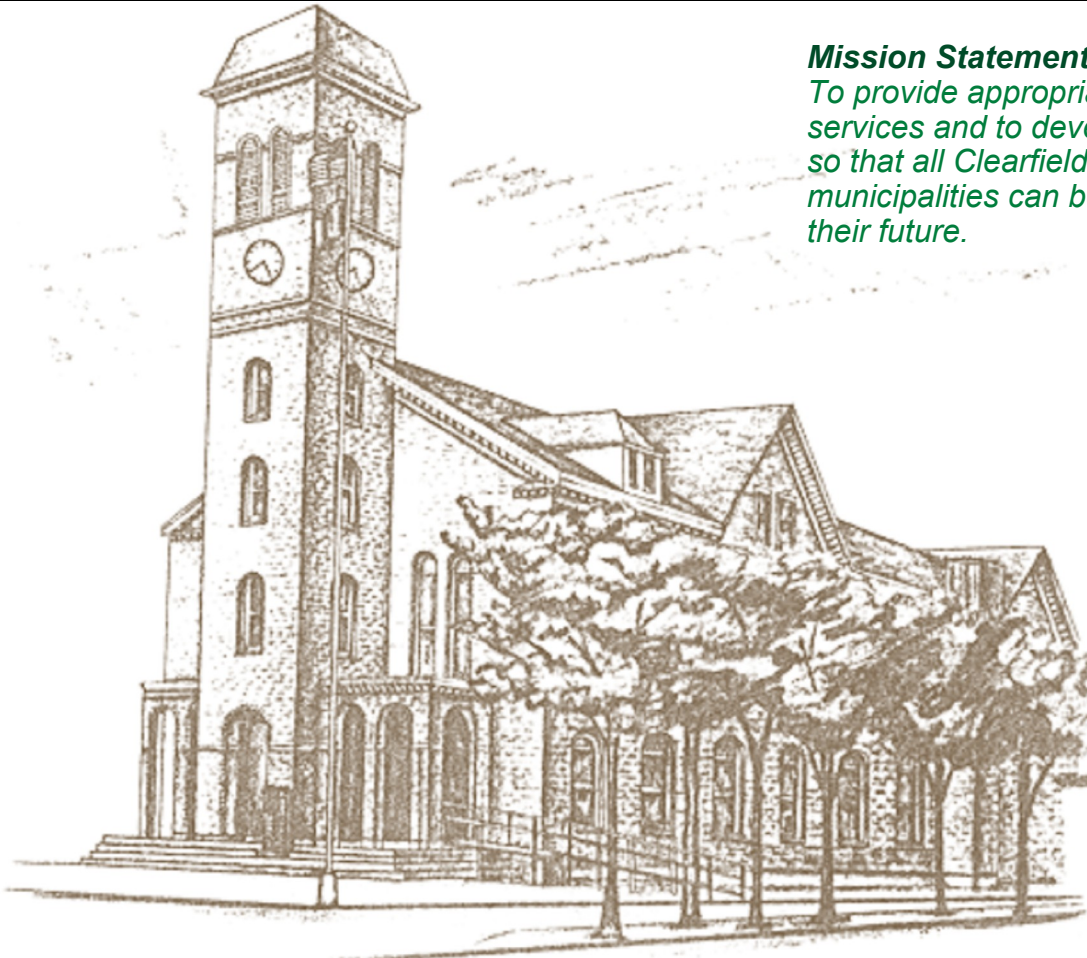




Clearfield County Planning Commission 2024 Annual Report



Mission Statement:

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

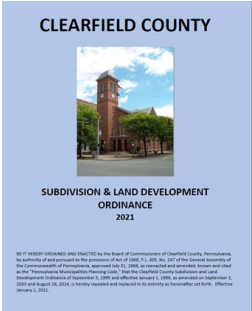
BOARD OF COMMISSIONERS	Inside this Issue:	
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Planning and Community Development Staff		
Jodi Brennan, Director Thomas E. Larson, Community Development Specialist Amanda Davis, Administrative Assistant		

S.A.L.D.O. ADMINISTRATION

CLEARFIELD COUNTY’S
SUBDIVISION & LAND
DEVELOPMENT ORDINANCE
(S.A.L.D.O.)-

Annual Subdivision & Land Development
Summary

The subdivision and land development ordinance is the most commonly used development control mechanism in Pennsylvania. Over 90 percent of the municipalities have subdivision and land development regulations in effect, either by their own ordinance or by a county ordinance. It is the most basic of land use regulations.



Subdivision is the creation of new lots or property lines, while land development involves construction of buildings and improvements. Land is a valuable natural resource, and its division and development create a major portion of the physical surroundings and greatly define the character of communities and quality of life for citizens.

The major purposes of subdivision and land development regulations are to provide adequate sites for development and public use, to maintain reasonable and acceptable design standards .

A subdivision and land development ordinance differs from a zoning ordinance. A subdivision and land development ordinance does not control use of land or buildings.

Clearfield County currently has jurisdiction over 31 of our 50 municipalities. In 2024, the Planning Commission reviewed sixty-seven (67) plans for compliance with the County’s Ordinance. Of those, two (2) involved land development.

The adjacent chart outlines the activity that occurred in administering the County’s Subdivision & Land Development Ordinance in 2024.

The following municipalities did not have any activity for the year:

- Bloom Township
 - Burnside Borough
 - Chester Hill Borough
 - Coalport Borough
 - Grampian Borough
 - Houtzdale Borough
- Mahaffey Borough
 - Newburg Borough
 - New Washington Borough
 - Osceola Mills Borough
 - Pine Township
 - Wallacetown Borough

2024 County’s S.A.L.D.O. Activity				
Municipality	# of Subdivisions	# of Land Development	# New Lots Created	# Proposed Buildings
Beccaria Township	8	0	9	1
Bell Township	6	0	6	1
Bigler Township	5	0	2	0
Brady Township	10	1	12	1
Brisbin Borough	1	0	1	0
Burnside Township	4	0	3	0
Chest Township	1	0	1	0
Ferguson Township	5	0	3	1
Glen Hope Borough	1	0	1	0
Greenwood Township	1	0	1	0
Gulich Township	3	0	2	1
Huston Township	2	0	0	0
Irvona Borough	2	0	2	0
Jordan Township	4	0	5	1
Knox Township	2	0	2	0
Pike Township	6	1	6	1
Ramey Borough	2	0	1	0
Troutville Borough	1	0	0	0
Westover Borough	1	0	0	0
TOTAL	65	2	57	7

Clearfield County Subdivisions and Land Developments - 2024
Municipalities that fall under Counties S.A.L.D.O

