot consolidation with residual
Sewage: Lot Addition – Existing Public once consolidated; Residual – Non-Building Waiver
Water Supply: Lot Addition – Existing Public once consolidated; Residual – Non-Building Waiver
Comment: None

B. Application for Subdivision: CCPC File No. 21824-01R
Plan Name: Society of Slovak Workingmen
Location: Decatur Township
Number of Lots: 1 lot consolidation with residual
Sewage: Lot Addition – Existing Public once consolidated; Residual – Non-Building Waiver
Water Supply: Lot Addition – Existing Public once consolidated; Residual – Non-Building Waiver
Comment: None

C. Application for Subdivision: CCPC File No. 24623-26R
Plan Name: Daniel C. Wallace
Location: Sandy Township
Number of Lots: 3 lot consolidation
Sewage: Consolidated Lot – Existing Public
Water Supply: Consolidated Lot – Existing Public
Comment: None

D. Application for Subdivision: CCPC File No. 25124-01
Plan Name: Gold Luster LP
Location: Woodward Township
Number of Lots: 2 lot

Sewage: Lot 1 and 2 – Non-Building Waiver
Water Supply: Lot 1 and 2 – Non-Building Waiver
Comment: None

- E. Application for Subdivision:** CCPC File No. 24623-30
Plan Name: James R. & Anne E. Joos
Location: Sandy Township
Number of Lots: 2 lot consolidation
Sewage: Lot 24 – Existing Public; Lot 23 – Proposed Public
Water Supply: Lot 24 – Existing Public; Lot 23 – Proposed Public
Comment: None
- F. Application for Subdivision:** CCPC File No. 23524-01
Plan Name: Harry J. & Margaret V. Salvatore
Location: Lawrence Township
Number of Lots: 3 lot subdivision
Sewage: Lots 1, 2, and 3 – Existing Public
Water Supply: Lots 1, 2, and 3 – Existing Public
Comment: None
- G. Application for Subdivision:** CCPC File No. 24624-01
Plan Name: William J. Umbaugh
Location: Sandy Township
Number of Lots: 3 lot consolidation
Sewage: Consolidated Lot – Existing Public
Water Supply: Consolidated Lot – Existing Public
Comment: None
- H. Application for Subdivision:** CCPC File No. 20524-02
Plan Name: Walter R. Shimmel SR
Location: Boggs Township
Number of Lots: 1 lot with residual
Sewage: Lot 1 – Non-Building Waiver; Residual – Existing On-Lot
Water Supply: Lot 1 – Non-Building Waiver; Residual – Existing Public
Comment: None
- I. Application for Subdivision:** CCPC File No. 20524-03
Plan Name: Mature Resources Foundation
Location: Boggs Township
Number of Lots: 1 lot with residual
Sewage: Lot 1 – Existing On-Lot; Residual – Proposed Public
Water Supply: Lot 1 – Existing Public; Residual – Proposed Public
Comment: None
- J. Application for Land Development:** CCPC File No. 24624-04
Plan Name: Commonwealth Charter Academy
Location: Sandy Township
Number of Lots: 2 story office building
Sewage: Land Development – Proposed Public
Water Supply: Land Development – Proposed Public
Comment: None

K. Application for Subdivision: CCPC File No. 20524-04

Plan Name: Wallaceeton Hardwoods

Location: Boggs Township

Number of Lots: 3 lot consolidation with 3 residual lots

Sewage: Consolidated Lot – None; Residual 1 & 2 – Existing On-Lot; Residual 3 – Non-Building Waiver

Water Supply: Consolidated Lot, Residual 1 & 2 – Existing Public; Residual 3 – Non-Building Waiver

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)

None

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

None

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

None

E. Act 537 Reviews (Sewage Facilities Planning)

1. **Union Township** – Our office received notice from DEP regarding sewage planning exemption for subdivision Plan of Troy D. and Kathrine L. Smith. DEP reviewed the plan and finds it to be consistent with the official sewage facilities plan and the applicable requirements of 25 Pa. Code Chapter 71. DEP found the application to be adequate and accepts the proposal as an exception.
2. **Ferguson Township** - Our office received notice from DEP regarding sewage planning exemption for Freyer subdivision. DEP reviewed the plan and finds it to be consistent with the official sewage facilities plan and the applicable requirements of 25 Pa. Code Chapter 71. DEP found the application to be adequate and accepts the proposal as an exception.
3. **Sandy Township** – Our office received notice from DEP regarding sewage planning exemption for Commonwealth Charter Academy. DEP reviewed the plan and finds it to be exempt from the requirements to revise Sandy Township’s official sewage facilities plan.

F. Air Quality

None

G. Blasting Notices

None

H. Bond Releases

None

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

None

J. Correspondence

1. **Decatur Township** – Our office received a request from Patrick Fanelli, Decatur Township Solicitor regarding a draft submission of the Township’s SALDO. Jodi reviewed the draft ordinance and found it to be consistent with the general requirements for SALDO regulations as set forth in the PA Municipalities Planning Code.

