

Clearfield County Planning Commission 2015 Annual Report

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Mission Statement:

To provide appropriate planning services and to develop leadership so that all Clearfield County municipalities can begin to plan for their future.

TRANSPORTATION PLANNING

RAPID BRIDGE REPLACEMENT

PROJECT-PennDot secretary Barry J. Schoch announced in early January that PennDot has finalized all terms for the Department's \$899 million Rapid Bridge Replacement Project (RBR), clearing the way for construction to begin in the summer of 2015 to replace 558 bridges across the state. PennDot selected Plenary Walsh Keystone Partners and its team of 11 Pennsylvania based subcontractors to lead the project. The team will manage the bridges design, construction, and maintenance for 25 years after construction under the Public Private Partnership (P3) contract. It will also be responsible for securing the capital necessary for construction, all 558 bridges must be replaced within 36 months. PennDot will maintain ownership of the bridges. The average project cost per bridge for design, construction, and maintenance is \$1.6 million. Through PennDot's standard process, the cost to design, construct, and maintain a bridge for 28 years (which includes construction period and 25 years maintenance).

Clearfield County will see the following bridges replaced over 2016-2017: Morris Township, SR 53 over Emigh Run, McGees Mills on SR 219 over Whisky Run, Curry Run on SR 219 over Curry Run, Bells Landing (2) on SR 219 over Poplar Run and Bell Run, Two Mile SW Penfield on SR 255 over Bennett Branch, Hollywood on SR 255 over a mine cave, Hawk Run on SR 1009 over Hawk Run, West Decatur on SR 2007 over Laurel Run, and Troutville on SR 3009 over E. Branch of Mahoning Creek.

Additional information on these projects at <http://parapidbridges.com/bridgesbycounty.html>

STATEWIDE TAP PROJECT UPDATE-

The four TAP projects in the North Central Region are; West Creek, Bradford Phase III, Knox/Kane, and Bradford Phase IV. West Creek Project, the trail authority had a third party review the bridge that goes over a portion of the trail. The third party reviewed the grating and design. This was done in order to avoid the bi annual PennDot

inspection requirements. They are working on the design for the trail head along with the design for the bridge and the trail. They are working with District 2-0 to complete this. PennDot wanted the applicant to do a GP-11 permit through the Department of Environmental Protection. The Bradford Phase III project is not behind schedule, but they were running up against the date when they needed to submit the right-of-way plan to the PennDot District Office. The Knox/Kane project, North Central, District 2-0 Office, Central Office, McKean County, and Headwaters Charitable Trust, that is doing the work on the project and will own the corridor once the right-of-way is purchased. This is a large right-of-way purchase, approximately 73 miles. Central Office is working with the District to allow them to have the right tool set to do a right-of-way take of this size. They are working on the Environmental Clearance and right-of-way clearances. They are receiving \$1 million from PennDot and received news from DCNR that they received an additional \$250,000 for that purchase, and are working on securing the remaining funds necessary for the right-of-way purchase. The Bradford Phase IV is working to complete the field scoping in order to move forward.

CITY OF DUBOIS AND SANDY TOWNSHIP MOBILITY PLAN

The City of DuBois and Sandy Township-requested technical assistance from North Central Regional Planning and Development Commission to evaluate transportation conditions in the DuBois area and recommend solutions to ease congestion and improve safety, thereby promoting the continued community and economic development of the DuBois area (the City and the Township). The study resulted in an updated and prioritized plan of 29 potential actions to address the identified congestion issues through operational updates (e.g., signs and signal timing); policy changes (e.g., highway classification and zoning changes); and capital projects (e.g., construction of new or replacement roads, lanes, and traffic signals).

2015 RAIL TRANSPORTATION/FREIGHT ASSISTANCE PROGRAM-

There were four rail related funding applications submitted from our region, two of which were projects within Clearfield County proposed by RJ Corman. Our office was asked for comment, supporting any projects that improve the safety and functionality of the railroad network within the County. Such projects support the goals and objectives set forth in the County's Comprehensive Plan.