File Number	Municipality	Plan Name	Month Reviewed	Approved	Conditional	Date Plan Recorded	Conditions Met	Subdivision	Lot Consolidation	Land Development	# of New Lots	# of Proposed Buildings
Beccaria Township												
10124-01		T.H. Port A. John, LLC	1/24/2024	X		1/25/2024		X			1	
10124-02		Katherine B. and Gregory P. Gates	2/28/2024	X		3/1/2024		X			1	1
10124-03		T.H. Port A. John, LLC	2/28/2024	X		3/1/2024		X			1	
10124-04		Daniel and Kristy Rowles	5/22/2024	X		5/23/2024		X	X			
10124-05		Anthony and Janice Parrino	6/26/2024	X		6/27/2024		X			1	
10124-06		Neal Huber	7/24/2024	X		7/25/2024		X			1	
10124-07		Jacqueline Spaid, Pamela Pennington, Gerald Spaid Jr	7/24/2024	X		7/29/2024		X	X		3	
10124-08		Janet Carns	9/25/2024	X		9/27/2024		X			1	
Bell Township												
10224-01		Robert E. and Sharon R. Miller	3/27/2024	X		4/2/2024		X			1	
10224-02		LAK Land, LLC	5/22/2024	X		5/24/2024		X			1	
10224-03		Carl R. Kuntz Caring Trust	6/26/2024	X		6/27/2024		X	X		2	
10224-04		John Bouch	7/24/2024	X		7/29/2024		X	X			
10224-05		Christopher Lee and Beverly D. Book	11/20/2024		X	11/22/2024	11/2/2024	X			1	1
10224-06		LAK Land, LLC	12/18/2024	X				X			1	
Bigler Township												
10324-01		Gene and Beth Wardo	2/28/2024	X		2/29/2024			X			
10324-02		Public Credit	6/26/2024	X		6/27/2024		X	X			
10324-03		Houtzdale Solar Array (Preliminary Plan)	7/24/2024	X		N/A						
10324-04		Houtzdale Solar Array (Final Plan)	10/23/2024	X		11/1/2024		X			1	
10324-05		Janet Maurer-Koval	11/20/2024	X		11/22/2024		X			1	
Brady Township												
10724-01		Clair E. and Beckie S. Kriner	2/28/2023	X		3/1/2024		X	X		1	
10724-02		DeBoer, Marshall, Liddle & Makufka Lands	3/27/2024	X		4/2/2024		X			3	
10724-03		Joshua and Kristina Brubaker	5/22/2024	X		5/23/2024		X			1	
10724-04		Justin M. and Nicole L. Angeletti	5/22/2024	X		5/23/2024		X			1	
10724-05		Harry M. and Amanda A. Yoder	5/22/2024	X		5/23/2024		X			1	
10724-06		Linda London	5/22/2024	X		5/23/2024		X			1	
10724-07		Craig Geppert	5/22/2024	X		5/28/2024		X			1	
10724-08		Jonas E. and Martha J. Fisher	7/24/2024	X		7/29/2024				X		1
10724-09		Marilyn Bukousky	7/24/2024	X		7/29/2024		X			1	
10724-10		Dean I. and Joanne B. Kellar	10/23/2024		X	11/8/2024	11/4/2024	X			1	
10724-11		William J. and Dorothy R. Lawson	11/20/2024		X	11/25/2024	11/25/2024	X			1	
Brisbin Borough												
10824-01		Gold Luster LP	2/28/2024	X		3/1/2024		X			1	
Burnside Township												
11024-01		Robert D. & Laura D. Miller	4/24/2024	X		4/26/2024		X			1	
11024-02		William & Sherry Hughes	7/24/2024	X		7/25/2024		X	X			
11024-03		Estate of Irene Brothers	10/23/2024		X	12/10/2024	12/6/2024	X			1	
11024-04		Sonja Renea Young	12/18/2024	X				X	X		1	

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

ACT 247 REVIEWS - The County Planning and Community Development Department reviewed and provided comments on one hundred four (104) plans from those nineteen municipalities that administer their own S.A.L.D.O. Of those plans, twelve (12) were land development plans and ninety-two (92) were subdivision plans.

The adjacent table reflects the activity. The following municipality did not have any S.A.L.D.O. activities:

- Falls Creek Borough

The bottom adjacent table reflects land development activities that occurred within the County during 2024.

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	32
Act 67 & 68	3
Act 537	31
Air Quality	3
Blasting Notices	2
Bond Releases	9
Correspondence	7
Environmental Assessments	1
General Projects/ Assessment Reviews Permits	9
Land Use Changes	6
Land Use Reviews	0
NPDES	27
Public Notices	0
Public Utility Commission	13
Sewage Component Reviews/ Planning Modules	4
Land Use Consistency/ Support Letters	75
Surface/Underground Mining	18
Water Withdrawals	4
Zoning Changes	2

Act 247-Municipalities with their own S.A.L.D.O. 2024				
Municipality	# Subdivisions	# Land Development	#Lots Created	#Proposed Buildings
Boggs Township	9	0	9	0
Bradford Township	2	1	4	0
Clearfield Borough	3	0	4	0
Cooper Township	8	0	7	0
Covington Township	1	0	1	0
Curwensville Borough	2	0	2	0
Decatur Township	8	0	7	0
City of DuBois	4	0	1	0
Girard Township	2	0	2	0
Goshen Township	4	1	2	1
Graham Township	1	0	3	0
Lawrence Township	19	4	25	3
Morris Township	2	1	2	0
Penn Township	4	0	4	0
Sandy Township	15	5	9	10
Union Township	3	0	3	0
Woodward Township	5	0	7	0
Total	92	12	110	14

2024 Land Developments	
Bradford Township	Abe's Run Solar
Goshen Township	383 Rontac Real Estate, LLC (Multi-family Residential)
Lawrence Township	Starbucks Acadia Heath Care (Building Additions and Parking Expansion) Penn. State Police Clearfield Barracks Village Road Partners, LP (Three Duplex buildings)
Morris Township	West Branch School District Renovation and Additions
Sandy Township	Clepper Holdings, LLC DBA B&A (Storage Unit Facility) Commonwealth Charter Academy Starbucks DuBois Seven Brew (Drive Thru Coffee shop) Treasure Lake Ski Lodge

Clearfield County Subdivisions and Land Developments - 2024
Municipalities that have their own S.A.L.D.O

