



Clearfield County Planning Commission 2022 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.

North Central PA Housing Needs Assessment & Market Strategy

The North Central Pennsylvania Regional Planning and Development Commission the designated Local Development District (LDD) for the six-county area in Pennsylvania that includes Cameron, Clearfield, Elk, Jefferson, McKean, and Potter counties. As such, it is responsible for economic and community development initiatives targeted to enhance the quality of life of the people living within the counties that it serves.



North Central Pennsylvania Housing Needs Assessment and Market Strategy

2022



In 2022 a Housing Needs Assessment and Market Strategy study was undertaken. This study is meant to provide local governments, communities, developers, and the public a shared understanding of the housing market, key housing issues, and current and future housing needs in the region. The intention is that the study will serve as a platform for future, collaborative housing strategy development by regional stakeholders to address regional as well as county- or community-specific housing needs.

Several key findings about the region's housing landscape emerged from the analysis described above, which shaped the recommended strategies.

Demographically, the region is losing population, and also is aging. Each of the six counties in the region has a lower median income than Pennsylvania overall.

Households moving to the region tend to match the region, with most having a median household income of less than \$50,000. Most of these new arrivals purchase single family homes, due in part to a general lack of affordable and adequate supply of rental housing. The region has an older housing stock; most homes were built prior to 1969, over 50 years ago.

The region experienced a net gain of more than 1,300 new units since 2010, despite the region's declining population. Some of this new development is used for camps and vacation homes, given the region's high rates of seasonal dwellings. However, it is likely that much of this housing is replacing outdated or inadequate units (units that are too large for the region's current family makeup, for example), and, coupled with a declining population, means some older housing is left abandoned or vacant as people move into new units. This suggests a need for more aggressive, systematic, and proactive rehab and blight remediation efforts.

Much of the region's current housing inventory is lower value, and the region is experiencing a gap in the supply of high-value market rate housing stock. This can lead to higher-income families purchasing lower-value homes (living well below their means), putting downward pressure on lower-income families and further constraining the amount of high-quality affordable housing available. There is also a gap in the amount of public and subsidized housing available. Both of these factors force many households (those with lower incomes but above the

threshold to participate in subsidized housing programs) to live in unaffordable housing.

Finally, the current makeup of housing in North Central Pennsylvania does not match the needs of people who are living in or are considering moving to the region. The regional housing stock is larger than the average family size, and anecdotal evidence suggests a need for smaller homes that are one- to two-bedroom, with a smaller footprint for easier maintenance and upkeep. Seniors prefer one-story ranch homes, or communities with other seniors where lawn care is managed by condo or housing associations.

Young professionals and young families also prefer smaller units with other families living nearby and more manageable outdoor maintenance, such as townhomes or condos. Local employers cite the need for high end homes or rentals for executives and other workers they wish to recruit to the area. These various needs can be addressed with new construction. Though it is scattered around the region, there is land available for new residential development. However, large scale development will require attracting investors to the region. Meanwhile, high rates of vacancy and abandonment mean a large opportunity for infill development, which has the benefit of concentrating housing density near employment centers and existing residential areas.

The housing strategies contained in this report are meant to address these various findings. They center around five key recommendations:

1. Focus on the rehabilitation and renovation of older properties for year-round housing, as well as short-term and long-term rentals
2. Remediate blight, abandoned property, and vacancy to enable infill development
3. Enable new construction of affordable and market rate housing (especially smaller units like ranch homes, townhomes, multi-unit apartments, and condos)
4. Regulate and encourage high-quality seasonal housing
5. Create a regional housing consortium to disseminate information about funding resources and programs and facilitate networking among the counties.



North Central Pennsylvania Regional Housing Survey

As part of its housing assessment, North Central Pennsylvania Regional Planning and Development Commission conducted a region-wide survey on housing needs and preferences and received 458 responses in total. Out of 457 respondents, 68% are neutral on seasonal housing in the community, while 21% feel it adds to the community and 11% feel it detracts. See appendix for additional details.

COUNTY AMERICAN RESCUE PLAN ACT INFRASTRUCTURE SURVEY

Like our local townships and boroughs Clearfield County also received an influx of American Rescue Plan Act (ARPA) funds to help deal with pandemic-related and other allowable expenses. The commissioners saw this as not only a great opportunity to address some internal county infrastructure needs but also a chance to invest in some high priority infrastructure projects in the county.

As such they surveyed our local municipalities seeking high priority projects in which to invest their ARPA funds. In response the county received 70 projects from 36 different entities. While some projects were in preliminary stages with no price estimates available those who did supply price estimates were valued just



under 97 million dollars.

The sheer numbers of projects combined with the estimated cost of 97 million dollars demonstrates the overwhelming infrastructure needs that go unmet in the county. This made the process for project selection very competitive. Criteria used to help narrow down the final projects selected included high priority infrastructure needs, return on investment, leverage of additional investment, long term solutions, and replacement/rehabilitation over routine maintenance

As a result the county has narrowed down its list of potential projects to invest in and are currently working down that list meeting with applicants to further develop a solid scope of work that maximizes the local and county funds by leveraging additional state and/or federal funds, if necessary. To date the county has reached out and started working with the following listed entities to further develop a sound scope of work. The County will continue to work through their prioritized project list as funds allow.

Brady Township (replace/Repair SBR and Digester Tank at Sewage Plant) the sequential batch reactor tank at sewage plant is

cracked and leaking at the current time. The sewage Plant is located in Lutherburg.

Brady Township Troutville Borough Water Association – (water system improvements) Water quantity and quality has been an issue for the Association. The yield in the existing wells is so low the Association has almost depleted the

stored water in their tanks on several occasions. Several test wells have been drilled and the yield has been too low to develop the wells. The association is exploring solutions including an interconnection with DuBois.