ACT 13 AT-RISK BRIDGES FUNDS-

The Clearfield County Commissioners solicited applications from local municipalities for projects that would repair or replace a municipally owned structurally deficient bridge to be funded with the County's Act 13 at risk bridge dollars. Act 13 of 2012 establishes a Marcellus Legacy Fund that allocates a portion of the Marcellus Shale Impact Fee to the Highway Bridge Improvement Restricted Account in the Motor License Fund. These funds are distributed to counties (proportionately based on population) and are to be used to fund the replacement or repair of locally owned (county; municipal), at-risk, deteriorated bridges. Projects whose scope of work removes the structurally deficient (SD) status of the bridge will be considered. Our office received a total of 14 applications requesting \$747,000 which exceeded the amount available of \$357,740. The following municipal bridges were awarded: City of DuBois/Beaver Drive over McCracken Run \$100,000.00, Brady Twp./Kellar Rd. over East Branch of Mahoning \$59,500.00, Greenwood Twp./ TR 420 over Curry Run \$100,000.00, and Lawrence Twp./Flegal Rd. over Moose Creek \$ 98,240.00.



RECREATION, SOURCE WATER PROTECTION, GREENWAYS & TOURISM PLANNING

NORTH CENTRAL PA GREENWAYS IMPLEMENTATION GRANT

PROGRAM (NCPGIGP) – The Planning and Community Development Office serves a representative of the NCPGIGP. The North Central Pennsylvania Regional Planning and Development Commission (North Central), in cooperation with the Pennsylvania Department of Environmental Protection (DEP) and the Department of Conservation and Natural Resources (DCNR), awarded one request for funding; McKean County was awarded \$10,419 for the Shawmut Trail and Bridge Project.

PA WILDS PLANNING TEAM (PWPT)-

The PWPT worked on the creation of a comprehensive master document that encompasses all elements of the development of the Pennsylvania Wilds CL. This document provides a collective strategic vision to guide the partners, planning team, Center for Entrepreneurship, and Marketing Corporation for the next 10 years. The plan will incorporate existing plans/goals, address new opportunities, ways to reduce duplication, and address organizational gaps between partners. An emphasis will be to identify sustainability issues and opportunities.

During the annual PA Wilds Dinner Banquet and Awards Ceremonies our Director was honored as Member of the Year. Jodi serves as chair of the PA Wilds Design Guide Awareness Committee. The Design Guide is an award-winning, voluntary planning document that helps communities to capitalize on growth opportunities without losing the characteristics that make them unique and contribute to our region's strong sense of place.

Under Brennan's leadership, the Design Guide has grown in

its distribution and use. Among her many successful projects, Brennan spearheaded



a Preserve America grant on behalf of regional partners, which helped create a program for design assistance and signage grants to communities. Brennan also assisted the Oil & Gas Committee with the addition of a Design Guide Supplement for best practice by oil and gas partners. Thanks in no small part to Brennan's leadership, we now have many great examples of the Design Guide in use throughout the region. Brennan is now spearheading an effort to update the Design Guide to include many of these success stories in order to further spread ideas and best practices to communities in the Pennsylvania Wilds.

CENTRAL PA SOURCE WATER ALLIANCE FOR PROTECTION (CPSWAP)-

As a member of the CPSWAP we were able to provide funding assistance to water suppliers with approved DEP Source Water Protection Plans. The Clearfield Municipal Authority, Cooper Municipal Authority, and Houtzdale Municipal Authority, received assistance from PennDot and the Department of Environmental Protection to facilitate the installation of signage, while CPSWAP provided financial means.

Clean Water Days, held on April 24th and 27th, at Black Moshannon State Park. Over five hundred fifth grade students from both Clearfield and Centre Counties' school districts participated in the two day event. With the help of volunteers, students learned how ground water flows, what a watershed is, how to prevent surface and ground water pollution, aquatic biology, and how sewage and water treatment facilities operate. The Community Development Specialist and Planning Specialist demonstrated how to protect our watershed using an enviro-scape model, during the two day event.

HEADWATERS PA-On May 29, 2015, Headwaters hosted its first annual Hooked on Headwaters Fly Fishing Challenge fundraiser at the University of Pittsburgh Bradford Campus on the West Branch of the Tunungwant Stream. With Joe Humphreys as the featured speaker, Headwaters is able to offer a unique day of fishing while

educating participants about the significance of Headwaters' 25 years of work in water quality and cold water fishery restoration in North Central Pennsylvania.