File Number	Municipality	Plan Name	Review Date	Lot Consolidation	Subdivision	Land Development	# of New Lots	# of Proposed Buildings
	Boggs Township							
20524-01		John H. Kolp & JoAnn Heichel (Deceased) Subdivision Plan	1/16/2024		x		1	
20524-02		Walter R. Shimmel SR Subdivision Plan	2/8/2024		x		1	
20524-03		Mature Resources Foundation	2/12/2024		x		1	
20524-04		Wallaceton Hardwoods	2/12/2024	x	x		1	
20524-05		Richard Knepp	5/8/2024	x	x		1	
20524-06		Richard Knepp	6/4/2024	x	x		1	
20524-07		AES Drilling & Dan Cutler Subdivision & Lot Consolidation	7/31/2024	x	x		0	
20524-08		Rodney H. & Carol J. Foster	9/25/2024		x		1	
20524-09		Burton L. & Tammy M. Graffius	10/23/2024	x	x		2	
	Bradford Township							
20624-01		Diana L. Krebs	4/2/2024		x		3	
20622-22R		Abe's Run Solar Land Development	11/5/2024		x	x	1	
	Clearfield Borough							
21324-01		Zaneth J. Casteel Subdivision Plan	1/16/2024	x	x		1	
21324-02		Robert F. & Sherry L. Grimminger	8/2/2024		x		2	
21323-03R		Dollar General - Clearfield, Pa	4/18/2024		x		1	
	Cooper Township							
21524-01		Gregory and Frances Zetts	4/4/2024	x	x		0	
21524-02		Larson Consolidation	5/2/2024	x			0	
21524-03		Timko/Confer	5/8/2024		x		1	
21524-04		Mary K. Sperfsilage	5/13/2024		x		1	
20524-05		Anna Jane Hoover, Et al	5/14/2024		x		1	
20524-06		Dennis & Cynthia Pearce	10/21/2024		x		1	
20524-07		St. Agnes Parish Charitable Trust	10/21/2024		x		1	
20524-08		Mountain View Lands	12/11/2024		x		2	
	Covington Township							
21624-01		Elaine M. Davis	12/19/2024		x		1	
	Curwensville Borough							
21724-01		Clearfield County Economic Development Corporation	6/11/2024		x		1	
21724-02		Bruce A. & Marie M. Fair Subdivision	7/15/2024		x		1	
	Decatur Township							
21824-01		Society of Slovak Workingmen Subdivision / Consolidation	1/18/2024	x	x		0	
21824-01R		Society of Slovak Workingmen Subdivision / Consolidation	1/22/2024	x	x		0	
21824-02		Robert A. and Susan R. Mondock	4/24/2024	x	x		0	
21824-03		John and Beatrice Kephart	5/22/2024		x		1	
21824-03R		John and Beatrice Kephart	6/4/2024		x		1	
21824-04		Linda L. Matia	7/30/2024		x		4	
21824-05		Maggie M. Ferguson	9/25/2024	x	x		0	
21824-06		Robert S. & Mary M. Kistler	10/4/2024	x	x		0	
21824-07		Mitchell A. Yarger, Dawn J. Shimmel, and Marfa J. Ford	10/17/2024	x	x		0	
21824-08		Nicholas L. Dixon	11/18/2024		x		1	
	City of DuBois							
21924-01		Rice Complex	5/24/2024		x		1	
21924-02		Generational Land LLC	8/19/2024	x			0	
21924-03		Joey R. & Jodi A. Anderson	9/27/2024	x	x		0	
21924-04		10 Dock Street	11/25/2024	x			0	
	Falls Creek Borough							
	Girard Township							
22224-01		Arthur M & Betty Owens	6/20/2024		x		2	
22224-02		Elaine M. Davis	11/6/2024	x	x		0	
	Goshen Township							
22424-01		Eden Cemetery Association	3/8/2024		x		0	
22424-02		Alan R. Larson Et. Al, Robindale Energy Services, Inc, and Todd L. Condon Et. Al	6/12/2024	x			0	
22424-03		383 Rontac Real Estate, LLC	8/13/2024			x		1
22424-04		Blane S., Jeffery A, and Jon M. Taylor	10/24/2024		x		1	
22424-05		Deloris J. Washburn	10/25/2024		x		1	

	Graham Township							
22524-01		William and Carol J. Brenish	4/2/2024		x		3	
	Kartha Township							
23324-01		Lands of Dixon	6/26/2024		x		3	
	Lawrence Township							
23524-01		Harry J & Margaret V. Salvatore Subdivision Plan	2/6/2024		x		3	
23524-02		Starbucks Land Development	4/26/2024			x		1
23524-03		Nicholas P. and Hilda Winters Mayhew	5/13/2024	x			0	
23524-04		Edward R. Powell and Randall A. Powell	5/15/2024		x		3	
23524-05		Kram Realty, LLC	5/22/2024		x		1	
23524-06		Terry L. & Michele L. Thomas	5/30/2024		x		2	
23524-07		Michael L. & Dawn M. Tibbens	5/30/2024		x		1	
23524-08		Linda M. Comfort & Pa & Ohio Rod and Gun Club	6/6/2024		x		3	
23524-09		Jenny Lee Moore Consolidation	7/8/2024	x			0	
23524-10		Rev. Duane A. & Carmen L. White	7/24/2024		x		1	
23524-11		Edward C. Mastrine Consolidation	8/19/2024	x			0	
23524-12		Jeffery F. & Soyna A. Shadeck	8/27/2024		x		1	
23524-13		Acadia Health Care Land Development	9/5/2024			x		1
23524-14		Randall Lee Luzier	9/27/2024		x		1	
23524-15		Martell Brothers	10/9/2024		x		1	
23524-16		Randy L. Peacock	10/29/2024		x		1	
23524-17		Michael S. (Deceased) & April R. Maines	11/1/2024		x		1	
23524-18		James A. & Shari L. Collins	11/5/2024		x		1	
23524-19		Clearfield County Economic Development Corporation	11/25/2024		x		2	
23524-20		Pennsylvania State Police Clearfield Barracks Land Development	11/25/2024			x		1
23524-21		County Of Clearfield	11/27/2024		x		1	
23524-22		Kimberly I. McKenrick	12/19/2024		x		2	
23523-05R		Village Road Partners, LP Land Development	9/4/2024			x		
23524-08R		Linda M. Comfort & Pa & Ohio Rod and Gun Club	8/8/2024		x		3	
	Morris Township							
23824-01		Dustin L. and Casey J. Shaw Subdivision / Lot Consolidation	1/8/2024	x	x		1	
23824-02		Clifford A. and Rebecca S. Johnston	4/11/2024		x		1	
23823-02R		West Branch School District Renovation and Additions Land Development	6/4/2024			x		0
	Penn Township							
24224-01		Daniel J. & Penny N. McDonald	3/6/2024		x		1	
24224-02		Lands of Rebecca D. Lee Et al	3/15/2024		x		1	
24224-03		Stephanie D. Nelan	8/28/2024		x		1	
24224-04		Lands of 1250E1000000067 & 1250E1000000077	12/16/2024	x	x		1	
	Sandy Township							
24624-01		William J. Umbaugh Consolidation	1/9/2024	x			0	
24624-02		Donald E. & Barbara A. Short Consolidation	1/10/2024	x			0	
24623-26R		Daniel C Wallace Lot Consolidation	1/24/2024	x			1	
24624-03		Clepper Holdings, LLC DBA B & A Storage Land Development Plan	2/7/2024			x		6
24624-04		Commonwealth Charter Acadamey	2/12/2024		x	x	1	1
24624-05		Sharon J. Voigt & Gail A. Davis & David L. Tinker	4/2/2024		x		1	
24624-06		Developac, Inc	4/3/2024		x		1	
24624-07		Brandon Withrite and Kristen Hines	5/7/2024	x			0	
24624-08		Frank S. Schall	5/9/2024	x			0	
24624-09		Blaine A. Jr. & Laura A. Shaffer	5/22/2024	x			0	
24624-10		Genevieve Murray	8/8/2024		x		1	
24624-11		Darrel Jack & Kathy M. Wolfgang	8/15/2024		x		1	
24624-12		Starbucks Dubois Land Development	8/15/2024			x		1
24624-13		Treasure Lake Ski Lodge Land Development	8/15/2024			x		1
24624-14		Seven Brew Land Development	8/15/2024			x		1
24624-15		Christ the King Lot	10/18/2024	x			0	
24624-16		Tail Twisters, Inc	12/3/2024	x	x		1	
24624-17		Christ the King Manor, Inc	12/9/2024		x		1	
24624-18		Deborah N. Burton	12/9/2024		x		1	
	Union Township							
24824-01		David H. Clinton, Merry Jo Clinton, and Lori Srock	8/13/2024		x		2	
24824-02		David & Delean Sheperd	9/11/2024		x		1	
24824-03		David & Sherri I. Ball	12/10/2024		x		3	
	Woodward Township							
25124-01		Gold Luster LP Subdivision	1/25/2024		x		1	
25124-02		Yarger, Murarik, & McGlynn	7/29/2024		x		3	
25124-03		Kephart & Dullen	7/29/2024		x		1	
25124-04		Richard & Judith Kephart	8/30/2024		x		1	
25124-05		Michael A. Kephart	10/21/2024		x		1	

RURAL TRANSPORTATION PLANNING COMMITTEE

Rural Transportation Planning Committee

The North Central Pennsylvania Regional Planning and Development Commission, established by federal mandate, guides regional planning and oversees the distribution of federal transportation funds across a six-county area.

