

CLARION COUNTY PLANNING COMMISSION
CLARION COUNTY ADMINISTRATIVE BUILDING
330 MAIN STREET
CLARION, PA 16214
NOVEMBER 16, 2022
AGENDA

Call to Order

Roll Call

Approval of Agenda

Action Required: Approval/disapproval of Agenda.

Public Comment Period – 3 Minute Time Limit per Topic – No Discussion

Approval of Minutes – September 21, 2022 Meeting

Action Required: Approval/disapproval of September 21, 2022 Minutes.

Reports:

Treasurer's Report

Action Required: Acceptance/rejection of Treasurer's Report.

Local Project Review

Correspondence

Old Business

New Business

- 1) Mary Diane Orange & John R. Orange
Modification Application – Section 206 (B) (1) (b) (i) – Relief from Minimum 60' Lot Width Requirement
Modification Application – Section 206 (B) (1) (c) – Relief from Minimum 10' Side Setback Distance Requirement
Minor Subdivision Application – Preliminary & Final Approval
Clarion Township
Action Required: Approval/disapproval of modification application for Section 206 (B) (1) (b) (i).
Action Required: Approval/disapproval of modification application for Section 206 (B) (1) (c).
Action Required: Preliminary & final approval/disapproval of minor subdivision application.
- 2) WRC Pennsylvania Memorial Home – Request for 5 Year Extension of Preliminary Land Development Approval
Monroe Township
Action Required: Approval/disapproval of 5 year extension request.
- 3) Walter Paul Slaughenhoup, Ervin S. & Joanna A. Byler, & Alan D. & Brenda J. Reinford
Proposed Glidepath Ventures d/b/a Prospect 14 Solar Project – CL – Route 58B
Land Development Application – Preliminary Approval
Licking Township
Action Required: Preliminary approval/disapproval of land development application.

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TREASURER'S REPORT

Northwest Savings Bank

Date	Description	Deposits	Withdrawals	Balance
10-31-22	Balance			\$ 1,550.03

Petty Cash

Date	Description	Deposits	Withdrawals	Balance
08-31-22	Balance			\$ 0.00
09-30-22	September Fee Receipts	\$ 625.00		\$ 625.00
09-30-22	Pmt. To Clarion Co.		\$ 625.00	\$ 0.00
10-31-22	October Fee Receipts	\$ 785.00		\$ 785.00
10-31-22	Pmt. To Clarion Co.		\$ 785.00	\$ 0.00

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LOCAL PROJECT REVIEW

Department of Environmental Protection:

Notice of Intent to Submit a National Pollutant Discharge Elimination System (NPDES) Permit Application

Pennsylvania Fish & Boat Commission
Kahle Lake Dam Rehabilitation
Salem Township

Notice of Intent to Submit a National Pollutant Discharge Elimination System (NPDES) Permit Renewal Application

Brookfield Power Piney & Deep Creek, LLC
Piney Hydroelectric Project (NPDES #PA0005029)
Piney Township

Notice of Intent to Submit a National Pollutant Discharge Elimination System (NPDES) Permit for Sewage

Dan Kerle
Clarion Township

Notice of Pending Plan Approval Application

County Landfill, Inc./County Environmental of Clarion
Plant Code 13-3850472-1, Title V Permit Number 16-00128
Farmington Township

Notice of PADEP Air Quality Operating Permit Renewal Application

Car Mate Trailers, Inc.
Farmington Township

Notice of Planning Module Component 2 – Individual and Community Onlot Disposal of Sewage

Hepinger Subdivision
DEP Code No. M6-22-27
Farmington Township

Notice of Bond Release

Ben-Hal Mining, Inc.
Adams Mine
SMP #: 16190101
Highland Township

Notice of Postmining Land Use
 Ben-Hal Mining, Inc.
 Adams Mine
 SMP #: 16190101

Notice of Blasting
 Glen-Gery Corporation
 Lands of Edith Deitz
 Monroe Township

First Energy

Notice of Proposed Pine-Seward and Erie South – Piney 115 kV Transmission Line Rebuild Project

Minor Subdivisions:

Jeffrey E. Frye – Beaver Township

0.25 Acres – Parcel is being combined with an adjacent parcel. Combined parcel has public sewage, private water and direct access to T-821, High Point Drive.

Sherrie L. Kauffman, et. al – Beaver Township

0.85 Acres – Parcel is being combined with an adjacent parcel. Combined parcel has public sewage, private water and direct access to T-821, High Point Drive.

Knox Borough Water Works – Knox Borough

0.19 Acres – Parcel is being combined with an adjacent parcel. Combined parcel has public sewage, public water and existing access to West State Street.

Bryan W. Huwar & Jean McKinney – Paint Township

0.12 Acres – Parcel is being combined with adjacent parcel. Combined parcel has private sewage, private water and direct access to B & O Drive.