On September 30, 2015, Headwaters Trust sponsored a "Clays for Conservation" fundraiser to support their "WINGS" program. WINGS stands for Wildlife Incentives for Nongame and Game Species. This initiative works with landowners and utility companies to re-establish habitat.

LIVING GREENER PROJECT-There are opportunities for young people seeking meaningful careers in the region served by Headwaters PA. Headwaters' Living Greener Program will take advantage of the opportunities to collaborate and leverage existing programs geared toward at risk youth, and engage employees to develop job training curriculum geared specifically toward employer expectations, and with the intent of providing meaningful green collar jobs for at-risk students. For this program, at risk students are defined as adolescents who are likely to transition successfully into adulthood and achieved economic self-sufficiency. Natural resources in Northcentral PA are a major asset and mainstay to local economies. Major concentration of our business and industry include powdered metal manufacturing, healthcare, lumber, wood and paper, oil and gas exploration, water management, and small business tailored to tourism. This existing business infrastructure lends itself well to developing green job certification opportunities.

S.A.L.D.O. ADMINISTRATION

**CLEARFIELD COUNTY'S
SUBDIVISION & LAND
DEVELOPMENT ORDINANCE**

(S.A.L.D.O.)-Clearfield County currently has jurisdiction over 30 of our 50 municipalities. In 2015, the Planning Commission reviewed forty-four plans for compliance with the County's Ordinance. Of those, three were land development plans, and forty-one were subdivision plans.

The following chart outlines the activity that occurred in administering the County's Subdivision & Land Development Ordinance in 2015. The following municipalities did

not have any activity for the year: Brisbin Borough, Burnside Borough, Glen Hope Borough, Grampian Borough, Irvona Borough, Mahaffey Borough, Newburgh Borough, New Washington Borough, Osceola Mills Borough, Ramey Borough, Troutville Borough, and Wallaceton Borough.

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2015 County's S.A.L.D.O.					
Municipality	Total Acres	Subdivisions	Land Development	Lots Created	Proposed Buildings
Beccaria Township	180.03	2	0	1	0
Bell Township	319.75	4	1	6	0
Bigler Township	0.620	1	0	1	0
Brady Township	194.83	9	0	5	1
Burnside Township	270.18	2	1	1	2
Chest Township	266.56	4	0	4	0
Chester Hill Borough	6.154	0	1	0	1
Ferguson Township	246.32	2	0	2	2
Greenwood Township	87.46	2	0	4	0
Gulich Township	131.13	4	0	4	0
Houtzdale Borough	0.517	1	0	0	0
Huston Township	248.66	2	0	2	0
Jordon Township	11.9	1	0	1	0
Knox Township	78.99	2	0	2	1
Pike Township	343.36	6	0	6	2
Westover Borough	10.62	2	0	3	0
TOTAL	2,397.08	44	3	42	9

S.A.L.D.O. ADMINISTRATION Continued

ACT 247 REVIEWS-The County Planning and Community Development Department reviewed and provided comments on seventy-nine plans from those twenty municipalities that administer their own S.A.L.D.O. Of those seventy-nine plans, seven were land development plans and seventy-two were subdivision plans.

The top adjacent table reflects the activity. The following municipalities did not have any activities: Covington Township, Falls Creek Borough, and Pine Township. The bottom adjacent table reflects the land development activities within the County.

PERMIT AND PROJECT NOTICES-In addition to S.A.L.D.O. reviews, our office reviewed several other permit and project notices throughout the year. The type and quantity of those reviews are listed below. Our office also provided support letters for community based projects:

Act 14 Notifications – 84

Act 67 & 68 Reviews –51

Act 95 Reviews – 5

Act 537 Reviews – 3

Air Quality – 22

Blasting Notices – 2

Bond Releases –19

Correspondence – 24

Environmental Assessments/Reviews –2

General Projects/Assessment Reviews/Permits – 10

Land Use Changes-11

Land Use Reviews-3

Miscellaneous –6

NPDES – 5

Public Utility Commission – 2

Sewage Component Reviews/Planning Modules – 58

SRBC Permits – 20

Stormwater Consistency Review-3

Support Letters – 10

Underground Mining-1

Zoning Changes/Reviews – 6

Act 247-Municipalities with their own S.A.L.D.O. 2015

Municipality	Total Acres	Subdivisions	Land Development	Lots Created	Proposed Buildings
Boggs Township	23.48	2	0	4	6
Bradford Township	32.92	2	2	2	2
Clearfield Borough	1.19	3	0	4	0
Cooper Township	245.23	7	0	6	2
Curwensville Borough	0.52	1	0	1	0
Decatur Township	25.34	6	0	5	0
City of DuBois	15.56	1	2	1	2
Goshen Township	61.78	2	0	1	1
Graham Township	172.31	5	0	5	3
Karthus Township	102.49	2	0	2	1
Lawrence Township	208.31	5	2	2	1
Morris Township	66.18	10	0	11	2
Penn Township	227.99	6	0	5	2
Sandy Township	270.48	16	1	12	3
Union Township	9	1	0	2	0
Woodward Township	447.50	3	0	4	2
Total	1,901.31	72	7	67	27

2015 Land Developments

Bell Township	CNG Fuel Island
Burnside Township	Hugill Wedding Venue at Chetremon Golf Course
Bradford Township	Cen-Clear Child Services-Parking Lot Dollar General Woodland
Chester Hill Borough	Lee Industries, Inc.-Building Expansion
City of DuBois	Stoltz Family Dealership-Building Expansion County Homemakers-Proposed Building
Lawrence Township	Sheetz Store #252 Remodel Cresswood Company, LLC-Building Expansion
Sandy Township	Johnson's Subaru

COMMUNITY DEVELOPMENT & HOUSING

COMMUNITY DEVELOPMENT

BLOCK GRANT (CDBG): On behalf of Clearfield County our office submitted the FFY 2015 CDBG grant application to the PA Department of Community and Economic Development (DCED), requesting the following; \$55,000 new water meter system including software for the Burnside Borough water system; \$25,000 for the replacement of water lines in Girard Township along Gillingham Road to increase pressure flow; \$19,070 for additional storm water improvements in Chester Hill Borough; \$100,000 streetscape improvements for Curwensville Borough.

Our office also submitted modifications to FFY 2011 and FFY 2013 CDBG grant years as follows; deleting \$57,530 Cooper Township Municipal Authority, adding \$45,000 to install a generator at the Burnside Borough Water Tank and Treatment site, and \$12,530 Kratzer Run Sewer Authority treatment system to install a infrared treatment system. FFY 2013 changing Woodward Township Sewer and Water Authority from \$100,000 to \$43,800. Adding additional funding to project mentioned above: \$23,052 replacement of waterlines in Girard Township ; \$23,698 stormwater upgrade in Chester Hill Borough; and \$9,470 treatment system Kratzer Run Sewer and Treatment.

CDBG OBO: The PA Department of Community and Economic Development enforced PA Act 179 regulations that state entitlements of less than a population of 10,000 will have CDBG funding administered by the County. As such our office is now administering CDBG on behalf of Clearfield Borough and Lawrence Township. In working through this new regulation the County is supportive of both municipalities and their selections for use of funds. Selecting projects that are needed within their communities: Clearfield Borough received \$99,194 for their FFY 2015 this funding will provide additional Street Scape work to occur along N. 3rd Street from E. Market to E. Pine Streets.

Lawrence Township's allocation for FFY 2015 is \$99,718 and will be utilized to continue Street Improvements in the Kerr Area.

ENVIRONMENTAL REVIEWS (ER):

This office has conducted ER's as required by the Housing & Urban Development, each CDBG project must meet the National Environmental Policy Act of 1969 (NEPA) . For the 2015 year the ER Assessments have been conducted on CDBG projects and are clear to move forward: Irvona Municipal Authority Main Line replacement, Municipal Sewer Authority of Houtzdale for Sewage Treatment Improvements and Brady Township for Single Family Rehab Lateral Assistance Program.

CODE OFFICIALS LUNCHEON- was held as an outcome from the County Blight Study. This meeting offered code officials from all municipalities the opportunity to network with each other and the County Solid Waste Enforcement Officer. While our office informed officials of tools designed for the fight against blight. Tools included: tracking absentee landowners, housing rehabilitation programs owners and landlords, and demolition funding for municipalities.

