



Clearfield County Planning and Community Development Office

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AGENDA

September 27, 2023 at 6:30 P.M.

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

SUBDIVISIONS & LAND DEVELOPMENTS

None

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

A. Application for Subdivision: CCPC File No. 12623-01

Plan Name: Monty T. Simbeck

Location: Grampian Borough

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

Date Received: 9/6/2023

Review Date: 9/27/2023

Number of Lots: 1

Zoning: None

Size of Lots: ± 8.264 acres

Sewage: Existing Public

Water: Existing Public

B. Application for Subdivision: CCPC File No. 14323-06

Plan Name: BCM Holdings, LLC

Location: Pike Township

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

Date Received: 9/20/2023

Review Date: 9/27/2023

Number of Lots: 8

Zoning: None

Size of Lots: ± 420.059 acres

Sewage: Proposed On-Lot

Water: None

C. Application for Subdivision: CCPC File No. 12823-02

Plan Name: Anthony Wenner Subdivision

Location: Gulich Township

Surveyor: Kimberly Surveying / Stanley Kimberly

Date Received: 9/20/2023

Review Date: 9/27/2023

Water Supply: Lot 1 and Lot 2 – Existing Public
Comment: None

- G. Application for Subdivision:** CCPC File No. 20523-04
Plan Name: Steven L. & Mary Ellen Vallery
Location: Boggs Township
Number of Lots: 1 lot with residual
Sewage: Lot 1 and Residual – Existing Public
Water Supply: Lot 1 and Residual – Existing 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:** Capital Improvements – Jordan Wooster
Project Name: Quehanna Lodge Bar & Grille
Location: Karthaus Township
Project Description: Includes the rehabilitation of a section of stream bank along Dutch Hollow Run, along with the construction of a retaining wall to accommodate additional parking area for the lodge.
2. **Applicant:** Developac, Inc
Project Name: Chapter 105 Water Obstruction and Encroachment Permit and U.S. Army Corps of Engineers Section 404 Permit
Location: Sandy Township
Project Description: Includes the development of land in preparation for future construction activities. This land development will entail filling in a previous township stormwater collection channel. The total land development associated with this project will disturb approximately 0.13 acres.
3. **Applicant:** Clearfield Borough
Project Name: Stinky Run Flood Protection Project
Location: Clearfield Borough and Lawrence Township
Project Description: The purpose of this project is to improve the system’s hydraulics and to alleviate flooding through the Borough by replacing the existing culvert system with a larger hydraulic opening.
4. **Applicant:** Bell Resources, Inc
Project Name: Bell Resources Water Acquisition – Brady Township
Location: Brady, Penn and Bloom Townships
Project Description: Proposing to install a booster pump station and a 9,000 linear foot (approx.) waterline extension from its current terminus, to be transferred to Brady Township Troutville Borough Water Association. The proposed extension will provide water service to approx. 20 new residences.

- 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. **Beccaria Township** – Our office received notice from DEP regarding sewage planning exception for Kagarise Land Development. DEP reviewed the application and found it to be consistent with the official sewage facilities plan and applicable requirements of 25 Pa. Code Chapter 71.

2. **Brady Township** – Our office received notice from DEP regarding sewage planning exception for Kendra Land Development. DEP reviewed the application and found it be incomplete and therefore denied.
3. **Burnside Township** – Our office received notice from DEP regarding sewage planning revision for land development Forrest Springs Family Campground. DEP reviewed the application and found it to be administratively complete but exhibits significant technical deficiencies and request responses by October 26, 2023.
4. **Bradford Township** – Our office received notice from DEP regarding sewage planning exception for Bumbarger Land Development. DEP reviewed the application and found it to be consistent with the official sewage facilities plan and applicable requirements of 25 Pa. Code Chapter 71.

F. Air Quality

None

G. Blasting Notices

None

H. Bond Releases

1. **Cooper Township** – Our office received notice from GeoTech Engineering, Inc. regarding the release of reclamation bond OBO EnerCorp, Inc. Brown #1 Operation, SMP #17150101. They are requesting a stage III bond release in the amount of \$10,568. This is a total bond release. The release area has been backfilled and regarded to approximate original contour and planted in grasses.
2. **Bell Township** – Our office received notice from GeoTech Engineering, Inc. regarding the release of reclamation bond OBO Hepburnia Coal Company SMP #17000102, Davidson-White Operation. They are requesting stages II and III bond release on 69.9 acres in the amount of \$46,066. This is a total bond release. The release area was backfilled and graded to approximate original contour, had topsoil redistributed, was last planted in grass in June 2011, and had the last tree seedlings planted in April 2012.
3. **Goshen Township** – Our office received notice from GeoTech Engineering, Inc. regarding the release of reclamation bond OBO RES Coal Company SMP #17930117, Surveyor Run #1 Operation. They are requesting a stage I bond release on 198.5 acres in the amount of \$94,314. The total bond amount is \$398,722. The release area was backfilled and regraded to approximate original contour, which was completed by October 2013, and has drainage controls in place in accordance with the reclamation plan.
4. **Karthus Township** – Our office received notice from GeoTech Engineering, Inc. regarding the release of reclamation bond OBO River Hill Coal Company, Inc. SMP #17663047, Leitzinger #2 Operation. They are requesting a stage III bond release on 1.2 acers in the amount of \$6,300. The release area has been backfilled and re-graded to approximate original contour and planted in grasses. The reclamation was done in March of 2002.