Darlene W. Dolby – Highland Township

2.56 Acres – A non-building sewage waiver was submitted for this parcel. Parcel has direct access to T-626, Highland Drive.

Joe's Garage & Trucking, LLC – Farmington Township

0.71 Acres – Parcel is being combined with an adjacent parcel. Combined parcel has public sewage, public water and direct access to T-601, Putnam Road.

Roy J. & Vonda L. Schwabenbauer Estate – Farmington Township

7.83 Acres – Parcel is being combined with adjacent parcel. Combined parcel has public sewage, public water, and direct access to T-601, Putnam Road.

1.48 Acres – Parcel is being combined with adjacent parcel. Combined parcel has public sewage, public water, and direct access to T-601, Putnam Road.

Glenn T. & Bernice Smith Living Trust – Limestone Township

6.19 Acres – Parcel is being combined with adjacent parcel. Combined parcel has private sewage, private water and existing access to T-552, Smith Road.

Donald A. & Shirley J. Flick – Washington Township

1.37 Acres – Parcel is being combined with adjacent parcel. Combined parcel has private sewage, private water and direct access to State Route 4019, Lake Lucy Road.

Dennis J. Pierce, et. al. – Farmington Township

0.93 Acres – Parcel is being combined with an adjacent parcel. Combined parcel has private sewage, private water and direct access to T-641, Breezemont Drive.

David C. Woolslayer – Salem Township

30.15 Acres – A non-building sewage waiver was submitted for this parcel. Access to T-332, Bittersweet Road is via a 50 foot right-of-way through the grantor's land.

Waylo Acres, LLC. – Hawthorn Borough

0.45 Acres – Parcel is being combined with an adjacent parcel. Combined parcel has public sewage, public water and existing access to Maple Street.

Joel L. Reinford – Monroe Township

2.06 Acres – Parcel is being combined with an adjacent parcel. Combined parcel has private sewage, private water and direct access to State Route 2007, Curllsville Road.

Thomas Hargenrader, et. al. – Washington Township

0.56 Acres – Parcel is being combined with an adjacent parcel. Combined parcel has private sewage, private water and existing access to State Route 208 via Toms Lane.

Thomas Hargenrader, et. al. – Washington Township

0.56 Acres – Parcel is being combined with an adjacent parcel. Combined parcel has private sewage, private water and existing access to State Route 208 via Toms Lane.

1.32 Acres – Parcel has private sewage, private water and existing access to State Route 208 via Toms Lane.

Frederick G. Dworek – Knox Township

12.57 Acres – A non-building sewage waiver was submitted for this parcel. Parcel has direct access to State Route 66.

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MINOR SUBDIVISION
PRELIMINARY AND FINAL APPROVAL

NOVEMBER 16, 2022

1. Charles H., Trudy S., & Stephen G. Alexander Highland Township
25.00 Acres – Lot 1
Parcel has private sewage, private water, and direct access to Sarvey Mill Road, T-562.

2. Burford & Henry Real Estate Services Paint Township
29.534 Acres – Lot 1
Parcel has public sewage and public water and direct access to Lydia Lane, T-670.

CLARION COUNTY PLANNING COMMISSION
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CLARION, PENNSYLVANIA
NOVEMBER 16, 2022

MEMBERS PRESENT: Keith Decker, Hugh Henry, Eugene Metcalf, Joe Burns, Roger Nulph, Tom Spence.

MEMBERS ABSENT: Fred Anderson, Eugene Lerch, Matt Johnson.

OTHERS PRESENT: Justin Stewart, Mary Diane Orange, Davis Carton, Sarah Elgradawy, Kristi Amato, Kevin Reichard, Steve Ketner.

CALL TO ORDER/ROLL CALL

The meeting was called to order by Chairman Keith Decker at 7:00 p.m. Members present were noted.

APPROVAL OF AGENDA

Motion to approve the Agenda as distributed was made by Mr. Metcalf and seconded by Mr. Spence. Motion carried unanimously.

PUBLIC COMMENT PERIOD

None.

APPROVAL OF MINUTES – SEPTEMBER 21, 2022

Motion to approve the Minutes of the September 21, 2022 Planning Commission meeting was made by Mr. Metcalf and seconded by Mr. Nulph. Motion carried unanimously.

REPORTS:

TREASURER'S REPORT

Motion to accept the Treasurer's Report as distributed was made by Mr. Nulph and seconded by Mr. Spence. Motion carried unanimously.

LOCAL PROJECT REVIEW

This agenda item was presented for informational purposes only, and no official action was taken.

CORRESPONDENCE:

None.

OLD BUSINESS

None.