CLEARFIELD COUNTY PHARE

APPLICATION-On August 11, the Commissioners approved submittal of a grant PHARE application based on needs identified in the County's 2012 Housing and Blight Studies to purchase, rehabilitate and rent housing units as affordable rental housing, a minimum of four rental units, through acquisition of structures currently sitting vacant and foreclosed on or up for tax sale, as being both structurally sound and suitable for conversion to rental housing. . Our office requested \$125,000; however, was only awarded \$67,000. We believe that we can still create affordable housing albeit less units than originally intended.

AFFORDABLE HOUSING TRUST

FUND-As charged by the county commissioners our office again sought applications for affordable housing activities to be funded by the Clearfield County Affordable Housing Fund. For calendar year 2015, the County Commissioners awarded \$75,000, based on our office's recommendations, to fund the following affordable housing activities.

1. Clover Development Corporation/ Northern Cambria Community Development Corp. - (Construction of 30 New Elderly Housing Units)- Leonard Street Gardens is a proposed elderly (62+) affordable housing development that will provide 30 safe, affordable and attractive housing units.

2. Central PA Community Action - (CHORE Program) - This CHORE program which addresses a priority need identified in the County's Housing Study is geared to assist approximately 48 elderly, disabled and low income individuals with basic health and safety home repairs.

3. Cen-Clear Child Services - (Specialized Housing Counseling Initiative) This program which is in its 4th year is designed to assist another 60 low income families and individuals with preschool age children who are homeless or seeking housing assistance due to inadequate or substandard housing by helping them identify their housing needs, providing appropriate housing counseling & training and linking them to the housing services they need.

4. Community Connections (Permanent Housing for Chronic Homeless)- Community Connections runs a program entitled Community Living for Independent Persons or otherwise known as "CLIP". This program provides funds to house chronic homeless adults.

5. Clearfield County Housing Authority (Rental Repair Program)- The Housing Authority is seeking assistance to create a program to incentivize private investment in the improvement of rental units for use of HUD housing vouchers.



WASTE MANAGEMENT, ENERGY, AND UNCONVENTIONAL GAS DEVELOPMENT

PA WASTE CAMP HOPE LANDFILL PERMIT APPLICATION – PA Waste LLC filed an appeal against the state Department of Environmental Protection’s (DEP)

decision to deny its application for a proposed municipal waste landfill in Boggs Township. PA Waste of Feasterville, Bucks County, originally submitted its landfill application to the DEP in 2006. On April 9, the DEP denied PA Waste’s landfill application after a thorough review that occurred over the past several years, stating that PA Waste failed to address all of the technical deficiencies contained within it.

COUNTY MUNICIPAL WASTE MANAGEMENT PLAN

– After more than two years and litigation before two separate courts, the Clearfield County Solid Waste Management Plan is officially final. Waste Management Inc. dropped its pending appeal of the Department of Environmental Protection’s approval of Clearfield County’s Solid Waste Management Plan. The County’s innovative approach to drafting its Plan to support its integrated waste management program drew objections from Waste Management Inc. on multiple grounds, with the underlying theme of the appeal being that the County was attempting to re-implement administrative fees to support

recycling programs when such fees had been found violate Act 101 in a series of Commonwealth Court decisions in 2005.

APA-PA TASKFORCE ON UNCONVENTIONAL SHALE GAS DEVELOPMENT

– The Director and her peers from across the State located within the Marcellus Shale Region were asked to participate on a taskforce on unconventional shale development. Brian O’Leary, President of the American Planning Association Pennsylvania Chapter, asked for a special task force/committee to be created to address the new planning paradigm associated with unconventional shale gas development. The primary mission being to evaluate the need for the organization to have a policy or strategy to deal with unconventional shale gas development; and to establish what role the organization may play and how it may assist its membership on this issue. A position paper is being developed to highlight planning related issues and opportunities related to development of unconventional gas.

MARCELLUS SHALE OIL AND GAS ACTIVITY

– Once again, a slow year for Marcellus Shale oil and gas activity with no new wells being drilled for the year. The production of the existing wells totaled 15,928,151.81 Mcf. The below table shows

the companies, type of well, number of wells, and the quantity of gas produced per company within Clearfield County.



WATER WITHDRAWALS–Throughout 2015, our office received fourteen water withdrawal permits. Even though no new Marcellus Shale wells were drilled, companies are still securing water withdrawal permits for natural gas development and drilling activities; 54,400,000 gallons per day of proposed water withdrawal from approved sources. Which can be viewed at www.srb.com.

