



## 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** (4<sup>th</sup> Wednesday of every month at 6:30 p.m. except for November and December due to holidays, move those to the 3<sup>rd</sup> 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. 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<sup>1</sup>. 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. **Wallacetown 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. **Wallacetown 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.**