NEW BUSINESS

- 1) Mary Diane Orange & John R. Orange
Modification Application – Section 206 (B) (1) (b) (i) – Relief from Minimum 60' Lot Width Requirement
Modification Application – Section 206 (B) (1) (c) – Relief from Minimum 10' Side Setback Distance Requirement
Minor Subdivision Application – Preliminary & Final Approval
Clarion Township

Mrs. Kristi Amato, Director of Planning & Development, said the applicants are proposing to subdivide a 9,986 square foot lot (0.23 acres) off their existing parcel, Tax Map Number 06-041-001-008-00. Public sewage and public water serve both parcels. A modification application for SALDO Section 206 (B) (1) (b) (i) has been submitted for relief from the minimum 60 foot lot width requirement. A lot width of 26.50 feet is proposed for the east property line of Lot 1, along Silver Lane, T-940. A modification application has been submitted for SALDO Section 206 (B)

(1) (c), relief from the minimum 10 foot side setback distance requirement. A 5.0 foot setback distance is requested from the existing garage on the residual parcel to the proposed north property line of Lot 1. Mrs. Mary Diane Orange was present representing the project. After discussion, Mr. Metcalf made a motion granting a lot width of 26.50 feet for the east property line. Mr. Nulph seconded the motion. Motion carried unanimously. Mr. Spence made a motion to grant a 5.0 foot side setback distance from the existing from the existing garage on the residual parcel to the proposed north property line of Lot 1. Mr. Henry seconded the motion. Motion carried unanimously. Mr. Metcalf made a motion to grant preliminary and final approval to the Mary Diane & John R. Orange Minor Subdivision Application. Mr. Nulph seconded the motion. Motion carried unanimously.

2) WRC Pennsylvania Memorial Home
Request for 5 Year Extension of Preliminary Land Development Approval
Monroe Township

Mrs. Amato said this project received initial preliminary land development approval in December 2012 for a 19,500 square foot assisted living facility and 30 cottages known as the WRC Villas At Water Run Development. In October 2016, the assisted living facility was granted final land development approval. In January 2018, 5 cottages were granted final land development approval and a 5 year extension of preliminary land development approval was granted until December 19, 2022 for the completion of the remaining cottages. A 5 year time extension of preliminary land development approval, until December 19, 2027, is being requested for the completion of the 25 cottages. After discussion, Mr. Burns made a motion to grant the 5 year extension request of WRC Pennsylvania Memorial Home for preliminary land development approval. Mr. Nulph seconded the motion. Motion carried unanimously.

3) Walter Paul Slaughenhoup, Ervin S. & Joanna A. Byler, & Alan D. & Brenda J. Reinford
Proposed Glidepath Ventures d/b/a Prospect 14 CL – Route 58B Solar Project
Land Development Application – Preliminary Approval
Licking Township

Mr. Kevin Reichard, County Engineer, said the applicant Glidepath Ventures d/b/a Prospect 14 proposes to construct a solar farm project on the herein referenced three parcels of land that total 312.424 acres in size. The project is located on the lands of Walter Paul Slaughenhoup – Tax Map No. 15-010-050-000-00, Ervin S. & Joanna A. Byler – Tax Map No. 15-010-051-000-00, and Alan D. & Brenda J. Reinford – Tax Map No. 15-010-052-000-00. Access to the site will be made by utilizing and improving the existing access from State Route 58 that is located on the Ervin and Joanna Byler parcel. The stormwater management plan for this proposed project has been reviewed and approved by the EADS Group and a total of five infiltration basins will be constructed. The property line setbacks all exceed 40 feet around the perimeter of this site which will also be totally enclosed by chain link fence 8 feet in height. Two temporary lay down areas will be utilized for equipment storage during construction. The Clarion Conservation District has approved the NPDES permit. Wetland areas within the project will not be disturbed. Mr. Justin Stewart of Geo-Tech Engineering was present representing the project. Ms. Sarah Elgradawy and Mr. Davis Carton joined via Zoom representing the project. Mr. Metcalf asked when the construction of this project would start. Mr. Stewart replied sometime in 2023. Mr. Burns asked what happens to the solar panels when the project is done and if there were any sort of decommissioning bond. Mr. Stewart replied the solar panels currently are 70 to 75 percent recyclable. He added the current lease is for 29 years with two possible 5 year extensions. Mrs. Amato said the Stormwater Ordinance asks for a copy of the lease, with dollar amounts blackened out, that addresses what happens to the solar panels once they are removed. Mr. Henry asked how long it took to build a solar site. Mr. Stewart said it typically takes about a year to build, however Prospect 14 generally takes less time because they move less dirt. Mr. Stewart said they are working on a solar field in Clearfield County that is similar in size. After discussion, Mr. Henry made a motion to grant preliminary approval to the Glide Path Ventures Land Development Application. Mr. Nulph seconded the motion. Motion carried unanimously.

