



Clearfield County Planning and Community Development Office

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AGENDA

January 28, 2026 at 6:30 P.M.

Join by Conference Call

Call Number: 425-436-6328 Access Code: 725281#

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. REORGANIZATION

A. Election of Officers (Current Officers: **Chair** – Matthew Hasselback, **Vice Chair** – Michael Vaow, **Secretary** – Robert Ferguson)

B. Set 2026 Meeting Dates and Time (4th Wednesday of every month at 6:30 p.m. except for November and December due to holidays, move those to the 3rd Wednesday)

5. REVIEW OF MONTH MINUTES

A. Minutes from December 17, 2025, meeting

6. PUBLIC COMMENTS AND QUESTIONS

7. OLD BUSINESS

None

SUBDIVISIONS & LAND DEVELOPMENTS

None

8. NEW BUSINESS: ACTION ITEMS

None

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

A. Application for Subdivision: CCPC File No. 11126-01

Plan Name: Melvin & Sarah Troyer and Lawrence A. Garner

Location: Chest Township

Surveyor: Curry and Associates / David J. Thorp, PLS

Date Received: 1/15/2026

Review Date: 1/28/2026

Number of Lots: 3

Zoning: None

Size of Lots: ± 72.665 acres

Sewage: Existing On-Lot

Water: Proposed Well

B. Application for Subdivision: CCPC File No. 14326-01

Plan Name: Heidi Steiner

Location: Knox Township

Surveyor: Kimberly Surveying / Stanley Kimberly, PLS

Date Received: 1/20/2026

Review Date: 1/28/2026

Number of Lots: 1

Zoning: None

Size of Lots: ± 8 acres

Sewage: Existing On-Lot

Water: Existing Well

C. Application for Subdivision: CCPC File No. 12126-01

Plan Name: Mark E. McFaden Subdivision

Location: Ferguson Township

Surveyor: Hess and Fisher Engineers / Wilson Fisher, Jr. P.E. PLS

Date Received: 1/20/2026

Review Date: 1/28/2026

Number of Lots: 1

Zoning: None

Size of Lots: ± 32.41 acres

Sewage: Non-Building Waiver

Water: Non-Building Waiver

D. Application for Subdivision: CCPC File No. 12126-02

Plan Name: Kimberly S. and Amy L. Horton Subdivision

Location: Ferguson Township

Surveyor: Hess and Fisher Engineers / Wilson Fisher, Jr. P.E. PLS

Date Received: 1/20/2026

Review Date: 1/28/2026

Number of Lots: 2

Zoning: None

Size of Lots: ± 100 acres

Sewage: Consolidated Lot – Non-Building Waiver

Water: Consolidated Lot – Non-Building Waiver

E. Application for Subdivision: CCPC File No. 11126-02

Plan Name: James Leroy Boyer (deceased), James Leroy Boyer, Jr. and Matthew Boyer (deceased) Subdivision