Burnside Township (replace Shepard Lane Bridge) - The structure is a single-span concrete (cast in place) bridge with a length of 39 feet. The

bridge is located in Burnside Township and carries T-306 Shepard Lane over a branch of Beaver Run. This structure was added to the top 5 priority local bridges for Clearfield County in consultation w/ PENNDOT. This bridge is defined by state as being in poor condition.

City of DuBois (new sewage treatment plant) The Current Sewage Treatment plant is in need of total replacement. There are several pieces to the project including building a new access road and bridge across the Sandy Lick Creek. This is an estimated \$60 million project in need of multiple sources of funding.

Clearfield Borough (replace storm lines) Storm lines need replaced on East Locust Street from Cemetery Road where Penn DOT put in new drainage, down the hill to Fourth Street. Drainage is important from both public safety stance as well as preserving the road's integrity.

Cooper Township Municipal Authority (replace water meters) - The Authority is currently under a consent order due to very large disparity between the volume of water they bring into the water treatment plant and the volume of water which is ultimately delivered to the customers. When these service meters are worn out and do not read accurately or worse yet, have failed completely, this represents unaccounted water in the eyes of DEP and lost revenue to the Authority. New meters will also serve as detection meters catching leaks in real time.

Curwensville Borough (install storm water drainage) Curwensville Borough has several areas in need of storm water work. Working w/ PENNDOT they have identified 12 streets requiring 6825 linear feet of storm drainage. This large project will be developed in phases as funding allows. The lack of proper drainage in these areas causes a multitude of issues including ice buildup sporadically during freezing temperatures.

Girard Township Municipal Authority (replace sewage grinder pump) Due to COVID and the increased usage of disinfectant wipes (that are not bio-degradable) two grinder pumps failed and need replaced. The Authority purchased one immediately, along with a submersible pump, to continue operating. However a 2nd pump is required to meet DEP guidelines. The cost of which is almost as much as the authority's annual revenue stream.

Grampian Borough (install storm water drainage) The Borough has identified a need for storm water drainage improvements to 6th Street and four side streets that require inlets and piping. This project was identified in the 2022 County Hazard Mitigation plan.

COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDS) AND RESILIENCY PLAN 2022-2026

North Central Planning and Development Commission is a Pennsylvania nonprofit corporation and designated as a 501a (c)(3) organization under the Internal Revenue Code (IRS). North Central is identified as a premier regional development organization that delivers a wide range of economic,



community, infrastructure, human services, and technology programs for Cameron, Clearfield, Elk, Jefferson, McKean, and Potter Counties. As such in 2022 they undertook the development of a CEDS and resiliency Plan for our region.

The Economic Development Administration defines the CEDS as a strategy driven plan for regional economic development. A CEDS is the result of a regionally-owned planning process designed to build capacity and guide the economic prosperity and resiliency of an area or region. It is a key component in establishing and maintaining a robust economic ecosystem by helping to build regional capacity (through hard and soft infrastructure) that contributes to individual, firm, and community success. The CEDS provides a vehicle for individuals, organizations, local governments, institutes of learning, and private industry to engage in a meaningful conversation and debate about what capacity building efforts would best serve economic development in the region.

An approved CEDS is necessary for The North Central Pennsylvania Regional Planning and Development Commission

to retain its designation as an Economic Development District and for regional projects to be eligible for US Economic Development Administration (EDA) funding to build infrastructure, support planning and technical assistance, and establish revolving loan funds. The CEDS framework also allows economic development stakeholders to better leverage limited regional capacity and attract outside resources to build a resilient economy.

PURPOSE & OUTCOMES

- Summarize key recent economic and demographic trends
- Highlight the impact of the Covid-19 pandemic on selected local data indicators
- Illuminate competitive trends and attitudes on the region's strengths, weaknesses, opportunities, and threats
- Inform priorities of NCPA Comprehensive Economic Development Strategy and Resiliency Plan

STRATEGIC PRIORITIES

Based on key themes discovered during the stakeholder input phase and SWOT analysis, the CEDS Resiliency Subcommittee determined the following four priorities serve as the foundation for the action plan:

- Infrastructure
- Workforce and Entrepreneurship

- Natural Resources and Tourism
- Quality of Life

Another component of this plan is an economic resilience & vulnerability assessment. The U.S. Economic Development Administration (EDA) has incorporated the concept of resilience into its CEDS process to ensure that communities are focused on sustaining their economies for the benefit of all residents and can be proactive in the face of future employment and demographic threats. According to the EDA, "Economic resilience becomes inclusive of three primary attributes: the ability to recover quickly from a shock, the ability to withstand a shock, and the ability to avoid the shock altogether. Establishing economic resilience in a local or regional economy requires the ability to anticipate risk, evaluate how that risk can impact key economic assets, and build a responsive capacity"

The economy of Clearfield County, PA employs 28.8K people. The largest industries in Clearfield County, PA are Health Care & Social Assistance (6,131 people), Retail Trade (4,514 people), and Transportation and Warehousing (3,009 people), and the highest paying industries are Mining, Quarrying, and Oil & Gas (\$72,261), Management of Companies and Enterprises (\$71,315), and Utilities (\$69,663).