Federal funding obligations in the North Central Rural Planning Organization (RPO) region that took place during Federal Fiscal Year (FFY) 2024, which covered the period of October 1, 2023, to September 30, 2024 are required to be identified. Obligation occurs when FHWA approves the project and executes the project agreement, not when cash (or an electronic payment) is transferred. The obligation of funds for projects does not necessarily mean that projects are initiated or completed during this year, but that the legal commitment was made to reimburse State DOTs for eligible costs.

The FY 24 Annual Listing of Federally Obligated Projects (October 1, 2023 – September 30, 2024) for Clearfield County, PA is as follows.

- Trail expansion beginning at the Tannery Row Trail head to Beaver Meadows Trail in the City of DuBois & Sandy Township, Clearfield County.
- Clearfield Commerce Park Industrial Park Road Improvements
- Intersection Improvement on Beaver Drive Intersection with Division Street in City of DuBois, Clearfield County. (No new capacity).
- Upgrade of Railroad Warning Devices on SR 36, Colonel Drake Highway, in Chest Township, Clearfield County.
- High Friction Surface Treatment on Interstate 80, Mile Marker 119 Westbound in Lawrence Township, Clearfield County.
- Highway Resurfacing including High Friction Surface treatment to improve safety on State Route 153, near intersection of State Route 153 and 255 starting in Penfield to Clearfield/Elk County Line in Huston Township, Clearfield County
- Congestion Improvement on State Route 153 (three signals at Cherry/Market/Locust), Second Street, State Route 322 corridor (four signals along I-80 detour route at Fulton St/Nichols St/ Second St/Third St) and Third Street (three signals at Cherry/Market/Locust) for the total number of ten traffic signals and DMS board to be placed on SR 879. ADA needs will be accessed. Upgrade of existing traffic signals to include signage and pavement markings for side street approaches (300') of each signal in Clearfield Borough, Clearfield County.
- Highway Restoration on State Route 219 from the SR 830 intersection into Jefferson County, Sandy Township, Clearfield County.
- Highway Restoration on State Route 219 from DuBois Street to Liberty Boulevard in the City of DuBois, Clearfield County.
- High Friction Surface Treatment being applied to State Route 219 in Brady Township, Clearfield County.
- High Friction Surface Treatment application to State Route 219 in Greenwood Township, Clearfield County.
- Bridge Replacement on State Route 410 over Stump Creek in Brady Township, Clearfield County.
- High Friction Surface Treatment application to State Route 879 in Goshen Township, Clearfield County.
- Bridge Preservation on State Route 1011 Rolling Stone Road over the West Branch of the Susquehanna River & RJ Corman Railroad in Cooper & Covington Townships, Clearfield County.
- Safety Improvement, Rapid Rectangular Flashing Beacon installation, on State Route 1011 for the Quehanna Boot Camp Crossing Area in Karthaus Township, Clearfield County.
- Bridge removal on State Route 2020, Presqueisle Street, over Moshannon Creek in Chester Hill Borough, Clearfield County



- Bridge Improvements on State Route 2024 Old Erie Pike bridge over Rails to Trails in Pike Township, Clearfield County.
 - Bridge Improvement on State Route 4009 over Abandoned Railroad in Brady Township, Clearfield County
 - Improved Walkway on Maple Avenue and Shaffer Road in Sandy Township, Clearfield County.
 - Bridge Improvements on Township Road 748, Oak Hill Road, over Mosquito Creek in Karthaus Township, Clearfield County.
- Electric Vehicle Charging Station Implementation at 5 locations within the North Central Planning Region:
- Kane Manor Inn in McKean County
 - Clearly Ahead Development in Clearfield County
 - IBEW Training Center in Clearfield County
 - Elk County Foods in Clearfield County
 - Zook Motors in McKean County

NORTH CENTRAL SAFETY ACTION PLAN / MULTIMODAL TRANSPORTATION PROJECTS

North Central Safety Action Plan

Clearfield County started work on Safe Streets for All (SS4A) Safety Action Plan with North Central. The SS4A Grant program was created by congress to distribute over \$5 billion in grants to support U.S. DOT’s Roadway safety strategy. The program is to prevent roadway deaths and serious injuries.

North Centrals plan will:

- **Identify high-risk areas:** Pinpoint locations where accidents frequently occur and implement measures to reduce risks.
- **Promote safer travel:** Develop strategies to protect all road users, including drivers, pedestrians, cyclists, and transit riders.
- **Enhance infrastructure:** Propose improvements to road design, signage, lighting, and other critical infrastructure elements.
- **Engage the community:** Involve residents, stakeholders, and local organizations in the planning process to ensure the plan meets the community's needs.

Through the summer, North Central held in depth focus group meetings with stakeholders (State and local Police, EMS, ATA, Medical Centers, ETC). These meetings helped to identify the needs and critical road segments to these organizations.

In October, Clearfield Planning Staff helped hold a public meeting to kick-off public engagement. Utilizing a public survey and mapping tool, the public was encouraged to mark problem areas. This data was used along with traffic/ crash data.

This plan will continue into 2025, More information can be found at the following:

https://rpo.ncentral.com/our_work/regional_planning_activities/safety/index.php

Multimodal Transportation Funded Projects

The PA Multimodal Transportation Fund provides financial assistance to municipalities, councils of governments, businesses, economic development organizations, public transportation agencies, and ports and rail freight entities. By improving transportation assets, this program seeks to enhance communities, pedestrian safety, and transit revitalization.

The following transportation projects submitted by Clearfield County municipalities were awarded funds in 2024.

- Boggs Township Hilltop Road - Phase I \$191,705
- Cooper Township T-726 Firehouse Road Paving Part III \$197,803
- Gulich Township Paving Project \$100,740
- Morris Township T-715 Cemetery Road Paving Project \$109,445
- Westover Borough Street Restoration Project \$190,250
- Beccaria Township Hoop Up Road and Poplar Street Project \$239,158

Municipal Traffic Signal Upgrades

The Green Light-Go: Pennsylvania’s Municipal Signal Partnership Program, also known as the “Green Light–Go Program”, is a competitive state grant program designed to improve the efficiency and operation of existing traffic signals located in the Commonwealth of Pennsylvania.