Location: Chest Township

Surveyor: Hess and Fisher Engineers / Wilson Fisher, Jr. P.E. PLS

Date Received: 1/20/2026

Review Date: 1/28/2026

Number of Lots: 2

Zoning: None

Size of Lots: ± 14 acres

Sewage: Consolidated Lot – Existing On-Lot

Water: Consolidated Lot – Existing Well

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

A. Application for Subdivision: CCPC File No. 21625-03

Plan Name: Richard Eric and Mary Ruth Gerhart

Location: Covington Township

Number of Lots: 1 lot with residual

Sewage: Lot 1 – Proposed On-Lot; Residual – Non-Building Waiver

Water Supply: Lot 1 – Proposed Public; Residual – Non-Building Waiver

Comment: None

- B. Application for Subdivision:** CCPC File No. 23525-09
Plan Name: Kram Realty
Location: Lawrence Township
Number of Lots: 1 lot with residual
Sewage: Lots 1 and 2 – Non-Building Waiver
Water Supply: Lots 1 and 2 – Non-Building Waiver
Comment: Final approval should include investigation into lot 1, including mapping and deed descriptions.
- C. Application for Subdivision:** CCPC File No. 23525-09R
Plan Name: Kram Realty
Location: Lawrence Township
Number of Lots: 1 lot with residual
Sewage: Lots 1 and 2 – Non-Building Waiver
Water Supply: Lots 1 and 2 – Non-Building Waiver
Comment: None
- D. Application for Subdivision:** CCPC File No. 24625-14
Plan Name: Timothy E. Zontek Et Al
Location: Sandy Township
Number of Lots: 2 lot consolidation
Sewage: Consolidated Lot – Proposed Public
Water Supply: Consolidated Lot – Proposed Public
Comment: None
- E. Application for Subdivision:** CCPC File No. 24625-15
Plan Name: Patricia M. Park-Buehler
Location: Sandy Township
Number of Lots: 3 lot consolidation
Sewage: Consolidated Lot – Existing Public
Water Supply: Consolidated Lot – Existing Public
Comment: None
- F. Application for Subdivision:** CCPC File No. 21825-03
Plan Name: James R. Bishop, Jr.
Location: Decatur Township
Number of Lots: 1 lot with residual
Sewage: Lot 1 – Proposed On-Lot; Residual – Non-Building Waiver
Water Supply: Lot 1 – Proposed On-Lot; Residual – Non-Building Waiver
Comment: None
- G. Application for Subdivision:** CCPC File No. 24225-06
Plan Name: Joseph C. Pentz, Et Al
Location: Penn Township
Number of Lots: 1 lot
Sewage: Lot 1 – Proposed On-Lot; Residual – Non-Building Waiver
Water Supply: Lot 1 – Proposed Public; Residual – Non-Building Waiver
Comment: None
- H. Application for Subdivision:** CCPC File No. 21525-04
Plan Name: George T. and John A. Neidrick

Location: Cooper Township
Number of Lots: 1 lot with residual
Sewage: Lot 1 – Proposed On-Lot; Residual – Non-Building Waiver
Water Supply: Lot 1 – Existing On-Lot; Residual – Non-Building Waiver
Comment: None

I. Application for Subdivision: CCPC File No. 24825-06

Plan Name: Richard E. and Jeffery D. Hendricks
Location: Union 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

J. Application for Subdivision: CCPC File No. 25126-01

Plan Name: Barbara J. Dinant and Sandra L. Zapsky
Location: Woodward Township
Number of Lots: 3 lot consolidation
Sewage: Consolidated Lot – Existing Public
Water Supply: Consolidated Lot – 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:** Sandy Township / City of DuBois
Project Name: Sandy Township Main Sewer System SPT (Slab Run WWTF)
Location: Sandy Township
2. **Applicant:** Moonlight Flats Solar Power, LLC
Project Name: Moonlight Flats Solar Project
Location: Covington and Karthaus Township
3. **Applicant:** DEP Bureau of Waterways Engineering and Wetlands
Project Name: Emergency Watershed Protection Program along Moose Creek
Location: Lawrence Township
4. **Applicant:** Aqua Pennsylvania Wastewater, Inc.
Project Name: Treasure Lake Resort Sewage Treatment Plant
Location: DuBois City

C. Act 67/68 Land Use Reviews/Support (Land Use Consistency Reviews)/Permits

1. **Applicant:** Dave Roman Excavating Inc
Project Name: Small Noncoal Land Use Questionnaire
Location:

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

None

E. Act 537 Reviews (Sewage Facilities Planning)

1. **Penn Township** – Our office received a sewage planning exception request for the Pentz Subdivision. DEP reviewed the request and found it to be consistent with the official sewage facilities plan and the applicable requirements of 25 Pa. Code Chapter 71.
2. **Bell Township** – Our office received a sewage planning exception request for the Franklin and Monika Bizousky subdivision. DEP reviewed the request and found it to be consistent with the official sewage facilities plan and the applicable requirements of 25 Pa. Code Chapter 71.
3. **Goshen Township** – Our office received a sewage planning exception request for the Frederick A. and Susan M. Graham subdivision. DEP reviewed the request and found it to be consistent with the official sewage facilities plan and the applicable requirements of 25 Pa. Code Chapter 71.
4. **Burnside Township** – Our office received a sewage planning revision request for Mt. Calvary Land Development. DEP reviewed the documents and found them to be administratively complete but had technical deficiencies. They have until April 16, 2026, to address the deficiencies.