K. Environmental Assessments/Reviews

None

L. General Projects/Assessment Reviews/Permits

1. **Bradford Township** – our office reviewed documents for
Applicant: Shawville Power LLC
Application Review: Residual Waste Landfill Major Permit Modification
Project Name: Ash Disposal Landfill
2. **Goshen Township** – our office reviewed documents for
Applicant: EQT Production Company
Application Review: GP-11 Maintenance, Testing, Repair, Rehabilitation or Replacement of Water Obstructions and Encroachments
Project Name: COP Tract 32 #5 Well Plugging and Site Restoration
Project Description: Plugging of an existing shallow natural gas well. The existing wellhead will be plugged, all stone will be removed from the pad and access road, and a stone barrier will be place along Medix Grade Road.
3. **City of DuBois** – our office reviewed documents for
Applicant: Stahl Sheaffer Engineering, LLC OBO
Application Review: GP-11 Maintenance, Testing, Repair, Rehabilitation or Replacement
Project Name: West Long Avenue Box Culvert Rehabilitation
Project Description: The project involves the resurfacing of an existing roadway box culvert structure
4. **City of DuBois** – our office reviewed documents for
Applicant: Stahl Sheaffer Engineering, LLC OBO
Application Review: GP-11 Maintenance, Testing, Repair, Rehabilitation or Replacement
Project Name: South Fourth Street Bridge Rehabilitation
Project Description: The project involves the re-decking of an existing bridge structure.

M. Land Use Changes

None

M'. Land Use Reviews

None

N. Miscellaneous

None

O. NPDES (National Pollution Discharge Elimination System) Permits

1. **Chest Township** – Our office received a Chapter 102 permit for Robindale Energy Services, Inc. The proposed Land Development and Stormwater Controls are: Thompsontown Refuse Pile Reclamation project involves the removal of abandoned coal refuse along Wilson Run under a site restoration project.

2. **Morris Township** – Our office received a Chapter 102 permit for West Branch School District. The proposed Land Development and Stormwater Controls are: the work of this project will generally include renovations and additions to the WBSD campus. Upgrades include a building addition, new student and staff parking, new chevron bus parking, and proposed stormwater facilities.
3. **Bradford Township** – Our office received notice from the Clearfield County Conservation District regarding new coverage for Abes Run Solar Project, Permit No. PAC170070. They have approved the request for new coverage, coverage effective January 22, 2024 and will expire on December 7, 2024.
4. **Clearfield Borough** – Our office received notice from The Clearfield County Conservation District regarding an application for a PAG-02 General NPDES permit NPDES permit No. PAC170075 Clearfield Dollar General. The Conservation District reviewed the application for a and has identified there to be technical deficiencies.

P. PennVest Reviews

None

Q. Public Notices

None

R. Public Utility Commission

1. **City of DuBois** – Our office received a PUC notice and the electronic filing of Notice of Appearance regarding the approval to alter two (2) public crossings by upgrading the existing active traffic control devices and upgrading the crossing surfaces where State Route 0219 / Liberty Boulevard and Division Street cross a track of Buffalo & Pittsburgh Railroad Inc.
2. **City of DuBois** - – Our office received a PUC notice and the electronic filing of Petition for Time of Extension regarding the approval to alter two (2) public crossings by upgrading the existing active traffic control devices and upgrading the crossing surfaces where State Route 0219 / Liberty Boulevard and Division Street cross a track of Buffalo & Pittsburgh Railroad Inc.
3. **Lawrence Township** – Our office received a PUC notice for approval to replace 1 span of the superstructure of the existing railroad bridge where state route 1001 (River Road) crosses under the track of R.J. Corman Railroad Company/Pennsylvania Lines, Inc.

S. Sewage Component Reviews/Planning Modules

None

T. SRBC Permits (Susquehanna River Basin Commission)

None

U. Support Letters

None

V. Surface/Underground Mining

1. **Boggs Township** – our office reviewed documents for
Applicant: Penn Coal Land, Inc.
Application Permit Review – Permit Renewal
Project Name: Permit No. 17753180, Kelce Operation

2. **Burnside Townships** – our office reviewed documents for
Applicant: Rosebud Mining Company
Application Permit Review – Permit Revision to Exhibit 9.1 to As-Built Conditions, Increase Liability Bond, Move Outfall 001, and Add and Underground Entry
Project Name: Cherry Tree Mine

3. **Karthus Townships** – our office reviewed documents for
Applicant: River Hill Coal Company, Inc.
Application Permit Review – Permit Renewal
Project Name: Permit No. 17793044, McCloskey Operation

W. Watersheds

None

X. Water Withdrawals

None

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, March 27, 2023 at 6:30 p.m.