The following Municipal Traffic Signal Upgrades for Clearfield County were funded in 2024

- City of Dubois - \$310,040 for modernization of traffic signal equipment at Beaver Dr. & Liberty Blvd.
- Sandy Township - \$485,016 for traffic signal improvements at Brady Street (Route 0219) & Dixon Avenue.

HIN RANK	ROAD NAME	EXTENTS	LENGTH (MILES)	LOCATION	CAMERON COUNTY										EQUITY AREA	PUBLIC INPUT	TIP PROJECT
					HIGH INJURY NETWORK (HIN) ¹ (2019-2023)			NETWORK SCREENING (NWS) ² (2019-2023)									
					TOTAL CRASHES	KSI CRASHES ³	VRIU CRASHES	NWS POSITIVE COST	SEGMENT CRASHES	NWS EXCESS	NWS SEGMENT F&B CRASHES ⁴	NWS SEGMENT TOTAL CRASHES	NWS SEGMENT TOTAL CRASHES	NWS EXCESS			
1	FOURTH ST (SR 0120 SEG 0348)	BROAD ST TO ALLEGANY AVE	0.41	EMPORIUM	4	1	2	-	0	-2.25	1	-3.55	YES	4	YES		
2	PROSPECT PARK RD (SR 0155 SEG 0010)	ALLEGANY AVE TO MEADOW RD	0.43	SHIPPEN TWP	5	2	0	\$137,000.00	4	1.25	4	-0.25	YES	4	YES		
3	TRUMAN RD (SR 0120 SEG 0010)	FROM ELK COUNTY LINE EASTWARD	0.64	SHIPPEN TWP / STATE GAME LANDS 014	3	1	0	\$4,400.00	2	0.05	2	-0.4	YES	-	-		
4	PROSPECT PARK RD (SR 0155 SEG 0010)	NICKLER RD NORTHWARD TO SALT RUN	0.29	SHIPPEN TWP	3	1	0	\$19,500.00	1	0.15	3	1.05	YES	-	-		
5	BUCKTAIL TRAIL HWY (SR 0120 SEG 0150)	WEST INTERSECTION OF OLD WEST CREEK RD WESTWARD	0.45	SHIPPEN TWP	1	1	0	\$4,200.00	1	0.05	1	-0.45	YES	1	-		
6	BUCKTAIL TRAIL HWY (SR 0120 SEG 0220)	EAST INTERSECTION OF OLD WEST CREEK RD TO WOODLAND AVE	0.21	EMPORIUM AND SHIPPEN TWP	1	1	0	\$94,500.00	2	0.85	2	0.3	YES	3	YES		
7	NORTH CREEK RD (SR 0046 SEG 0040)	RICH VALLEY RD EASTWARD	0.68	SHIPPEN TWP	1	1	0	-	1	-0.15	1	-0.7	YES	-	YES		
8	BUCKTAIL TRAIL HWY (SR 0120 SEG 0160)	WEST INTERSECTION OF OLD WEST CREEK RD EASTWARD	0.72	SHIPPEN TWP	3	0	0	-	1	-0.4	2	-0.65	YES	1	-		
9	TRUMAN RD (SR 0120 SEG 0050)	BEECHWOOD RD WESTWARD	0.7	SHIPPEN TWP	3	0	0	\$16,200.00	2	0.15	3	-0.1	YES	-	-		
10	SOZERVILLE RD (SR 0155 SEG 0070)	JUPITER RD TO FOUR MILE RD	0.57	SHIPPEN TWP	3	0	0	\$45,500.00	2	0.4	3	0.5	YES	-	-		

¹ HIGH INJURY NETWORK CRASH ANALYSIS INCLUDES ALL CRASHES ALONG THE SEGMENT - I.E. INCLUDES INTERSECTION RELATED CRASHES THAT OCCURRED WITHIN THE SEGMENT
² NETWORK SCREENING SEGMENT CRASH ANALYSIS INCLUDES ONLY CRASHES ON THE SEGMENT THAT ARE NOT ATTRIBUTED TO INTERSECTIONS ALONG THE SEGMENT - I.E. ONLY SEGMENT DESIGNATED CRASHES
³ KSI - KILLED OR SERIOUS INJURY
⁴ FBI - FATAL AND INJURY

COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDS) /CHESTER HILL TRANSPORTATION STUDY

**Comprehensive Economic Development Strategy**

The Regional Comprehensive Economic Development Strategy (CEDS) committee brings public and private sectors together to provide a baseline of information, set forth goals and establish targeted strategies and performance measures for documenting successful economic and community development. Committee Highlights for 2024 include:

Tracking progress of CEDS plan implementation with project updates provided quarterly. The following are project updates relevant to Clearfield County.

DuBois Sewage Treatment Plant Replacement –

The project is 59% complete and is estimated to be completed within budget. Substantial completion is expected June 29, 2025

Sandy Twp. Slab Run Waterline Replacement -

Phase 2 of the Slab Run waterline project was completed (Section along Rt. 219 from Rt. 830 north to Jefferson Ave.). Phase 1 (Section along Rt. 219 from Doolittle's to Rt. 830) and Phase 3 (Section along Jefferson Ave. to Rt. 830) has not been completed and township is seeking funding for those phases.

Interconnection w/ DuBois Water System Via Highland Street (Brady Twp) –

The interconnection project is at a standstill. Our understanding is that Brady Twp. drilled a new successful water well and is using that now.

Clearfield County Spec Building -

Original budget of \$600k was developed pre-Covid. Costs have risen so much that a stand-alone building for that budget is no longer feasible. Project scope has shifted and an additional suite will be added onto an existing industrial building in Clearfield located at 509 Spruce Street. Approximately 6,000sf addition. Anticipated completion in 2025. Clearly Ahead still plans to construct a standalone Spec Building at some point in the future either in Curwensville or the industrial park in Clearfield.

Curwensville Borough Transportation Safety Improvements -

The first phase of the Curwensville Streetscape is almost completed for the first block. New sidewalks have been constructed, street trees have been planted and new streetlights have been installed. Some park benches will be installed. A second application to continue with the next block has been submitted, which includes \$1,331,011 for improvements at SR 879. Filbert to Locust Street and Walnut Street to Pine Street through an appropriation request from both senators Casey and Fetterman. Another appropriation request will be submitted to Congressman Thompson.

Submitted several projects to ARC for funding consideration. The following project from Clearfield County project was funded

Sandy Township – Industrial Drive Sewer Extension – Phase 3

The project is to run public sewer along the new Industrial Drive at the cost of \$1,475,000. The township is working with several funding agencies to get funding for the project.

Chester Hill Borough Transportation Study

The Borough partnered with Clearfield County, the North Central Pennsylvania Regional Planning and Development Commission (NCPRPDC), and the Pennsylvania Department of Transportation (PennDOT) on the development of a Reconnecting Communities Study. The study evaluated the impacts of the removal of the Presqueisle Street Bridge and explored solutions to enhance vehicular and pedestrian access, improve safety for all users, and address deficiencies on local roadways.

Area officials invited the public to share their thoughts at a public meeting on transportation issues and concepts within Chester Hill Borough, specifically near the area of PA 53 (Walton Street) and McGuirk, Rowland, and Presqueisle Streets. The study team provided a presentation that included an overview of the study process, existing conditions, and a recommended improvement strategy, followed by a question-and-answer session.