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS
<ul style="list-style-type: none"> • Multiple career-focused programs in K-12 districts • Workforce Solutions for NCPA • Business Education Partnership • PA6 talent attraction website • Strong CareerLink engagement with NCPA • PA Wilds youth outreach programs • NWIRC's Manufacturing Career Readiness Training • Two-year & four-year higher ed campuses • Career, technical, and community education center 	<ul style="list-style-type: none"> • Low response to job placement advertising • Limited childcare availability • Entry-level workers often lack soft skills, motivation • Rural location complicates talent recruitment • Lack of jobs that match worker skill sets and/or ambitions • Lower comparative wages • Lack of funding for specialized faculty and career counselors • Difficult to launch registered apprenticeships 	<ul style="list-style-type: none"> • Improved awareness of Workforce Solutions programs • Utilizing NWIRC McDowell Manufacturing model • Increased remote working in NCPA • More funding for STEM and career-based K-12 programs • Better cross-promotion of training resources • More K-12 exposure to entrepreneurship • Region-wide talent summit • More robust training/industry partnerships • K-12 school district consolidation 	<ul style="list-style-type: none"> • Public perception that "there are no jobs here" compelling workers to relocate • Career-and-technical instructors can earn much more in the private sector • Automation eliminating low-skill occupations • K-12 student mental health challenges • Declining population and employment reducing funding for public education • Housing challenges affect talent retention and attraction • Uneven broadband accessibility for remote learning

COUNTY HAZARD MITIGATION PLAN / COUNTY MUNICIPAL SOLID WASTE PLAN

COUNTY HAZARD MITIGATION PLAN

Mitigation is the effort to reduce loss of life and property by lessening the impact of disasters. Hazard mitigation focuses attention and resources on county and municipal policies and actions that will produce successive benefits over time. State and local governments engage in hazard mitigation planning to identify risks and vulnerabilities associated with natural as



well as human caused hazards and develop long-term strategies for protecting people and property from future hazard events.

Mitigation plans are key to breaking the cycle of disaster damage, reconstruction, and repeated damage. This plan represents the work of citizens, elected and appointed government officials, business leaders, and volunteer and nonprofit groups to protect community assets, preserve the economic viability of the community, and save lives.

The Clearfield County Emergency Management Agency contracted the services of a consulting agency to revise and update the Clearfield County Hazard Mitigation Plan. The plan was successfully updated in accordance with the requirements set forth by PEMA and FEMA. The updated Clearfield County Hazard Mitigation Plan was adopted by the Clearfield County Commissioners in June, 2022.

All municipalities adopted the 2017 Clearfield County Hazard Mitigation Plan as the municipal hazard mitigation plan, and it is anticipated that all participating municipalities will adopt the 2022 Clearfield County Hazard Mitigation Plan Update.

The Clearfield County Commissioners secured a grant to complete the 2022 update to the Clearfield County Hazard Mitigation Plan. MCM Consulting Group, Inc. was hired to assist the county with the update of the plan.

The planning process for the 2022 Clearfield County Hazard Mitigation Plan Update consisted of the following:

- Identification and prioritization of the hazards that may affect the county and its municipalities.
- Assessment of the county's and municipalities' vulnerability to these hazards.
- Identification of the mitigation actions and projects that can reduce that vulnerability.
- Development of a strategy for implementing the actions and projects, including identifying the agency(ies) responsible for that implementation

COUNTY MUNICIPAL SOLID WASTE PLAN

The PA Municipal Waste Planning, Recycling and Waste Reduction Act, Act 101 of July 28, 1988 requires every county to prepare and adopt a municipal waste management plan every 10 years.

The primary purposes of a municipal waste management plan are to (1) Ensure that each county has sufficient processing and disposal capacity for its municipal waste for at least 10 years, (2) Ensure a full, fair and open discussion of alternative methods of municipal waste processing or disposal, (3) Ensure maximum feasible waste reduction and recycling of municipal waste or source separated recyclable material and (4) Conserve resources and protect the public health, safety and welfare from the short- and long-term dangers of transportation, processing, treatment, storage and disposal of municipal waste.

The current county plan expires January 1, 2023 and as such the process for updating this plan was initiated by the county commissioners.

This plan was prepared in house by Planning Director with input from the County Solid Waste Advisory Committee (SWAC). The first SWAC meeting was held April 27th. Based on SWAC input an RFP was drafted is currently available electronically at County's home web page. Proposals were due September 13. Commissioners opened proposals on the

14th and tabled for review by the County Solid Waste Advisory Committee.

Committee recommended negotiating with the top 2 highest scoring proposers. County initiated negotiations with top bidders. A 90-day public comment period ended April 25, 2022. A final SWAC meeting was held April 26 and committee recommended Commissioners proceed w/ adoption.

Commissioners proceeded with adoption and the municipal ratification process then was initiated. Over half of the local municipalities representing over half of the population is required to approve the plan before official submission to the Department of Environmental Protection. Ratification process ended successfully on August 22nd.

Final draft was sent to the DEP for final approval. They requested another 30 days to review the plan. The plan received official DEP approval on October 4th. The County solicitor finalizing contracts so that they will be in place to begin 1/1/23.

As part of the plan Clearfield County secured voluntary private sector benefits, which provides a significant part of the resources needed to sustain the recycling and waste management programs offered in the County.

CLEARFIELD COUNTY INTEGRATED MUNICIPAL SOLID WASTE MANAGEMENT PLAN 2023-2033



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.

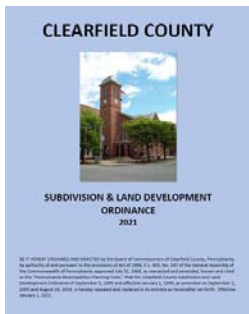
The major purposes of subdivision and land development regulations are to provide adequate sites for development and public use, to maintain reasonable and acceptable design standards .

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 2022, the Planning Commission reviewed fifty plans for compliance with the County's Ordinance. Of those three involved land developments.

The adjacent chart outlines the activity that occurred in administering the County's Subdivision & Land Development Ordinance in 2022.

The following municipalities did not have any activity for the year: Brisbin Borough, Burnside Borough, Glen Hope Borough,, Houtzdale Borough, Irvona Borough, Mahaffey Borough, Newburg Borough, Osceola Mills Borough, Pine Township, Ramey Borough, Troutville Borough, Wallacetown Borough, and Westover Borough.