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

None

J. Correspondence

1. **Sandy Township** – our office received copies of the executed amendments to Ordinance No's 1-2023 and 2-2023.
2. **Grampian Borough** – our office received notice from EnviroBusiness, Inc. regarding new tower submission packet for the proposed construction of a new telecommunications self-support tower and compound resulting in ground disturbance. Site Name is Chestnut Grove and Site Address is Kendall Lane.

K. Environmental Assessments/Reviews

None

L. General Projects/Assessment Reviews/Permits

None

M. Land Use Changes

None

M¹. Land Use Reviews

None

N. Miscellaneous

None

O. NPDES (National Pollution Discharge Elimination System) Permits

1. **City of DuBois** – Our office received a Chapter 102 permit for City of Dubois. The proposed land development and stormwater controls are to construct a new bridge, access roadway, sewer line interceptor installation, and sewer line replacement for their Wastewater Treatment Plant site. Stormwater will be managed on-site by a proposed rain garden.
2. **Sandy Township** – Our office received a Chapter 102 permit for Aqua Pennsylvania, Inc. The proposed land development and stormwater controls are the replacement of water mains and repair of sewers within existing roadways and road row within the Treasure Lake Community. The first portion to be replaced has been permitted under PAC170069. This major modification is to cover the replacement of approximately 9,280 linear feet of asbestos cement water main along San Andres Road, Pour Au Prince Road, Hurricane Road and Rum Point Court.
3. **Sandy Township** – Our office received notice from the Clearfield County Conservation District regarding an NPDES General Permit Coverage Approval for Treasure Lake Division Jolly Rodger, Smuggler's Cove and Santo Domingo Main Replacement and Sewer Repairs. NPDES Permit No. PAC170069 is effective August 23, 2022 and expires on December 7, 2024.
4. **Sandy Township** – Our office received a Chapter 102 Permit for Catalone Realty, LLC. The proposed land development and stormwater controls are: this post construction stormwater management plan involves the grading and grading of the proposed lot. The total project area is 7.6 acres, of which 3.9 acres will be disturbed. E&S controls have been designed to collect all runoff from the site. Any cut material will be permanently stored on site. All stormwater leaving the site will be managed to control runoff volumes and velocities. The lot is being constructed on a 7.6-acre parcels owned by Catalone Realty LLC and connects to Slab Run Road.
5. **Sandy Township** – Our office received a Chapter 102 Permit for Aqua Pennsylvania, Inc. The proposed land development and stormwater controls are securing an approved SPOILS dump site for main and sewer replacement projects within Aqua Treasure Lake Water System.
6. **Knox Township** – Our office received a Chapter 102 inspection report OBO Amos Stoltzfus Chicken Barn. Construction of a large chicken barn (80,000 chickens).

P. PennVest Reviews

None

Q. Public Notices

None

R. Public Utility Commission

1. **Huston Township** – Our office received notice from the Commonwealth of Pennsylvania, Pennsylvania Public Utility Commission regarding an application of Windstream D & E, Inc. for approval to alter the public crossing (DOT 528 235 X) by the installation of an aerial fiber optic cable where State Route 0153 (State Park Road) crosses, at grade, one (1) track of Buffalo & Pittsburgh Railroad, Inc.

S. Sewage Component Reviews/Planning Modules

1. **Beccaria Township** – Our office reviewed a Sewage Facilities Planning Module Component 4B for BCI Municipal Authority Utahville Sanitary Sewer Extension.

T. SRBC Permits (Susquehanna River Basin Commission)

None

U. Support Letters

1. **Curwensville Borough** – Our office supports PennDOT Multimodal Grant application for Curwensville Borough’s Improvements to Brough Roads project. Jodi reviewed the application and finds it to be consistent with the land use documents and policies of the County.
2. **Westover Borough** – Our office supports DCED Multimodal Grant application for Westover Borough’s Westover Street Repair Project. Thomas reviewed the application and finds it to be consistent with the land use documents and policies of the County.

V. Surface/Underground Mining

1. **Lawrence Township** – our office reviewed documents for
Applicant: Swisher Contracting, Inc
Application Review – Renewal of Permit No. 17030107
Project Name: Butler 2 Mine
2. **Morris Township** – our office reviewed documents for
Applicant: King Coal Sales, Inc
Application Review: Renewal of Permit No. 17921602
Project Name: Cunard Prep Plant
3. **Union Township** – our office reviewed documents for
Applicant: Strishock, LLC
Application Review: Renewal of Permit No. 17793123
Project Name: Bailey Mine
4. **Lawrence Township** – our office received notice of award
Applicant: Swisher Contracting, Inc
Application Review: GFCC No. 17-23-02 for the reclamation of abandoned mine lands
Project Name: Brown Operation
Under the terms of this contract, coal removal that is incidental and necessary to facilitate reclamation is approved. The contract requires total reclamation and revegetation of the project area.

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, October 25, 2023 at 6:30 p.m.