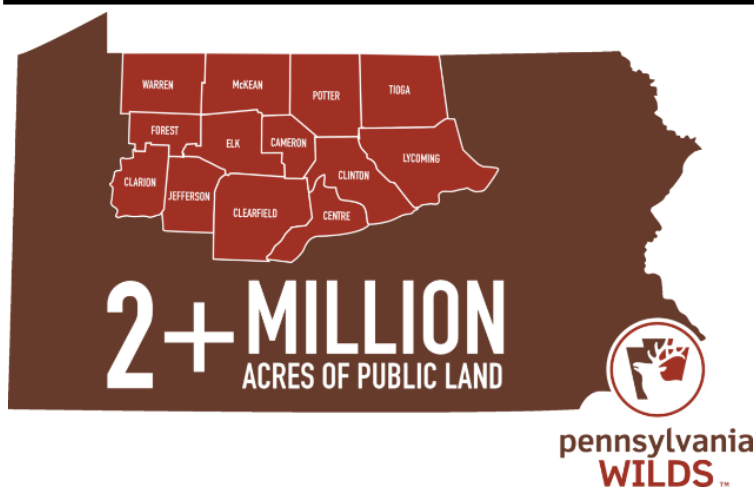
The conceptual alternative that received the greatest amount of support from both the public and Chester Hill Borough was Alternative #1, which consisted of the following:

- Reconstruct McGuirk Street and widen to 20 feet to create two full travel lanes (along with drainage improvements).
- Reconstruct Rowland Street and widen to 20 feet to create two full travel lanes (along with drainage improvements).
- Install PA 53 wayfinding signage along Presqueisle Street to direct traffic to Rowland Street to access PA 53.
- Construct 5-foot sidewalk/bicycle lane along McGuirk Street, Presqueisle Street, and Rowland Street (around the perimeter of the baseball field).

Alternative #1



PENNSYLVANIA WILDS / SINNEMAHONING STAKEHOLDERS WATERSHED GRANT



Best Brand Ambassador: Starr Hill Vineyard and Winery – Curwensville, Clearfield County

Starr Hill Vineyard and Winery has won the 2024 PA Wilds Best Brand Ambassador Champion Award for their recent Squatch N Berry wine collaboration. The Best Brand Ambassador Award honors an organization or individual who has made significant contributions to promote and develop the PA Wilds brand through logo use, place name recognition, branded product development, storytelling, event or experience packaging or similar efforts. The playful theme of Sasquatch in Starr Hill's huckleberry-flavored grape wine acknowledges the popularity of the cryptid.

Sinnemahoning Stakeholders Watershed Grant Program

The PA Wilds Planning Team is one of the largest and longest-standing governance structures around the PA Wilds effort. The Team includes representatives from the twelve county governments, as well as, over 40 other partners around the world, who collectively work together on regional planning issues and capacity-building initiatives.

Pennsylvania Wilds Planning Study

In 2024, the Pennsylvania Wilds Planning Team (PWPT) started its new Pennsylvania Wilds Planning Study update, which will inform the future of the group's work within the Pennsylvania Wilds region. HRG Engineering, based in Centre County, was selected through a competitive request for proposals (RFP) process as the contracted consultant who will lead the Pennsylvania Wilds Planning Study update over the course of the next several months.

HRG will continue collecting feedback from PWPT members, partners, county officials and other stakeholders. They will be involved in several upcoming Planning Team meetings through June 2025.

Once HRG has listened to feedback from members and stakeholders, they will review the information and compile a suggested plan and goals for the future of the PWPT. The plan will be reviewed by the Planning Team, and any changes or additions will be discussed and voted on. All work must be completed by June 30, 2025.

2024 Champions of the Pennsylvania Wilds Awards

On July 25, the ten recipients of the 2024 Champions of the Pennsylvania Wilds Awards were recognized for their efforts to help grow and sustainably develop the region's outdoor recreation economy and nature tourism.

The Champion of the Pennsylvania Wilds Awards celebrate individuals, groups, organizations, communities and businesses that in the last year have made significant contributions to the region's outdoor recreation economy, helping to create jobs, diversify local economies, inspire stewardship and improve quality of life. The 2024 Champion Awards Winner from Clearfield County included:

Settlement funds from the June 30th, 2006 Norfolk Southern train derailment that caused a serious fish kill in Big Fill Run, Sinnemahoning Portage Creek, and the Driftwood Branch of Sinnemahoning Creek are being administered by Headwaters RC&D Council Sinnemahoning Stakeholders Committee to fund eligible applications each year.

The Sinnemahoning Stakeholders Watershed Grant Program (SSWGP) disburses approximately \$150K annually towards watershed restoration and environmental improvement projects in the affected watershed area.

In February, the Headwaters RC&D Council voted unanimously to dissolve the organization and turn administration of Sinnemahoning Endowment over to North Central Planning & Development Commission. The Sinnemahoning Stakeholders Committee will remain intact just under a new administrator. The Sinnemahoning Stakeholders Committee reviewed and recommended projects for funding of round 17 applications. A total of \$188,994 was available and seven of the eight applications were recommended for funding in the amount of \$175,723.

For Clearfield County the following project was awarded.

- Clearfield County Conservation District -Tyler Run Streambank Stabilization - Stabilization of the banks of Tyler Run to reduce sedimentation to the stream and to prevent the erosion of municipal road (5 Points Road). \$12,291.00

MINERAL BASIN SOLAR PROJECT / RARE EARTH ELEMENT DEMONSTRATION

Mineral Basin Solar Project

Swift Current Energy (SCE) is developing a historic utility-scale solar project in Goshen and Girard Townships, Clearfield County, Pennsylvania. This project known as Mineral Basin Solar is a 402 MWac solar project with the potential to power 75,000 households annually. The Mineral Basin Solar Project is sited on reclaimed mine land which proposes to repurpose approximately 2,700 acres of former coal mining land.

It will utilize unused electric transmission lines from the recently shuttered Homer City generating station, about 50 miles to the west of the site. The project would fill a critical electricity-generation gap following the closure of the Homer City coal plant. The New York State Energy Research and Development Authority (NYSERDA) awarded it a 20-year power purchase agreement in November 2023.

In September 2024, OCED awarded the Mineral Basin Solar Project more than \$2 million to conduct Phase 1 of the project, which is expected to last three months. Shortly thereafter Mineral Basin personnel engaged community stakeholders and continued planning community benefits activities.

Community benefits include providing additional tax revenues, totaling millions of dollars over the life of the project, which will directly benefit Clearfield County, the local school district and provide Goshen & Girard Townships with substantial resources to direct towards public safety, road upgrades, and infrastructure improvements. Additionally, the project entails executing Donation Agreements with Goshen and Girard Townships through which \$200,000 dollars annually will go into Community Funds to support local projects and initiatives.

Construction is tentatively expected to begin in May of 2025. Swift Current is developing an additional portfolio of more than 2,000 MW of coal-to-solar, wind energy and battery storage projects in Pennsylvania.



Mid-stage pit being filled for reclamation on the Shaw 2 site

What are Critical Minerals Used For?