2022 County's S.A.L.D.O. Activity				
Municipality	# of Subdivisions	# of Land Development	# New Lots Created	# Proposed Buildings
Beccaria Township	3	0	2	0
Bell Township	4	0	3	0
Bigler Township	4	0	3	1
Bloom Township	2	0	3	0
Brady Township	5	0	8	5
Burnside Township	1	1	1	1
Chest Township	1	0	1	0
Chester Hill Borough	0	1	0	1
Coalport Borough	1	1	0	1
Ferguson Township	4	0	2	1
Grampian Borough	1	0	0	0
Greenwood Township	1	0	1	0
Gulich Township	2	0	4	0
Huston Township	3	0	3	0
Jordan Township	2	0	3	1
Knox Township	6	0	6	0
New Washington Borough	1	0	2	0
Pike Township	6	0	5	0
TOTAL	47	3	47	11

Clearfield County Subdivisions and Land Developments - 2022
Municipalities that fall under Counties S.A.L.D.O

Code	File Number	Municipality	Plan Name	Month Reviewed	Subdivision	Land Development	# of New Lots	# of Proposed Buildings
101		Beccaria Township						
	10122-01		Ronald & Sharon Peachman and Sean & Shantelle Domanick	August 24, 2022	x		0	0
	10122-02		Emory E. Lockner & Dolores R. Lockner	September 28, 2022	x		1	0
	10122-03		Lewis F. Jr. and Ouida J. Fulare	September 28, 2022	x		1	0
102		Bell Township						
	10222-01		Ellis D. Passmore, Sr.	June 22, 2022	x		0	0
	10222-02		Banner Ridge Community Churych	August 24, 2022	x		1	0
	10222-03		Bowser Lumber Company	September 28, 2022	x		1	0
	10222-04		Anthony L. Hugill	November 16, 2022	x		1	0
	10222-05		Dean L. Snyder and Randy L. Snyder	November 16, 2022	x		1	0
103		Bigler Township						
	10322-01		Gene and Beth Wardo	June 22, 2022	x		1	1
	10322-02		Corey Lee Shawver	September 28, 2022	x		0	0
	10322-03		Kyle J. & Katherine M. Martin	November 16, 2022	x		1	0
	10322-04		John Smeal	December 28, 2022	x		1	0
104		Bloom Township						
	10422-01		Kimberly S. Horton and Amy L. Horton	October 26, 2022	x		2	0
	10422-02		McKenrick Family Trust	November 16, 2022	x		1	0
107		Brady Township						
	10722-01		Sheryl L. DeBoer et. Al.	February 23, 2022	X		1	0
	10722-02		David and Amanda Blakley - Jimmy Welder	August 24, 2022	x		1	0
	10722-03		Bryon E. & Christina Hilliard	September 28, 2022	x		1	1
	10722-04		Sheryl DeBoer, Et al	November 16, 2022	x		4	4
	10722-05		Charles M. Marshall	November 16, 2022	x		1	0
110		Burnside Township						
	11022-01		Zach Copp	April 27, 2022		x	1	1
	11022-02		Fry Brothers Trucking LLC	April 27, 2022	X		0	0
111		Chest Township						
	11122-01		Bernard and Melissa Straw	February 23, 2022	X		1	0
112		Chester Hill Borough						
	11222-01		Richard W. III and Kimbra A. Stever	April 27, 2022		X	0	1
114		Coalport Borough						
	11422-01		Robert Matthews	March 23, 2022	X		0	0
	11422-02		Nittany MinitMart	December 28, 2022		X	0	1
121		Ferguson Township						
	12122-01		Lynda Rizzo and Bonnie Gallagher	February 23, 2022	X		0	0
	12122-02		Roy Fink Estate	May 25, 2022	X		1	0
	12122-03		Dale A. and Kelly L. Pentz	July 27, 2022	X		0	0
	12122-04		Albert and Amanda Byler	September 28, 2022	x		1	1
126		Grampian Borough						
	12622-01		H. Susanne Reid and Jerry Bloom	September 28, 2022	x		0	0
127		Greenwood Township						
	12722-01		Kenneth Zortman	April 27, 2022	X		1	0
128		Gulich Township						
	12822-01		Jerome and Debbie Deao	July 27, 2022	x		0	0
	12822-02		Robert W. and Roberta S. Ball	August 24, 2022	x		0	0
	12822-02R		Robert W. and Roberta S. Ball	October 26, 2022	x		4	0
130		Huston Township						
	13022-01		Jennifer Gornati	June 22, 2022	x		1	0
	13022-02		Kenneth C. Calari	July 27, 2022	x		1	0
	13022-03		Norman H. and Sandra L. Woodward	August 24, 2022	x		1	0
132		Jordan Township						
	13222-01		Reuben and Susan Miller	April 27, 2022	X		1	1
	13222-02		Douglas E. & Vickie L. Wyant and Daniel D. & Charlotte E. Genesi	August 24, 2022	x		2	0
	13222-01R		Reuben and Susan Miller	August 24, 2022	x			
134		Knox Township						
	13422-01		Roy Fink	February 23, 2022	X		3	
	13422-02		Roy Fink	April 27, 2022	X		1	0
	13422-03		Dennis A. and Faith A. Robbins	August 24, 2022	x		1	0
	13422-04		Roy Fink	August 24, 2022	x		1	0
	13422-05		John McKee	December 28, 2022	x		0	0
	13422-06		John McKee and Thomas & Tami Kay Kelly	December 28, 2022	x		0	0
140		New Washington Borough						
	14022-01		Eric Justin Weaver	May 25, 2022	X		2	0
143		Pike Township						
	14322-01		Scott B. Casteel	February 23, 2022	X		1	0
	14322-02		Rodney & Franklin Eisenhower and Stacy Dean	February 23, 2022	X		0	0
	14322-03		Robert R. and Cheryl A. Conley	July 27, 2022	X		2	0
	14322-04		Margaret Jean and Bryan L. Miller	August 24, 2022	x		0	0
	14322-05		Brandon W. and Emileigh A. Anderson	December 28, 2022	x		1	0
	14322-06		Anna Harris	December 28, 2022	x		1	0
					47	3	47	11

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

ACT 247 REVIEWS - The County Planning and Community Development Department reviewed and provided comments on one ninety six plans from those nineteen municipalities that administer their own S.A.L.D.O. Of those plans, eleven were land development plans and eight five were subdivision plans.

