



Clearfield County Planning and Community Development Office

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AGENDA

March 27, 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

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

A. Application for Subdivision: CCPC File No. 10724-02

Plan Name: DeBoer, Marshall, Liddle & Makufka Lands

Location: Brady Township

Surveyor: Central LSS Consulting, LLC / Bradley J. Myers, PLS

Date Received: 3/5/2024 **Review Date:** 3/27/2024

Number of Lots: 1 **Zoning:** None

Size of Lots: ± 98.91 acres

Sewage: Lot 1 and Lot 3 – Non-Building Waiver; Lot 2 – Proposed Public; Residual – Existing Public

Water: Lot 1 and Lot 3 – Non-Building Waiver; Lot 2 – Proposed Public; Residual – Existing Public

B. Application for Subdivision: CCPC File No. 14324-02

Plan Name: Linda L. London

Location: Pike Township

Surveyor: Curry and Associates / Gary L. Thorp, PLS

Date Received: 3/7/2024 **Review Date:** 3/27/2024

Number of Lots: 1 **Zoning:** None

Size of Lots: ± 48.651 acres

Sewage: Existing On-Lot

Water: Existing Well

C. Application for Subdivision: CCPC File No. 13124-01

Plan Name: Theodore F. Gallaher Sr. and JoAnn M. Gallaher Subdivision

Location: Irvona Borough

Surveyor: Curry and Associates / Gary L. Thorp, PLS
Date Received: 3/8/2024 **Review Date:** 3/27/2024
Number of Lots: 1 **Zoning:** None
Size of Lots: ± 0.468 acres
Sewage: Existing Public
Water: Existing Public

D. Application for Subdivision: CCPC File No. 10224-01

Plan Name: Robert E. and Sharon R. Miller Subdivision
Location: Bell Township
Surveyor: Hess & Fisher Engineers / Wilson Fisher, Jr. P.E. PLS
Date Received: 3/12/2024 **Review Date:** 3/27/2024
Number of Lots: 1 **Zoning:** None
Size of Lots: ± 4.59 acres
Sewage: Non-Building Waiver
Water: Non-Building Waiver

E. Application for Subdivision: CCPC File No. 11124-01

Plan Name: Craig C. Westover and Brian Robert Crawford Subdivision
Location: Chest Township
Surveyor: Curry & Associates / David J. Thorp, PLS
Date Received: 3/20/2024 **Review Date:** 3/27/2024
Number of Lots: 1 **Zoning:** None
Size of Lots: ± 113.780 acres
Sewage: Non-Building Waiver
Water: Non-Building Waiver

F. Application for Subdivision: CCPC File No. 15024-01

Plan Name: Johnathan Schneider Et Ux Subdivision
Location: Westover Borough
Surveyor: Kimberly Surveying / Stanley Kimberly
Date Received: 3/20/2024 **Review Date:** 3/27/2024
Number of Lots: 1 **Zoning:** None
Size of Lots: ± 18 acres
Sewage: Proposed Public
Water: Proposed Public

G. Application for Subdivision: CCPC File No. 14324-03

Plan Name: Appalachian Land Co. Inc. Subdivision
Location: Pike Township
Surveyor: Hess & Fisher Engineers / Wilson Fisher, Jr. P.E. PLS
Date Received: 3/20/2024 **Review Date:** 3/27/2024
Number of Lots: 2 **Zoning:** None
Size of Lots: ± 6.69 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 Subdivision: CCPC File No. 24224-01

Plan Name: Daniel J. and Penny N. McDonald

Location: Penn Township

Number of Lots: 1 lot with 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. 22424-01

Plan Name: Eden Cemetery Association

Location: Goshen Township

Number of Lots: 1 lot additional plus residual

Sewage: Consolidated Lot – Existing On-Lot; Residual – Non-Building Waiver

Water Supply: Consolidated Lot – Existing On-Lot; Residual – Non-Building Waiver

Comment: None

C. Application for Land Development: CCPC File No. 24624-03

Plan Name: Clepper Holdings, LLC DBA B&A Storage

Location: Sandy Township

Number of Lots: 6 buildings

Sewage: Land Development – N/A

Water Supply: Land Development – N/A

Comment: None

D. Application for Subdivision: CCPC File No. 24224-02

Plan Name: Rebecca D. Lee Et al

Location: Penn Township

Number of Lots: 1 lot with residual

Sewage: Lot 3 – Existing On-Lot; Residual – Non-Building Waiver

Water Supply: Lot 3 – Existing On-Lot; Residual – 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:** Greenwood Processing & Loading Complex LLC