Critical minerals are integral to the way we live. They have unique magnetic, heat-resistance, and phosphorescent properties unlike any other elements. They are essential components in a wide range of technologies, including:



Demand for critical minerals is increasing as the world transitions to a clean energy economy. In fact, the global demand for critical minerals is set to skyrocket by **400-600 percent** over the next several decades. The need for some minerals, such as lithium and graphite used in electric vehicle batteries, will increase even more—by as much as **4,000 percent**.

Rare Earth Element Demonstration Project

In February the U.S. Department of Energy announced over \$17 million funding for three projects that will support the design and construction of facilities that produce rare earth elements and other critical minerals and materials from coal-based resources.

The projects, funded by the federal Bipartisan Infrastructure Law, may strengthen domestic supply chains, helping to meet the growing demand for critical minerals and materials and reduce reliance on unreliable foreign sources.

Rare earth elements and other critical minerals and materials are key to manufacturing clean energy technologies here in America—such as solar panels, wind turbines, electric vehicles, and hydrogen fuel cells.

Coal and coal production waste contain valuable rare earth elements that can be used to manufacture clean energy technology components, creating high-quality jobs in communities that have historically produced fossil fuels and helping to combat climate change.

One of those funded projects happens to be located in Clearfield County. Tetra Tech, Inc. was awarded \$5,389,456 (\$1,352,487 match) to complete the study and investment plan needed to build a demonstration-scale modular rare earth metals, alumina, lithium carbonate production plant from bituminous coal underlay at a location in Clearfield County.

The project is a modular rare earth metal, alumina, and lithium carbonate production plant. It will process claystone exposed during surface mining of metallurgical coal for steel production. The expected outcome is to produce an investment package allowing for potential ownership or lending parties to make a financial investment decision to develop the project.

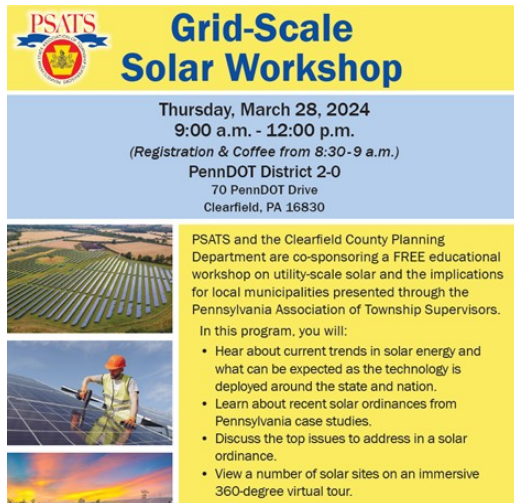
GRID SCALE SOLAR WORKSHOP / BROADBAND / COUNTY HAZARD MITIGATION

Grid-Scale Solar Workshop

PSATS and the Clearfield County Planning Department co-sponsored a FREE educational workshop on utility-scale solar and the implications for local municipalities, on March 28, 2024, at the PennDOT District 2-0 Conference Room.

Tom Murphy, PSATS Solar Educator, presented. In this program, attendees heard about current trends in solar energy and what can be expected as the technology is deployed around the state and nation, learned about recent solar ordinances from Pennsylvania case studies, discussed the top issues to address in a solar ordinance, and viewed a number of solar sites on an immersive 360-degree virtual tour.

Attendees were encouraged to refer to Penn State's Municipal Officials' Guide to Grid-Scale Solar Development in Pennsylvania available @ <https://marcellus.psu.edu/solar-energy/>



PSATS Grid-Scale Solar Workshop

Thursday, March 28, 2024
9:00 a.m. - 12:00 p.m.
(Registration & Coffee from 8:30-9 a.m.)
PennDOT District 2-0
70 PennDOT Drive
Clearfield, PA 16830

PSATS and the Clearfield County Planning Department are co-sponsoring a FREE educational workshop on utility-scale solar and the implications for local municipalities presented through the Pennsylvania Association of Township Supervisors.

In this program, you will:

- Hear about current trends in solar energy and what can be expected as the technology is deployed around the state and nation.
- Learn about recent solar ordinances from Pennsylvania case studies.
- Discuss the top issues to address in a solar ordinance.
- View a number of solar sites on an immersive 360-degree virtual tour.

Broadband Infrastructure Program (BIP) Grant Awards

The Pennsylvania Broadband Development Authority (PBDA) is responsible for creating a statewide broadband plan and distributing federal and state monies for broadband expansion projects in unserved and underserved areas of Pennsylvania. The Authority focuses on closing Pennsylvania's digital divide so all residents can get connected to affordable and reliable high-speed broadband internet at home, at work, or on the road. Currently, 95 percent of the unserved and underserved households and businesses in Pennsylvania are in rural areas.

In April, PBDA approved \$204 million in Broadband Infrastructure Program (BIP) grant awards to 53 projects in 42 counties across Pennsylvania. There were four fiber-optic project awards affecting Clearfield County submitted by Verizon Pennsylvania LLC and supported by the Clearfield County Commissioners.

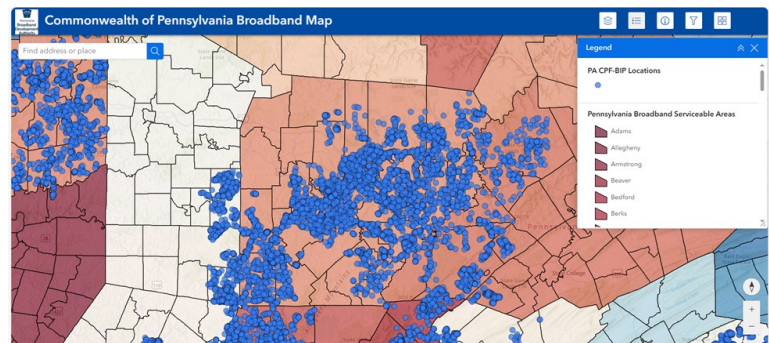
A majority of project work will take place in Clearfield County, but will also include work in Blair, Centre, Huntingdon, Indiana and Cambria counties. The total estimated cost of the projects is \$47.1 million, with grants totaling \$21.4 million awarded, and Verizon has pledged to pay the remaining \$25 million.

Work on the projects are required to be complete by the end of 2026.

Additionally, PBDA will make available additional funds in 2025 to continue to expand broadband in the state.

The Pennsylvania's Broadband map, a web application for providing broadband service availability information for the general public is available at PBDA's website.

<https://www.broadband.pa.gov/maps-data/>



County Hazard Mitigation Plan

In 2024, the County was notified by PEMA of its upcoming anniversary of the adoption of the County Hazard Mitigation Plan (HMP) which triggers a required annual review of the plan. Annual reviews support the ongoing implementation of the HMP and help keep mitigation strategies up to date.

Two specific bridge replacement projects listed in County Hazard mitigation plan, due to associated flooding issues, were completed in 2024.

1. Bradford Township - Egypt Road bridge replacement
2. Decatur Township - Crago Lane Culvert replacement

A third project is in the works and our office provided technical assistance.