The adjacent table reflects the activity. The following municipality did not have any S.A.L.D.O. activities: Curwensville Borough & Falls Creek Borough,

The bottom adjacent table reflects some of the more notable land development activities that occurred within the County during 2022.

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 - 25

Act 67 & 68 Reviews - 10

Act 537 Reviews - 1

Air Quality - 7

Blasting Notices - 1

Bond Releases - 12

Correspondence - 6

General Projects/Assessment Reviews Permits -15

Land Use Changes - 13

Land Use Reviews -2

NPDES - 5

Penn Vest Reviews - 2

Public Utility Commission - 10

Sewage Component Reviews/Planning Modules - 27

Land Use Consistency/ Support Letters - 52

Surface/Underground Mining - 16

Water Withdrawals - 17

Act 247-Municipalities with their own S.A.L.D.O. 2022

Municipality	# Subdivisions	# Land Development	#Lots Created	#Proposed Buildings
Boggs Township	6	0	8	2
Bradford Township	5	2	3	4
Clearfield Borough	3	1	0	1
Cooper Township	8	0	6	0
Covington Township	3	0	4	1
Decatur Township	8	1	6	1
City of DuBois	2	0	0	0
Girard Township	1	1	2	0
Goshen Township	0	1	0	0
Graham Township	5	0	1	1
Kartha Township	2	0	2	0
Lawrence Township	13	2	9	4
Morris Township	3	0	3	2
Penn Township	1	0	1	0
Sandy Township	13	3	19	16
Union Township	7	0	4	0
Woodward Township	5	0	4	2
Total	85	11	72	34

2022 Land Developments

Chester Hill Borough	Philipsburg Marble & Granite
Bradford Township	Abe's Run Solar Development (20 MW), Shiloh Road Solar Development (20 MW)
Girard and Goshen Townships	Mineral Basin Solar Development (400 MW)
Lawrence Township	Dollar General Retail Store (Hyde), Clearfield Readiness Center Improvements
Clearfield Borough	CNB One Story Addition
Decatur Township	Verizon Philipsburg West Cell Tower
Sandy Township	Rusty Gates Apartments (22 Multi-Family Units), Horvath Cell Tower, DuBois Waste Water Treatment Plant
Burnside Township	Furniture Warehouse
Coalport Borough	Nittany Minit Mart

Clearfield County Subdivisions and Land Developments - 2022
Municipalities that have their own S.A.L.D.O

Code	File Number	Municipality	Plan Name	Month Reviewed/Approved	Subdivision	Land Development	# of New Lots	# of Proposed Buildings
205		Boggs Township						
	20522-01		Kim K. Reese	January 6, 2022	X		1	1
	20522-02		Stoltzfus Woodlands LLC	January 6, 2022	X		1	1
	20522-03		Andrew W. Hoover & Debra E. Mactavish	April 25, 2022	X		0	0
	20522-04		Patrick W. & Lynne A. Gilham Access Parcels	May 5, 2022	X		2	0
	20522-05		Fred Lumadue	November 3, 2022	X		2	0
	20522-06		Marie Krause	November 29, 2022	x		2	0
206		Bradford Township						
	20622-01		Justin M. Kassab and Andrea D. Brown	January 20, 2022	X		0	0
	20622-02		Abe's Run Solar	February 4, 2022		X	0	0
	20622-03		Donald J. & Anita McDowell	February 18, 2022	X		0	0
	20622-04		Kevin L. Thompson & Teresa L. Thompson Hoopsid	May 23, 2022	X		1	0
	20622-05		Matthew C. and Jennifer M. Rich	August 15, 2022	X		1	1
	20622-06		Gary and Cherie Long, Michael and Tory Long	September 7, 2022	X		1	2
	20622-07		Shiloh Road Solar Projects	October 17, 2022		X	0	0
213		Clearfield Borough						
	21322-01		CNB	March 14, 2022		X	0	1
	21322-02		Paul C Dale	March 23, 2022	x		0	0
	21322-03		Catherine M. & William J. Civiello	May 24, 2022	X		0	0
	21322-04		William Bradley Davis	July 27, 2022	X		0	0
215		Cooper Township						
	21522-01		Joseph D. Fleming	January 20, 2022	X		0	0
	21522-02		Dennis Diviney & Debbie L. Swank	March 14, 2022	X		0	0
	21522-03		Patricia A. & Melvin G. Wood	May 5, 2022	X		0	0
	21522-04		Roper & Marcia Houston	July 27, 2022	X		1	0
	21522-05		Karen J. Flanigan Et AL	November 7, 2022	X		1	0
	21522-06		Larry E. Kephart	November 17, 2022	x		2	0
	21522-07		Robert A. Fye & Janet M. Fye	November 29, 2022	x		1	0
	21522-08		Benjamin T. Jones	December 2, 2022	x		1	0
216		Covington Township						
	21622-01		Teresa L. Merat/ Teresa Gill	September 3, 2022	X		1	0
	21622-02		Richard L. & Beatrice Maney	October 4, 2022	X		2	1
	21622-03		Riverhills Adventures, LLC	November 29, 2022	x		1	0
218		Decatur Township						
	21822-01		Paul D. & Lorrie L. Somsy	January 21, 2022	X		2	0
			Justin A. Jones & Casey J. Adams & Jonelle J. Laughlin	January 21, 2022	X		0	0
	21822-02		David R. Shimmel et al	March 2, 2022	X		1	0
	21822-03		Daniel Josephson	June 22, 2022	X		1	1
			Tammy L. and David O. Cassler					
	21822-05		Spencer R. Jarrett	July 11, 2022	X		0	0
	21822-06		Mark J. Rusnak	July 11, 2022	X		1	0
	21822-07		Benjamin Wilks and Raymond Albright	September 15, 2022	X		1	0
	21822-08		Verizon Philipsburg West	September 30, 2022		x	0	0
	21822-09		Fred & Sharon Templeton and Andrew & Susan Rebar	November 1, 2022	X		0	0
219		City of DuBois						
	21922-01		Charles Kutzel	March 8, 2022	X		0	0
	21922-02		James T. and Karen S. Arbogast	April 20, 2022	X		0	0
222		Girard Township						
	22222-01		Mineral Basin Solar Preliminary Plans	July 5, 2022		X	0	0
	22222-02		Bradley Jones, Franklin & Amber Green and Michael & Lauren Yankevich	September 9, 2022	X		2	0
224		Goshen Township						
	22222-01		Mineral Basin Solar Preliminary Plans	July 5, 2022		X	0	0
225		Graham Township						
	22522-01		Christine Ann Watson & Kim M. Bumbarger	April 22, 2022	X		0	0
	22522-02		Pamela & Stephen Bumbarger	May 5, 2022	X		0	0
	22522-03		Bradley B. and Annette E. Pelton	July 13, 2022	X		1	1
	22522-04		Walter J. Williams	August 1, 2022	x		0	0
	22522-05		Mason R. & Rochelle R. Krebs	August 15, 2022	X		0	0
233		Karthus Township						
	23322-01		Trevor Rabenstein	September 26, 2022	X		0	0
	23322-02		Birch Island Holdings	November 22, 2022	x		2	0
235		Lawrence Township						
	23522-01		Joseph L. Waroquier, Sr.	January 4, 2022	X		0	0
			Roger L. & Martha A. Bloom and Steven M. and Amy Flanagan	January 19, 2022	X		0	0
	23522-03		PA & OH Rod and Gun Club and Mark S. & Sharon K. Graham	February 25, 2022	X		0	0
	23522-04		Clearfield Readiness Center Renovations	February 28, 2022		X	0	0
	23522-05		Jacquelyn Gay Wood	May 3, 2022	x		0	0
	23522-06		Edward D. & Gloria G. Luzier	May 24, 2022			1	0
	23522-07		Charles B. Jury	June 6, 2022	X		1	0
	23522-08		Kurt T. and Shannon V. Hepfer	June 7, 2022	X		1	0
	23522-09		Dollar General	June 22, 2022		X	0	1