F. Air Quality

None

G. Blasting Notices

None

H. Bond Releases

1. **Morris Township** – Our office received notice from Bloom and Associates OBO Coal Loaders, Inc. for a requested Stage 1 bond release of \$301,507 for reclamation of 62.5 acres at the Dragon Operations (SMP #17110109). The total bond currently held is \$639,455.

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

None

J. Correspondence

1. Our office received notice from DCNR regarding the George B. Stevenson Dam Emergency Plan Notice. Clearfield County is no longer in the emergency plan and therefore it doesn't need to be posted.
2. **Chest Township** - Our office received notice from DEP regarding Proposed Five Points Transfer Station & Recycling Center. During the initial review DEP called a portion of the permit a Traffic Impact Study deemed deficient. DEP has now received a complete Traffic Impact Study meeting all needed regulations and will now continue the remainder of their review.
3. Our office received notice from PennDOT regarding various upgrades of different VRU infrastructure including ADA ramp upgrades and replacements, DWS replacements, pedestals, push buttons, stub poles, controllers, cabinets, as well as changing and rephasing timing across certain intersections.

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: Residual Waste Landfill Permit Renewal Permit 301197
Project Name: Shawville Ash Disposal Facility

M. Land Use Changes

None

M'. Land Use Reviews

None

N. Miscellaneous

None

O. NPDES (National Pollution Discharge Elimination System) Permits

1. **Covington and Karthaus Township** – Our office received a Chapter 102 Permit for Moonlight Flats Solar Power, LLC. The proposed land development and stormwater controls are to construct an up to 250 MW photovoltaic solar energy generating facility and associated infrastructure.
2. **Clearfield Borough** – Our office received a Chapter 102 Permit for KCL Holdings, LLC. The proposed land development and stormwater controls are the construction of eight (8) duplex units along with the associated access roadway, utilities, and post construction stormwater management system for the proposed residential development.
3. **Sandy Township** – Our office received a Chapter 102 Permit for Rusty Gate Apartments, LLC. The proposed land development and stormwater controls are the construction of twelve (12) duplex units, along with the associated access roadway, utilities, and post construction stormwater management system for the proposed residential development.

P. PennVest Reviews

None

Q. Public Notices

None

R. Public Utility Commission

1. **Wallaceton Borough** – Our office received notice from DEP regarding an application for approval to alter the public at-grade crossing by the installation of new active traffic control devices and upgraded crossing surfaces where W Reed St., SR 2034 crosses the track of R.J. Corman Railroad, DOT No. 528 164 D.
2. **Bradford Township** – Our office received notice from PA PUC regarding an application from Verizon Pennsylvania, LLC for approval of the alteration of the crossing where SR 2030 (Bigler Road) crosses, at grade, track of RJ Corman Railroad Group (DOT 528 142 D) by the installation of an aerial fiber optic cable and innerduct.
3. **Wallaceton Borough** – Our office received notice from PAPUC regarding an application for approval to alter the public at-grade crossing by the installation of new active traffic control

devices and upgraded crossing surfaces where W Reed St., SR 2034 crosses the track of R.J. Corman Railroad, DOT No. 528 164 D.