4) Sligo (68) DPP, LLC – 9,348 Square Foot Dollar General Store
Land Development Application – Final Approval
Piney Township

Mr. Reichard said the applicant has completed the construction of a new 9,348 square foot store building site on their 2.355 acre parcel that lies along State Route 68 just east of Sligo. Access into the site is by a 30 foot wide driveway entrance from State Route 68 that has received PennDOT Highway Occupancy Permit approval. A total of 28 parking spaces 10' x 20' in size and also two handicap parking spaces were placed on the bituminous paved parking

area. A copy of the certificate of occupancy was submitted. After discussion, Mr. Nulph made a motion to grant final approval to the Sligo (68) DPP, LLC Land Development Application. Mr. Metcalf seconded the motion. Motion carried unanimously.

- 5) Pennsylvania American Water Company/John R. Slagle, et. ux.
S.R. 208 North Lift Station Upgrades
Land Development Application – Final Approval
Elk Township

Mr. Reichard said Pennsylvania American Water Company has completed the construction of a new generator/control building with an additional sewage lift station and valve/meter vault within their easement boundary on the John R. Slagle, et. ux. parcel which was given preliminary land development approval on December 18, 2019. Two modification applications were approved on the same date. A modification application was approved for Section 315 (C) (2) for side setback distances for two of the proposed structures being 19.71 feet and 19.21 feet from the side property line. A modification application was approved for Section 315 (C) (3) for three proposed structures being 17.10 feet, 18.24 feet, and 28.58 feet from the rear property lines. A copy of the certificate of occupancy permit was submitted. After discussion, Mr. Metcalf made a motion to grant final approval to the Pennsylvania American Water Company Land Development Application. Mr. Nulph seconded the motion. Motion carried unanimously.

- 6) Minor Subdivisions

Motion to grant preliminary and final approval to the two minor subdivision applications was made by Mr. Spence and seconded by Mr. Metcalf. Motion carried unanimously.

OTHER BUSINESS

Re-appointment of Planning Commission Members Fred Anderson, Roger Nulph & Tom Spence

Mrs. Amato said that the terms for Planning Commission members Mr. Fred Anderson, Mr. Roger Nulph and Mr. Tom Spence will end on December 31, 2022. Mr. Nulph and Mr. Spence said they were willing to serve another four year term on the Planning Commission. Mr. Anderson had not indicated if he was willing to serve another term. Mr. Metcalf made a motion to recommend to the Clarion County Commissioners that Mr. Nulph, Mr. Spence, and Mr. Anderson, if he is willing to serve, be re-appointed to another four year term on the Clarion County Planning Commission. Mr. Henry seconded the motion. Motion carried unanimously.

Nominating Committee

Chairman Decker asked if there would any volunteers to serve on the Nominating Committee. Mr. Henry suggested rather than forming a committee to appoint the two positions that the same two people serve again in their respective positions. Mr. Metcalf made a motion to retain Mr. Keith Decker as Chairman and Mr. Hugh Henry as Vice-Chairman for 2023. Mr. Nulph seconded the motion. Motion carried unanimously.

Tentative 2023 Planning Commission Meeting & Submission Deadline Dates, Meeting Location & Time

Mrs. Amato presented the 2023 Clarion County Planning Commission Meeting Dates, Submission Deadline Dates, Meeting Location and Time to the members. Motion to approve the 2023 Planning Commission Meeting & Submission Deadline Dates, Meeting Location and Time as presented was made by Mr. Metcalf and seconded by Mr. Henry. Motion carried unanimously. A list of the 2023 Planning Commission Meeting & Submission Deadline Dates, Meeting Location and Time is attached.

December Meeting Location

Mr. Henry suggested The Washington House for the December Meeting location since they have a meeting room. The Planning Office will check on the availability of the Washington House for the December meeting location.

EXECUTIVE SESSION

None.

ADJOURNMENT

There being no further business, motion to adjourn the November 16, 2022 Planning Commission meeting was made at 7:47 p.m. by Mr. Metcalf and seconded by Mr. Spence. Motion carried unanimously.

CLARION COUNTY PLANNING COMMISSION 2023

<u>Submission Deadline</u>	<u>Meeting Dates</u>
December 29, 2022	January 18
January 26	February 15
February 23	March 15
March 30	April 19
April 27	May 17
June 1	June 21
June 29	July 19
July 27	August 16
August 31	September 20
September 28	October 18
October 26	November 15
November 30	December 20

Complete application packets must be submitted **no later than 12:00 Noon** on the submission deadline day for action by the Planning Commission at the next meeting.

All meetings will be held at:
Clarion County Administrative Building
330 Main Street
Clarion, PA
Meetings begin at **7:00** p.m.

If meetings are unable to take place in person they will be held by a Zoom Meeting.
Information on how to join the Zoom Meeting will be posted on the County's website
www.co.clarion.pa.us