	23522-10	Frank P. Jr. and Shirley J. (Deceased) Lope	July 11, 2022	X		1	1
	23522-11	Joseph and Kathryn Hale	October 10, 2022	X		1	2
	23522-12	Christopher & Beth Shaffer	November 3, 2022	X		1	0
	23522-13	Holly A. & Kyle K. McGovern	November 14, 2022	x		1	0
	23522-14	Kevin M. Billiotte	November 16, 2022	x		1	0
	23522-15	Earl E. Ellen & Lee B. Butler	November 23, 2022	x		1	0
238	Morris Township						
	23822-01	Lands of GeoTech	July 11, 2022	X		2	2
	23822-02	Thomas Hoover	September 6, 2022	X		0	0
	23822-03	Betty Jane Watrol	October 19, 2022	X		1	0
242	Penn Township						
	24222-01	William E. and Julia E. Freeman	June 7, 2022	X		1	0
246	Sandy Township						
	24622-01	Treasure Lake Property Owners Association Inc. Section 7F	January 19, 2022	x		9	9
	24622-02	Barry & Lesley Kline	January 19, 2022	x		1	1
	24622-03	Barry James & Dana M. Martino	February 25, 2022	x		0	1
	24622-04	Richard Elter	February 28, 2022	x		0	0
	24622-05	Water & Resource Recovery	March 7, 2022		X	0	1
	24622-06	DuBois Mall	March 7, 2022	x		5	0
	24622-07	Max L. & Taeng - Ond Shaffer	March 21, 2022	x		0	0
	24622-08	Patrick J. and Elizabeth A. Roudybush	April 27, 2022	x		2	2
	24622-09	Harry M. and Sarah L. Dunsworth	June 7, 2022	x		0	0
	24622-10	Vraj P. and Parag Shah	June 7, 2022	x		0	0
	24622-11	Treasure Lake North obo Horvath Cell Tower	July 25, 2022		X	0	0
	24622-12	Jeffrey Rice	August 8, 2022	x		0	0
	24622-13	Lands of Developac Inc. (Lot 27)	August 15, 2022	x		1	1
	24622-14	Rusty Gate Apartments LLC	August 16, 2022		X	0	1
	24622-15	William and Diana Shutt	September 6, 2022	x		0	0
	24622-16	Kevin & Debra D. Shannon	November 14, 2022	x		1	1
248	Union Township						
	24822-01	Daniel R. and Diane L. Minns	January 3, 2022	X		1	0
	24822-02	David & Sherri L. Ball	March 31, 2022	X		2	0
	24822-03	St. John's Evangelical Lutheran Church	June 21, 2022	X		1	0
	24822-04	Marlene Zell	July 14, 2022	X		0	0
	24822-05	Kelly D. & Joann Kalgreen	November 9, 2022	x		0	0
	24822-06	Samual E. Jr. and Ginger L. Moore	November 10, 2022	x		0	0
	24822-07	Christian F. and Kourtini N. Jacobs	December 22, 2022	x		0	0
251	Woodward Township						
	25122-01	Reese	March 11, 2022	X		0	0
	25122-02	Troy I. and Virginia M. Baker	April 21, 2022	X		1	1
	25122-03	Estate of Thomas Trella & Annette M. Trella	May 18, 2022	X		1	1
	25122-04	Roy Hull & Jeremy Robert Hubler	May 18, 2022	X		1	0
	25122-05	Mabel Lobb Brown	August 8, 2022	X		1	0
Totals				85	11	72	34

NORTH CENTRAL PA REGIONAL GREENWAYS AND ACTIVE TRANSPORTATION PLAN

The North Central Pennsylvania Regional Greenways and Active Transportation Plan is a project intended to improve interconnectivity among recreational, ecological, and cultural resources and transportation options. The North Central Regional Planning and Development Commission has retained Environmental Planning and Design (EPD) as the lead planners/designers, supported with active transportation expertise provided by McMahon Associates.

