



## AGENDA

July 27, 2022 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
7. SUBDIVISION AND LAND DEVELOPMENTS IN MUNICIPALITIES COVERED BY THE CLEARFIELD COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

**A. Application for Subdivision: CCPC File No. 13022-02**

**Plan Name:** Kenneth C. Caliarì

**Location:** Huston Township

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

**Date Received:** 7/6/2022

**Review Date:** 7/27/2022

**Number of Lots:** 1

**Zoning:** None

**Size of Lots:** ± 48.070 acres

**Sewage:** Existing Public

**Water:** Existing Public

**B. Application for Subdivision: CCPC File No. 14322-03**

**Plan Name:** Robert R. and Cheryl A. Conley

**Location:** Pike Township

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

**Date Received:** 7/12/2022

**Review Date:** 7/27/2022

**Number of Lots:** 3

**Zoning:** None

**Size of Lots:** ± 46.21 acres

**Sewage:** Existing On-Lot

**Water:** Existing Well/Existing Spring

**C. Application for Subdivision: CCPC File No. 12122-03**

**Plan Name:** Dale A. and Kelly L. Pentz Subdivision

**Location:** Ferguson Township

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

**Date Received:** 7/12/2022                      **Review Date:** 7/27/2022  
**Number of Lots:** 1                              **Zoning:** None  
**Size of Lots:** ± 59.027 acres  
**Sewage:** Existing On-Lot  
**Water:** Existing Well

**D. Application for Subdivision:** CCPC File No. 12822-01  
**Plan Name:** Jerome and Debbie Deao Subdivision  
**Location:** Gulich Township  
**Surveyor:** Stephen Norfolk  
**Date Received:** 7/13/2022                      **Review Date:** 7/27/2022  
**Number of Lots:** 1                              **Zoning:** None  
**Size of Lots:** ± acres  
**Sewage:**  
**Water:**

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

**A. Application for Subdivision:** CCPC File No. 24822-03  
**Plan Name:** St. John’s Evangelical Lutheran Church  
**Location:** Union Township  
**Number of Lots:** 1 new lot w/ residual  
**Sewage:** Lot 1 – Non-Building Waiver; Residual – Existing On-Lot  
**Water Supply:** Lot 1 – Non-Building Waiver; Residual – Existing Public  
**Comment:** None

**B. Application for Subdivision:** CCPC File No. 21822-04  
**Plan Name:** Daniel Josephson Subdivision  
**Location:** Decatur Township  
**Number of Lots:** 1 lot plus residual  
**Sewage:** Lot 1 – Proposed On-Lot; Residual – Non-Building Waiver  
**Water Supply:** Lot 1 – Proposed Public; Residual – Non-Building Waiver  
**Comment:** None

**C. Application for Subdivision:** CCPC File No. 22222-01  
**Plan Name:** Mineral Basin Solar Preliminary Plan  
**Location:** Girard and Goshen Township  
**Number of Lots:** 400 MW PV Solar Development  
**Sewage:** NA  
**Water Supply:** NA  
**Comment:** Recommend asking for developer’s plans for decommissioning solar development at end of useful life.

**D. Application for Subdivision:** CCPC File No. 21822-05  
**Plan Name:** Tammy L. and David O. Cassler/ Spencer R. Jarrett  
**Location:** Decatur Township  
**Number of Lots:** 2 lot additions  
**Sewage:** Lot Addition A and Lot Addition B: Existing Public  
**Water Supply:** Lot Addition A and Lot Addition B: Existing Public

**Comment:** None

**E. Application for Subdivision:** CCPC File No. 21822-06

**Plan Name:** Mark J. Rusnak

**Location:** Decatur Township

**Number of Lots:** 2 lots

**Sewage:** Lot 1 and Lot 2: Existing Public

**Water Supply:** Lot 1 and Lot 2: Existing Public

**Comment:** None

**F. Application for Subdivision:** CCPC File No. 23822-01

**Plan Name:** Lands of GeoTech

**Location:** Morris Township

**Number of Lots:** 2 lots

**Sewage:** Lot 12 and 13: Proposed Public

**Water Supply:** Lot 12 and 13: Proposed Public

**Comment:** None

**G. Application for Subdivision:** CCPC File No. 23522-10

**Plan Name:** Frank P. Jr. & Shirley J. (Deceased) Lope

**Location:** Lawrence Township

**Number of Lots:** 1 lot plus residual

**Sewage:** Lot 1 – Proposed Public; Residual – Existing Public

**Water Supply:** Lot 1 – Proposed Public; Residual – Existing Public

**Comment:** None

**H. Application for Subdivision:** CCPC File No. 22522-03

**Plan Name:** Bradley B. and Annette E. Pelton

**Location:** Graham Township

**Number of Lots:** 1 lot with residual

**Sewage:** Lot 2 – Proposed On-Lot; Residual – Existing On-Lot

**Water Supply:** Lot 2 – Proposed Public; Residual – Existing Public

**Comment:** None

**I. Application for Subdivision:** CCPC File No. 24822-04

**Plan Name:** Marlene Zell

**Location:** Union Township

**Number of Lots:** 1 lot addition w/residual

**Sewage:** Lot 1 (once consolidated) and Residual – Existing On-Lot

**Water Supply:** Lot 1 (once consolidated) and Residual – Existing On-Lot

**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:** Irvona Municipal Authority

**Project Name:** Irvona Water Systems Upgrades

**Location:** Irvona Borough, Beccaria Township

2. **Applicant:** Sandy Township Supervisors

**Project Name:** Rich Highway (S.R. 0219) Waterline Replacement

**Location:** Sandy Township

3. **Applicant:** Municipal Sewer Authority of Houtzdale Borough  
**Project Name:** Water Quality Management Permit - Amendment  
**Location:** Woodward Township

**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)**

None

**F. Air Quality**

None

**G. Blasting Notices**

None

**H. Bond Releases**

1. **Bigler Township** – Our office received notice from GeoTech Engineering, on behalf of Corey L. Shawver DBA Hilltop Coal Company. They are requesting the release of stage 3 reclamation bond at SMP #17960108, Scott Anthony #1 Operation. The stage III bond release is in the amount of \$3,945. They are also requesting a major permit revision to change the post-mining land use from the pre-mining land uses of Forestland and Pastureland to Unmanaged Natural Habitat.