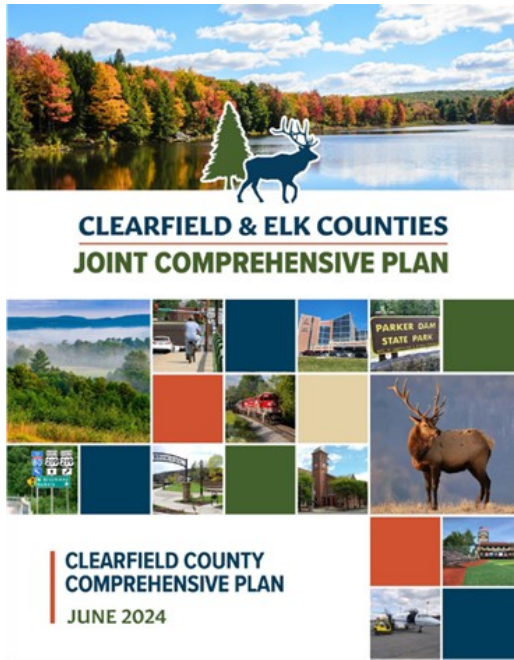
3. Clearfield Borough - Stinky Run Flood Mitigation

This is another priority flood mitigation project from plan. A final design for this flood mitigation project is ready to go, however, the Borough needs to come up with \$600,000 in match. They submitted a DCED flood mitigation grant application, but have not received word as to whether or not it would be funded. Funding was also pursued from FEMA Public Assistance program for damages caused during Hurricane Debby.

Additionally, two blight projects identified in the HWP are being addressed by the RACC.

1. Knox Township - Former New Millport Post Office – RACC purchased property in 2024 with plans to demolish in 2025.
2. Morris Township - Six houses in the township were found dangerous—RACC acquired & demolished 4757 Morrisdale Airport Highway. The property sold in 2024 for new development Highway and demolished and property sold in 2024 for new development

CLEARFIELD & ELK COUNTIES JOINT COMPREHENSIVE PLAN



Clearfield and Elk Counties Joint Comprehensive Plan

On July 9th, the Clearfield County Commissioners officially adopted the Clearfield and Elk Counties Joint Comprehensive Plan. Clearfield County’s previous plan dates back to 2006. The Clearfield and Elk Counties Joint Comprehensive Plan serves as a policy guide for short- and long-term decision making across both counties for the next 10 years.

Clearfield and Elk counties have worked together through the planning process with multiple stakeholders to develop the following vision and mission:

VISION: Clearfield and Elk counties will be places that continue to work toward a bright future where communities are safe, welcoming, and prosperous, while embracing and preserving their history, small towns, and beautiful outdoors.

MISSION: Clearfield and Elk counties will work toward achieving this vision through the following:

- Analyzing infrastructure, housing, and mobility needs of communities to allow for the growth and strengthening of connected, social, and healthy communities.
- Implementing policies and strategies to support and develop new and historic industries and their workforces.
- Developing resources that will help both municipalities and residents take advantage of the Counties’ assets.

Throughout the planning process, several focus groups were held, surveys were conducted, and the knowledge from industry leaders selected for the Steering Committee were assembled.

These activities informed the following goals.

GOALS:
Healthy and Connected Communities

1. Ensure safe and efficient transportation systems that link communities and vulnerable residents to places of interest and employment.
2. Provide and enhance recreational opportunities, social services, and emergency services to support healthy communities.
3. Maintain public infrastructure and downtowns/main streets to promote a high quality of life.

Economic Vitality and Growth

1. Save existing businesses while promoting the growth of new industries.
2. Continue promoting the use and extraction of coal, oil, natural gas, minerals, and rare-earths while investing in the protection of resources and industry best practices.
3. Promote workforce development, like training and internships, to encourage youth retention and strengthen the workforce.
4. Diversify and restore housing options to help grow the workforce and provide attainable options for residents.
5. Assess approaches to tourism promotion and public funding tools to ensure that the Counties are maximizing opportunities.
6. Expand access to reliable broadband opportunities including unserved and underserved populations.

Preserve, Conserve, and Adapt

1. Balance growth efforts surrounding housing, economic opportunities, and resource extraction with preservation and protection of outdoor recreation and scenic natural ecosystems.
2. Preserve and conserve our unique historic and community character along with our natural areas that support industries, families, recreation, and tourism.
3. Proactively build resilient communities through a focus on education and planning.

To support the implementation of the comprehensive plan, an implementation section is provided with a complete list of implementation objectives and corresponding action items.

These strategies outline a tactical approach for advancing the Clearfield/Elk County Comprehensive Plan vision by specifying tangible action steps that can be taken to ensure progress over the next 10 years.

In addition to implementable objectives, this chapter also identifies key partners the Counties may collaborate with to support

Clearfield County -
Top 5 Areas for Investment
Per Public Survey

1. Transportation Infrastructure
2. Economic Growth
3. Public Spaces
4. Regional Hospital
5. Blighted Properties

CLEARFIELD AG HUB & EXPO CENTER / PA WASTE LLC’S PROPOSED CAMP HOPE RUN LANDFILL

Clearfield Ag Hub and Expo Center

The Clearfield County Fair, a cherished tradition since its inception back to 1852, stands as a testament to Pennsylvania's rich agricultural legacy. As the fourth largest fair in the state, it not only celebrates the community's heritage but also significantly contributes to the local economy. The fair's ability to draw an impressive average of 120,000 attendees annually is a clear indicator of its importance as a social hub and economic driver.

The County Commissioners recently learned that it’s become a struggle trying to upgrade the existing livestock facilities, which have long served their purpose and are now deteriorating. The Clearfield Fair & Park Board has been leading fundraising efforts within the local agricultural community for the construction of a new facility, but the funds raised to date aren’t anywhere near enough. As a non-profit, the Fair & Park Board is eligible to maintain and own a Local Share Account funded project; however, non-profits aren’t an eligible Local Share Account grant applicant. As such at their November board meeting the commissioners authorized the Planning Office to assist the fair board in submitting such as application in the County’s name.

This center is expected to facilitate a year-round exchange of knowledge among agricultural experts, students, and local farmers, thereby enhancing agricultural practices and productivity. Additionally, the proximity to Penn State University is anticipated to foster collaborative research and provide students with practical learning experiences

Fair week it would put cattle, swine, goats and sheep under one roof and it would make use of collapsible livestock pens. There would also be a central show ring with seating for over 500 spectators. Its use would not be limited to the county fair and its events like the 4-H and FFA Junior Livestock Sale but also host agricultural programming throughout the year. The facility would be multi-use and available for other community events as well.

Plans are for the new facility to be located in the Expo II Plaza area of the fairgrounds. The existing livestock barns would be razed and future use of those areas would be determined by the Fair & Park Board once grant funds have been secured.

PA Waste LLC’s Proposed Camp Hope Run Landfill

On September 3rd, the Department of Environmental Protection sent a permit denial letter to PA Waste based on their inability to resolve ownership issues associated with a right of way that crosses through the proposed project area.

The applicant had 30 days to appeal however no appeal was filed. This is the 3rd permit denial in PA Waste’s 18-year effort to develop a 5,000 ton-per-day, double lined municipal waste landfill on 845 acres seven miles southeast of Clearfield along the west side of state Route 253.