The Regional Greenways and Active Transportation Plan aims to address interconnectivity among resources within the region. The solution will conserve natural resources and the unique character in the area while improving the quality of life by connecting local population centers to natural areas and cultural, historic, and recreational resources. These improvements will benefit residents of the six counties and draw in visitors from surrounding areas.

The plan is supported by public involvement and input throughout the process. EPD specializes in community outreach, with strategies for this project including meetings with the Steering Committee, a visioning session for each of the six counties, gathering feedback at an event, surveys, and key person interviews. In addition to outreach, the Regional Greenways and Active Transportation Plan has been shaped using insights from mapping analysis of demographics and natural resources. EPD used suitability analyses to study interconnectivity throughout the region and to identify active transportation gaps in existing multimodal and greenway networks. Mapping studies were also used to develop an understanding of ecological, historic, cultural, and demographic factors that inform planning decisions for the networks. The project's progress has been documented through an ESRI StoryMap, which serves as the online landing page for the project.

Using insights gathered from the mapping studies and public outreach events, EPD and McMahon have created a plan that increases interconnectivity throughout the region, closes gaps in existing networks, and

improves opportunities for travel without a personal vehicle. The team provides performance measures to track greenway and active transportation use over time. In collaboration with McMahon Engineers, EPD has compiled a [list of project recommendations](#) for all six counties and for the region, as well as a variety of other strategies and implementation resources available throughout the document. The North Central Regional Planning and Development Commission can use these deliverables to strategize the next steps for



the implementation of the Regional Greenways and Active Transportation Plan.

Goals

Greenways and Trails

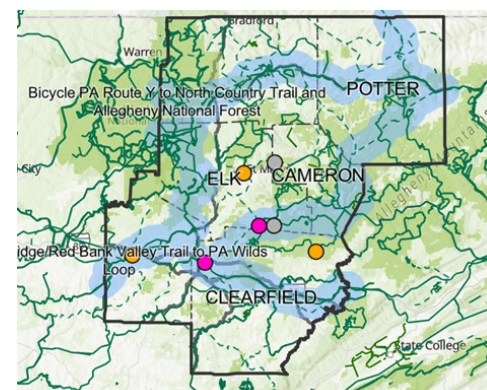
- Improve trail connectivity by closing existing gaps and identifying areas suitable for additional connections
- Connect population centers to local and regional outdoor recreational amenities
- Identify opportunities for conservation
- Create a reference resource for conservation planning efforts
- Increase awareness of trail use policies and best practices for management
- Ensure the availability of informative resources for recreation system users and maintenance organizations
- Encourage collaboration between organizations involved in recreation planning and management at county and regional scales
- Identify key projects to advance outdoor recreational opportunities and local and regional connectivity

Active Transportation

- Improve safety for bicyclists and pedestrians of all ages and abilities
- Improve accessibility and connectivity of the region's bicycle and pedestrian network and associated facilities
- Support, evaluate, and integrate where possible the creation of safe, convenient, and attractive active transportation environments that will connect neighborhoods, parks, schools, and businesses and provide access for persons of all abilities within the downtown areas
- Connect and close key gaps in the sidewalk and trail network
- Assist municipalities, advisory groups, and other stakeholders in efforts to develop, adopt and implement Complete Streets standards or policies that improve the safety, mobility, or accessibility of a street
- Encourage alternatives to single-occupant vehicle trips

Specific county recommendations for Clearfield County are available on line @

<https://storymaps.arcgis.com/stories/6914942d31454685911d1caa119ace2a>



BROADBAND/ SOLAR ENERGY / EV CHARGING STATIONS

BROADBAND

The North Central PA Regional Planning and Development Commission has received funding that would provide the opportunity to identify and work towards resolving unserved and underserved broadband areas in our six counties (Cameron, Clearfield, Elk, Jefferson, McKean and Potter.)

In 2022 the following projects were implemented or underway within Clearfield County.

- A tower site in the Lumber City area, in southern Clearfield County, expanding Broadband in the Lumber City, Kermmoor and Mahaffey areas. The tower for the Lumber City project has been approved and expects about 75 customers to come on line.
- North Central using some broadband dollars to pay Zito Media to run fiber in southern Clearfield County to a Centre communication tower to provide more bandwidth for Osceola mills, Houtzdale, Woodward TWP area.

SOLAR DEVELOPMENT

There are more than 350 solar projects proposed for the commonwealth pending before the region's electric grid operator, PJM.

It can take between 5 and 10 acres worth of solar panels to produce 1 mw of power, according to the Solar Energy Industries Association. SEIA says 1 mw can power about 190 homes.

With the expansion of the solar energy industry in Pennsylvania, rural communities and landowners continued to have conversations regarding solar development in terms of land use policies, project implementation, and solar panel decommissioning.

Only approximately 9% of zoning ordinances in Pennsylvania currently address solar development. Like all other land uses, solar development must be permitted in every municipality in Pennsylvania. The critical questions are where should it be permitted and how should it be regulated..

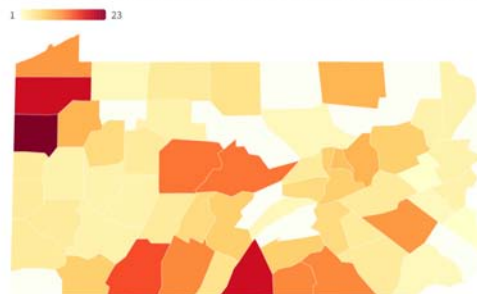
As we discussed this issue and how the county subdivision and land development ordinance would or would not address solar development we found that solar panels don't meet our definition of land development however the

lease of land for solar development did meet definition of subdivision.

