



## **AGENDA**

**January 25, 2023 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**

None

### **6. NEW BUSINESS: ACTION ITEMS**

- A. Welcome new Planning Commissioner Howard Osewalt
- B. Election of Officers (Chair, Vice-Chair, and Secretary)
- C. Set 2023 Meeting Time and Dates (4<sup>th</sup> Wednesday @ 6:30 except November meeting would be November 15 and December meeting would be December 27<sup>th</sup> to avoid conflicts w/ holidays.)

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

#### **A. Application for Subdivision: CCPC File No. 14323-01**

**Plan Name:** Patrick B. and Lana B. Morgan

**Location:** Pike Township

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

**Date Received:** 1/10/2023

**Review Date:** 1/25/2023

**Number of Lots:** 1

**Zoning:** None

**Size of Lots:** ± 27.839 acres

**Sewage:** Proposed On-Lot

**Water:** Proposed Public

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

#### **A. Application for Lot Consolidation: CCPC File No. 24622-17**

**Plan Name:** Christopher P. and Elissa A. Varacallo

**Location:** Sandy Township

**Number of Lots:** 2 lot consolidation

**Sewage:** Consolidated Lot – Proposed Public

**Water Supply:** Consolidated Lot – Proposed Public

**Comment:** None

- B. Application for Subdivision:** CCPC File No. 21823-01  
**Plan Name:** Chelsa L. Pell & Amy L. Gray  
**Location:** Decatur Township  
**Number of Lots:** 1 lot addition  
**Sewage:** Lot Addition Parcel A – Existing Public; Residual Land – Existing Public  
**Water Supply:** Lot Addition Parcel A – Existing Public  
**Comment:** Residual Land – Existing Public
- C. Application for Subdivision:** CCPC File No. 21823-02  
**Plan Name:** Sean M. and Nicole L. Mueller  
**Location:** Decatur Township  
**Number of Lots:** 1 lot plus residual  
**Sewage:** Parcel 1 and Residual – Existing On-Lot  
**Water Supply:** Parcel 1 and Residual – Existing Public  
**Comment:** None
- D. Application for Subdivision:** CCPC File No. 22523-01  
**Plan Name:** Thomas M. and Brenda S. Holt  
**Location:** Graham Township  
**Number of Lots:** 2 lots  
**Sewage:** Lot 1 and Lot 2 – Existing On-Lot  
**Water Supply:** Lot 1 and Lot 2 – Existing Public  
**Comment:** None
- E. Application for Subdivision:** CCPC File No. 24623-01  
**Plan Name:** Clepper Holdings LLC  
**Location:** Sandy Township  
**Number of Lots:** 1 lot with residual  
**Sewage:** Lot 1 – Existing On-Lot; Residual – Non-Building Waiver  
**Water Supply:** Lot 1 – Existing On-Lot; Residual – Non-Building Waiver  
**Comment:** None
- F. Application for Lot Consolidation:** CCPC File No. 24623-02  
**Plan Name:** Dr. Doolittle’s Complex  
**Location:** Sandy Township  
**Number of Lots:** 1 lot consolidation with residual  
**Sewage:** Consolidated Lot and Residual – Non-Building Waiver  
**Water Supply:** Consolidated Lot and Residual – Non-Building Waiver  
**Comment:** None
- G. Application for Subdivision:** CCPC File No. 23523-01  
**Plan Name:** Linda Comfort  
**Location:** Lawrence Township  
**Number of Lots:** 1 lot plus residual  
**Sewage:** Lot 1 – Existing On-Lot; Residual – Non-Building Waiver  
**Water Supply:** Lot 1 – Existing On-Lot; Residual – Non-Building Waiver  
**Comment:** None

**H. Application for Subdivision:** CCPC File No. 22423-01  
**Plan Name:** Goshen Township  
**Location:** Richard J., Daniel E., and Bradley W. Livergood  
**Number of Lots:** 1 lot addition plus residual  
**Sewage:** Parcel 1 and Residual – Non-Building Waiver  
**Water Supply:** Parcel 1 and Residual – Non-Building Waiver  
**Comment:** None

**I. Application for Subdivision:** CCPC File No. 22523-02  
**Plan Name:** Maxine Orwick  
**Location:** Graham Township  
**Number of Lots:** 2 lots  
**Sewage:** Lot 1 and Lot 2 (Residual) – Non-Building Waiver  
**Water Supply:** Lot 1 and Lot 2 (Residual) – Non-Building Waiver  
**Comment:** None