Project Name: Bells Landing Tipple

Location: Greenwood Township

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

None

E. Act 537 Reviews (Sewage Facilities Planning)

1. **Brady Township** – Our office received notice from DEP regarding sewage planning exception for Kriner Subdivision. DEP reviewed the application and found it to be consistent with the official sewage facilities plan and the applicable requirements of 25 Pa. Code Chapter 71.
2. **Irvona Borough** - Our office received notice from DEP regarding sewage facilities plan special study for BCI Municipal Authority WWTP Replacement Project. DEP reviewed the application and approved it as an Act 537 Official Sewage Facilities Plan Update for Beccaria Township, Coalport Borough and Irvona Borough, as it satisfies regulatory requirements and, additionally, their review found that it will not cause any significant negative environmental impacts.
3. **Ferguson Township** – Our office received notice from DEP regarding sewage planning revision for Miller Land Development. DEP reviewed the application and approves the proposal as a revision to the official sewage facilities plan of the township.

F. Air Quality

None

G. Blasting Notices

1. **Bell Township** - Our office received notice from Kinkead Aggregates, LLC that they will be conducting blasting at the Buena Vista Mine SMP No. 17060301. Industrial minerals blasting is proposed between the hours of sunrise and 8:00 am, 8:00 am to 12:00 Noon, 12:00 pm to 4:00 pm. And 4:00 pm to sunset every day except Sunday from February 2024 through February 2025.

H. Bond Releases

None

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

None

J. Correspondence

None

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: Major Permit Modification Application
Project Name: Shawville Ash Disposal Site, Shawville Generating Station
Update the closure plan for the Shawville Generating Station Ash Disposal Facility.

M. Land Use Changes

None

M¹. Land Use Reviews

None

N. Miscellaneous

None

O. NPDES (National Pollution Discharge Elimination System) Permits

1. **Sandy Township** – Our office received notice from the Conservation District regarding NPDES approval for Clepper Holdings Storage Buildings. NPDES Permit No. PAC170078 is effective March 4, 2022 to December 7, 2024.
2. **Clearfield Borough** - Our office received notice from the Conservation District regarding NPDES approval for Clearfield Dollar General. NPDES Permit No. PAC170075 is effective February 6, 2022 to December 7, 2024.
3. **Boggs Township** – Our office received a Chapter 102 permit for Village of Hope, Inc. The Land Development and Stormwater Controls are to include the modification of the existing NPDES permit No. PAC170067. The modification includes the addition of a village center, proposed access roadways, and additional stormwater collection, conveyance, and management facilities.

P. PennVest Reviews

None

Q. Public Notices

None

R. Public Utility Commission

1. **City of DuBois** – Our office received notice from PA Public Utility Commission regarding an application for approval to alter two public crossings by upgrading the existing active traffic control devices and upgrading the crossing surfaces where State Route 0219/Liberty Boulevard (DOT 528 219 N) and Division Street (DOT 528 221 P) cross a track of Buffalo & Pittsburgh Railroad, Inc.
2. **Lawrence Township** – Our office received notice from the PA Public Utility Commission regarding an application for approval to replace one span of the superstructure of the existing railroad bridge where State Route 1001 (River Road) crosses under the tracks of R.J. Corman Railroad Company/Pennsylvania Lines, Inc. DOT Number 148 713 V

S. Sewage Component Reviews/Planning Modules

1. **Pike Township** – Our office reviewed a Sewage Facilities Planning Module Component 4B for the Appalachian Land Co. Inc.

T. SRBC Permits (Susquehanna River Basin Commission)

None

U. Support Letters

1. **Ramey Borough** – Our office supports DCED Multimodal Grant Funding for Ramey Borough’s proposed Safety Improvements on the Main Street Sidewalk project. Thomas reviewed the project and finds it to be consistent with the land use documents, policies, and agricultural preservations of the County.
2. **Clearfield County** - Our office supports North Central Pennsylvania Greenways Implementation Mini Grant.
3. **Bradford Township** – Our office supports CenClear’s Community Education & Training Center Project.

V. Surface/Underground Mining

1. **Bigler & Woodland Townships** – our office reviewed documents for
Applicant: Coal Loaders, Inc

Application Permit Review: New Coal Surface Mine Permit
Project Name: SMP No. 17240102, Crown Prince Operation

2. **Decatur Townships** – our office reviewed documents for
Applicant: Junior Coal Contracting, Inc
Application Permit Review: Surface Mine Permit Renewal
Project Name: SMP No. 17980117, Runk Mine

W. Watersheds
None

- X. Water Withdrawals**
1. **Ferguson Township** – Our office received notice from Diversified Energy for consumptive use of water for drilling and development of natural gas well(s) on the Hurd Pad. The requested consumptive use amount for drilling and development is 3.0 million 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, April, 24, 2024 at 6:30 p.m.