4. **Bradford Township** – Our office received notice from PA PUC regarding an application from Verizon Pennsylvania, LLC for approval of the alteration of the crossing where SR 2030 (Bigler Cutoff Road) crosses, at grade, track of RJ Corman Railroad Group (DOT 528 202 K by the installation of an aerial fiber optic cable and innerduct.
 5. **Curwensville Borough** – Our office received notice from PA PUC regarding an application from Verizon Pennsylvania, LLC for approval to alter the public crossing (DOT #527 138 k) by the installation of an aerial fiber optic cable and innerduct where Bloomington Avenue crosses, above grade, the tracks of RJ Corman Railroad.
 6. **Bradford Township** – Our office received notice from PA PUC regarding an application from Verizon Pennsylvania, LLC for approval of the alteration of the crossing where Jury Road (T 329) crosses, at grade, track of RJ Corman Railroad Group (DOT 528 143 K) by the installation of an aerial fiber optic cable and innerduct.
 7. **Greenwood Township** – Our office received notice from PA PUC regarding an application from Verizon Pennsylvania, LLC for approval to alter the public crossing (DOT 527 104 R) by the installation of an aerial fiber optic cable where Camp Corbly Road (T-418) crosses, at grade, a single track of RJ Corman Railroad Group. A letter dated 1-5-2026 from Verizon Pennsylvania states this alteration has been completed.
 8. **Burnside Borough** – Our office received notice from PA PUC regarding an application from Verizon Pennsylvania, LLC for approval to alter the public crossing (DOT 527 123 V) by the installation of an aerial fiber optic cable and innerduct where State Route 0219 (Main Street) crosses, at grade, a single track of RJ Corman Railroad Group.
 9. **Burnside Borough** – Our office received notice from PA PUC regarding an application from Verizon Pennsylvania, LLC for approval to alter the public crossing (DOT 527 127 X) by the installation of an aerial fiber optic wireline and innerduct where State Route 0219 (Main Street) crosses, at grade, one (1) track of RJ Corman Railroad Company/Pennsylvania Lines, Inc.
 10. **Burnside Township** – Our office received notice from PA PUC regarding an application from Verizon Pennsylvania, LLC for approval to alter the public crossing (DOT 527 117 S) by the installation of an aerial fiber optic wireline and innerduct where State Route 0219 (Main Street) crosses, at grade, one (1) track of RJ Corman Railroad Company/Pennsylvania Lines, Inc.
 11. **Bradford Township** – Our office received notice from PA PUC regarding an application from Verizon Pennsylvania, LLC for approval to alter the public crossing (DOT 528 203 S) by installing a fiber optic cable and innerduct where Jury Road (T 329) crosses, at grade, a track of RJ Corman Railroad Company/Pennsylvania Lines, Inc.
- S. Sewage Component Reviews/Planning Modules**
1. **Burnside Township** – Our office reviewed a DEP sewage facilities component 4B for Mt. Calvary Land Development.
- T. SRBC Permits (Susquehanna River Basin Commission)**
- None

U. Support Letters

1. **Bradford Township** – Our office supports Bradford Township’s Dale Road (T-319) Safety Hazard Upgrade Project for a PennDOT Multimodal Grant. Thomas reviewed the project and finds it to be consistent with the land use documents and policies of County. Investing in infrastructure needed to support our Core Communities is a priority action item in our adopted 2024 County Comprehensive Plan.
2. **Clearfield County** – Our office supports the Lumber Heritage Region of Pennsylvania, Inc application for ARC funding to conduct a feasibility study to designate our region as a National Heritage Area. Jodi reviewed the application and found it supports Clearfield County’s Comprehensive Plan goals.

V. Surface/Underground Mining

1. **Sandy and Huston Townships** – our office reviewed documents for
Applicant: Rosebud Mining Company
Application Review: Mining Permit Revision CMAP #17041301
Project Name: Penfield Mine
2. **Morris Township** – our office received notice from DEP regarding a pre-job conference being held at the project site Alder Run DEP No. OSM 17(4543)101.1 on Wednesday, January 14, 2026, at 10:00 a.m.
3. **Pine Township** – our office reviewed documents for
Applicant: Bell Resources, Inc.
Application Review: Mining Permit Renewal Permit No. 17180101
Project Name: Area 51
4. **Bradford Township** – our office reviewed documents for
Applicant: Rosebud Mining Company
Application Review: Mining Permit Renewal Permit No. 17841607
Project Name: Bigler Coal Prep Plant
5. **Decatur Township** – our office reviewed documents for
Applicant: Junior Coal Contracting, Inc
Application Review: Mining Permit Renewal Permit No. 17070106
Project Name: Big Run Operation

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, February 25, 2026, at 6:30 p.m.