**J. Application for Subdivision:** CCPC File No. 20623-01  
**Plan Name:** Lawrence A. Graham and Scott A. Graham  
**Location:** Bradford Township  
**Number of Lots:** 2  
**Sewage:** Parcel 1 and Parcel 2 – Non-Building Waiver  
**Water Supply:** Parcel 1 and Parcel 2 – 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**

- 1. Applicant:** Aqua Pennsylvania, Inc.  
**Project Name:** Treasure Lake Division – Yacht Ct, Cancun Ct, and Shroud Cay Ct, Main Replacement and Sewer Repairs  
**Location:** Sandy Township
- 2. Applicant:** Aqua Pennsylvania, Inc.  
**Project Name:** Treasure Lake Division – Main Replacement and Sewer Repairs  
**Location:** Sandy Township

**D. Act 95 Reviews (Municipal Notification of Federal Funding Requests)**  
None

**E. Act 537 Reviews (Sewage Facilities Planning)**  
None

**F. Air Quality**

1. **Borough/Township** – Our office received notice from GenOn OBO Shawville Power, LLC of its submittal of a Significant Operating Permit Modification Application. The application proposes revisions to Title V Operating Permit No. 17-00001.
2. **Burnside Township** – Our office received notice from The Hillcrest Group OBO Rosebud Mining Company. They are submitting an Air Quality Plan approval to reopen the Cherry Tree Coal screening and preparation plant. It will be capable of processing 1.2 million tons of coal annually. The plant will consist of a series of conveyors, an enclosed screen, a radial stacker for clean coal, a conveyor for refuse and truck loading operations.

**G. Blasting Notices**

None

**H. Bond Releases**

None

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

None

**J. Correspondence**

1. **Beccaria Township** – Our office received notice from Maximalist Energy LLC regarding their application for the proposed construction and operation of natural gas-fired engines that will be used to generate electricity for on-site use as a third-party operator at the RHP-A-5H unconventional natural gas well.
2. **Beccaria Township** – Our office received notice from Environmental Resources Management with an invitation to comment on historic properties that may be affected by the proposed satellite access node facility. The project is a satellite access node facility, less than 10 feet tall. Looks somewhat similar to a TV satellite dish. This project is to improve communications for rural PA.

**K. Environmental Assessments/Reviews**

None

**L. General Projects/Assessment Reviews/Permits**

None

**M. Land Use Changes**

None

**M<sup>1</sup>. Land Use Reviews**

None

**N. Miscellaneous**

None

**O. NPDES (National Pollution Discharge Elimination System) Permits**

1. **Bradford Township** – Our office received notice from the Clearfield County Conservation District regarding NPDES Permit NO PAC170062 – Shiloh Road Solar Project. The Conservation District has approved the requested for new coverage under PAG-02 NPDES

General Permit for Discharges of Stormwater Associated with Construction Activities. The coverage is effective 12/19/2022 to 12/7/2024.

2. **Sandy Township** - Our office received notice from the Clearfield County Conservation District regarding NPDES Permit NO PAC170063 – The Fountains at DuBois New Personal Care Home. The Conservation District has approved the requested for new coverage under PAG-02 NPDES General Permit for Discharges of Stormwater Associated with Construction Activities. The coverage is effective 1/5/2022 to 1/7/2024.
3. **Brady Township** – Our office received a chapter 102 permit OBO Chad Rosselli. The proposed land development and stormwater controls are to propose the construction of a motocross track for recreational use at his residence.

**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**

1. **Karthaus Township** - Our office supports COVID 19 ARPA PA Small Water & Sewer Program for Karthaus Township and their proposed Karthaus Pressure Reducing Vault Replacement Project. Jodi reviewed the application and finds it to be consistent with the land use documents, policies, and agricultural preservation of the County.
2. **Covington Township** - Our office supports COVID 19 ARPA PA Small Water & Sewer Program for Covington Karthaus Girard Area Authority and their proposed Water Treatment Plant Upgrade Project. Jodi reviewed the application and finds it to be consistent with the land use documents, policies, and agricultural preservation of the County.

**V. Surface/Underground Mining**

None

**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 February 22, 2023 at 6:30 p.m.**