2015 MARCELLUS SHALE OIL AND GAS ACTIVITY			
COMPANY	ACTIVE HORIZONTAL WELLS	ACTIVE VERTICAL WELLS	2015 PRODUCED QUANTITY (Mcf) as of Oct.'15
ENERGY CORPORATION OF AMERICA	7	2	951,526
CAMPBELL OIL & GAS INC	2	0	1,168,911
EOG RESOURCES INC	66	0	9,745,199.61
WPX ENERGY APPALACHIA LLC	4	0	495,285.15
CHEVRON APPALACHIA LLC	6	0	952,174
EXCO RESOURCES PA LLC	0	2	26,171.14
EQT PRODUCTION CO	9	0	2,504,560
LPR ENERGY LLC	N/A	N/A	84,324.91
TOTAL	94	4	15,928,151.81

GRANTS, OUTREACH, AND TECHNICAL ASSISTANCE

GRANTS-Throughout 2015, the Planning and Community Development Office assisted municipalities, county non-profit groups, and county level agencies with grant writing services. The following is a summary of those services provided:

Brady Township- a grant requesting \$38,000 to DCNR for C2P2 small communities for the Brady Township Recreation Park for the development of restroom facilities.

Curwensville Borough- on behalf of Curwensville Borough, a grant requesting \$1,000 from the 25-25 Keep Pennsylvania Beautiful Organization. This will assist the borough with re-opening their compost site to residents. This grant was awarded.

Penn Mark-economic development grant, PA First Grant to the Department of Community & Economic Development in the amount of \$221,000 to provide infrastructure repair to a commercial retail strip in Lawrence Township.

City of DuBois- on behalf of the City of DuBois, an ESG grant to the Department of Community and Economic Development in the amount of \$165,270. This grant will be administered by Cen-Clear and it's housing specialists to assist homeless or near homeless families in the County.

Curwensville Historical Society- Clearfield County Recreation & Tourism grant in the amount of \$25,000 for the construction of a World War II memorial wall.

Coalport Borough- USDA Community Facilities grant in the amount of \$80,000 for new plow and dump truck.

Second Chance Act Initiative- U.S. Bureau of Justice Assistance for the Second Chance Act Initiative in the amount of \$574,529. This grant will assist Community Connections of Clearfield and Jefferson Counties, the County Jail, and Clearfield Jefferson D & A Commission with treatment, housing, and transportation for the County Right Turn Program.

ADMINISTRATION OF GRANTS-Appalachia Region Commission (ARC) (Coalport Borough Flood Project)- work with Coalport Borough, Department of Environmental Protection (DEP), to administer and maintain ARC funding to relocate utilities making way for construction of a flood levee.



DHS Human Service Development Fund-The Planning and Community Development Office is responsible for the administration of Human Services Planning and Funding. We hold monthly meetings with the County Categorical Office to maintain services and determine any needs or gaps in services of the County's most vulnerable population.

Emergency Solutions Grant (ESG)-This office monitors the county provider and administer the environmental review, invoicing and reporting of the ESG grant.

Clearfield County Safe Haven Program- Planning and Community Development administers the Department of Justice Safe Haven Project.

TECHNICAL ASSISTANCE-

Clearfield Revitalization (CRC)- We assisted CRC with a Keystone Application for Keystone Communities Designation. This application will give CRC designations to apply for façade and planning funding. This application was approved.

Curwensville Borough-The office works closely with Hildred Rowles and members of the Blue Print Committee in Curwensville regarding a large streetscape, revitalization initiatives and recreational projects using multiple funding streams including CDBG, RCAP, USDA and DCNR .

Covington, Karthaus, and Girard Area Authority (CKG)- We assisted the Quehanna Economic Development Corp. with identifying suitable and economical means of potable water for the Quehanna Motel.

Housing & Clearfield County Housing Task Force- Throughout the year we have worked with several municipalities regarding blight mitigation. The municipalities include: Boggs Township, The City of DuBois, Houtzdale Borough, and Knox Township. As a result the Director has submitted a new PHARE grant to establish new affordable rental housing out of blighted structures and work stations to assist in finding owners of blighted properties.