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

None

**J. Correspondence**

1. **County** – Our office received the official integrated mobility plan 2050LRTP comment package. Comment period will run from May 1, 2022 to May 31, 2022.

**K. Environmental Assessments/Reviews**

None

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

1. **Lawrence Township** – our office reviewed documents for  
**Applicant:** Seneca Resources  
**Application Review:** Waste Management General permit WMGR123NC003 Modification  
**Project Name:** Clearfield County Tank Farm

**M. Land Use Changes**

1. **Decatur Township** – Our office received notice from GeoTech Engineering on behalf of RES Coal LLC. An application has been submitted regarding SMP #17990102, 6 Mile Road Operation. The regulations specify that the area be returned to Forestland, it is the landowner's desire to have a post-mining land use of unmanaged natural habitat.

2. **Sandy Township** – Our office received notice from DEP regarding a Chapter 102 permit for Rusty Gates Apartments, LLC. The proposed land development and stormwater controls are the development of access roads, individual home lots, multi-unit apartment buildings and required stormwater management facilities.
3. **Irvona Borough and Beccaria Township** – Our office received notice from DEP regarding a Chapter 102 permit for Irvona Municipal Authority. The proposed land development and stormwater controls are the replacement of approximately 12,000 L.F. of waterline and development of two (2) new drinking water wells

**M. Land Use Reviews**

1. **Knox, Union and Decatur Townships** – Jodi completed a land use review for the 2022 growing greener grant application. The grant is intended to fund the installation of AG BMP projects on 4 farms within the county. Jodi found that these projects fit within the goals of the Clearfield County Comprehensive Plan 2006 update.
2. **Irvona Borough and Beccaria Township** - Jodi completed a land use review for the Floodplain and Stormwater Consistency for Irvona Municipal Authority’s water system improvement project. Jodi found that these are not subject to requirements found in the County’s SALDO and therefore, does not see this project being inconsistent with any county land use or development policies/objectives related to floodplain or stormwater management.

**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**

1. **Lawrence Township** – Our office received notice from DEP regarding Act 537 sewage planning for Williams Land Development. DEP reviewed the application and found to be consistent with the sewage facilities plan and the applicable requirements of 25 PA. Code Chapter 71.
2. **Curwensville Borough** – Our office received notice from DEP regarding Act 537 sewage planning for Husak Private Sewer Line Extension. DEP reviewed the resubmission of the sewage facilities planning module. DEP has found the resubmission to be administratively complete and has a technical deficiency.
3. **Sandy Township** - Our office received notice from DEP regarding Act 537 sewage planning for Proposed Minor Subdivision for Gilbert J. Barker, Jr. DEP reviewed the application and found it to be exempt from the requirements to revise Sandy Township’s Official Sewage Facilities Plan.

**T. SRBC Permits (Susquehanna River Basin Commission)**

None

**U. Support Letters**

1. **Penn Township** – Our office supports Commonwealth Financing Authority Multimodal Grant application for Penn Township’s proposed Appleton Hill, Railroad, and Knob Farm Road/Street Reconstruction Project. Jodi reviewed the application and finds it to be consistent with the land use, agricultural documents and policies of the County.
2. **Ferguson Township** - Our office supports DCED Multimodal Grant application for Ferguson Township’s proposed T-434 Wm Cemetery Road Reconstruction Project. Jodi reviewed the application and finds it to be consistent with the land use, agricultural documents and policies of the County.
3. **Gulich Township** – Our office supports Commonwealth Financing Authority Multimodal Grant application for Gulich Township’s proposed TR-540 (Birch Street) and TR-639 (Railroad Street) Reconstruction Project. Jodi reviewed the application and finds it to be consistent with the land use, agricultural documents and policies of the County.
4. **Lawrence Township** – Our office supports DCED Multimodal Grant Application for Lawrence Township’s proposed Turnpike Avenue Drainage and Pavement Improvement Project. Jodi reviewed the application and finds it to be consistent with the land use, agricultural documents and policies of the County.
5. **Bloom Township** – Our office supports DCED Multimodal Grant Application for Bloom Township’s proposed Bilgers Rock Road (T203) Reconstruction Project. Jodi reviewed the application and finds it to be consistent with the land use, agricultural documents and policies of the County.
6. **Cooper Township** - Our office supports DCED Multimodal Grant Application for Cooper Township’s proposed T-726 Firehouse Road Drainage & Paving Project. Jodi reviewed the application and finds it to be consistent with the land use, agricultural documents and policies of the County.
7. **Pike Township** - Our office supports Commonwealth Financing Authority Multimodal Grant application for Pike Township’s proposed Bloomington Avenue Ext. Road Reconstruction Project. Jodi reviewed the application and finds it to be consistent with the land use, agricultural documents and policies of the County.

**V. Surface/Underground Mining**

None

**W. Watersheds**

None

**X. Water Withdrawals**

1. **Lawrence Township** – Our office received notice from Seneca Resources regarding the consumptive use of water for drilling and development of natural gas wells at SGL 90C Pad. The requested average daily consumptive use for drilling and development is 4,000,000 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, August 24, 2022 at 6:30 p.m.**