Potential impacts • Removing usable farmland • Removing forested land – eliminating wildlife habitat, and the oxygen production, soil stabilization and water cleansing value of trees • Inhibiting passage of wildlife • Scenery

Solar projects planned for Pennsylvania

All projects under construction or applying to provide power to the regional electric grid



Source: PJM New Services Queue, December 2020

aesthetics – glare, industrial appearance; view shed disruption.

Solar development plans submitted in 2022 included.

Abes Run

Bradford Township
20 MW Solar Energy
+/- 116 acres
Mainly farmland

Mineral Basin

Girard & Goshen Townships
400 MW solar energy
+/- 2500 acres
Mainly old striped mined lands

Shiloh Road

Bradford Township
20 MW solar energy
+/- 211 acres
Mainly farmland

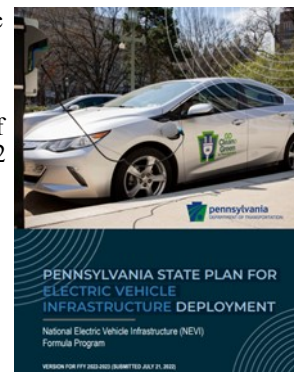
EV CHARGING STATIONS

Electric Vehicle Charging infrastructure was a hot topic in 2022 due to the Bipartisan Infrastructure Law (BIL) which provided states with \$7.5 billion to help make EV charging more accessible to all Americans for local and long-distance trips. This \$7.5 billion comprises the \$5 billion National Electric Vehicle Infrastructure (NEVI) Formula Program and the \$2.5 Discretionary Grant Program for Charging and Fueling Infrastructure.

Over the first five years of the NEVI Formula Program, Pennsylvania will receive \$171.5 million in dedicated formula funding. The initial focus of this funding is for states to

strategically deploy Direct Current Fast Charging (DCFC) stations along its designated Alternative Fuel Corridors (AFCs), to help build out the national EV AFC network. Once a state's AFC network is "fully built out" according to FHWA criteria — NEVI-compliant DCFC stations that are both: a) no more than 50 miles apart along each AFC; and b) no more than 1 mile from the nearest AFC exit — then that state may use NEVI Formula Program funds for EV charging infrastructure on any public road or other publicly accessible location.

As such the PENNDOT held public workshops to unveil it's Plan for Electric Vehicles.. In response North Central Pennsylvania Regional Planning and Development Commission, which encompasses the six counties of: Cameron, Clearfield, Elk, Jefferson, McKean, and Potter released a request for proposals for an Electric Vehicle Charging Infrastructure Implementation Plan . The purpose of the study is to identify electric vehicle infrastructure charging sites and provide a roadmap toward installing and increasing electric vehicle charging infrastructure to facilitate electric vehicle use throughout the region. The focus will be on charging stations for local government fleet, public transit system, and public use and should build upon (i.e., not duplicate) the Commonwealth of Pennsylvania 2022 NEVI Plan.



L RTP INTEGRATED MOBILITY/ FARMLAND PRESERVATION/ CHESAPEAKE BAY COUNTY ACTION PLAN/ CRYPTO-MINING

L RTP INTEGRATED MOBILITY 2050

This long-range transportation plan (L RTP) articulates the transportation priorities through 2050 for Pennsylvania's North Central region, comprised of Cameron, Clearfield, Elk, Jefferson, McKean, and Potter counties. It identifies a transportation vision and big-picture goals as well as objectives, actions, and projects to help meet those goals within the context of existing conditions and trends in North Central

L RTP Integrated Mobility 2050



PA.

The plan was developed by the North Central PA Regional Planning Organization (RPO) in collaboration with the Pennsylvania Department of Transportation (PennDOT), the Federal Highway Administration (FHWA), and the Federal Transit Administration (FTA). Public survey results and outreach to regional economic, environmental, and workforce stakeholders.

Notable transportation conditions and initiatives within the region include:

- The condition of the region's state-owned bridges continues to improve and is now on a par with state rates, with fewer than 10 percent rated as being in poor condition.
- Highway safety also continues to improve, although crash rates increased during the pandemic, with more drivers engaging in risky behavior such as speeding and reckless and distracted driving.
- Area Transportation Authority (ATA), the region's primary provider of public transportation, provided 361,000 rides in FY 2019-20 across multiple service lines, although the pandemic greatly reduced ridership
- Class II and Class III rail providers serve the region's shippers and receivers, although stakeholders have noted a desire

for additional rail lines. There is currently

no north/south connection from the east/west RJ Corman lines to the Buffalo & Pittsburgh lines just south of DuBois.

- The Pennsylvania Department of Conservation and Natural Resources (DCNR) announced the opening of an all-terrain vehicle (ATV) Regional Trail Connector Pilot Program as a way of offering long-distance riding opportunities and contributing to local economies, all while maintaining the many uses and values of the state forest system

FARMLAND PRESERVATION BOARD

On April 25th, 2022, the Clearfield County Farmland Preservation Board held an education event at the Clearfield County Fairgrounds for county farmers, municipal officials, and the general public to learn about the Farmland Preservation Program and the importance of soil health on farms.

The event consisted of three presentations. The first presentation, titled "County Program Updates and Status," was given by the Clearfield County Farmland Preservation Board members. Presenters covered topics local and relevant to the county program.

The second presentation was given by Doug Wolfgang with the PA Department of Agricultural. This presentation was about Agricultural Security Areas and the importance of preserving farmland in Pennsylvania.

The third presentation was given by Clearfield County Conservation District staff about the importance of soil health to the Farmland Preservation Program and how to improve soil health on farms.

During the event the new rainfall simulator was displayed near the door to demonstrate to farmers how a healthy soil improves water



infiltration and reduces runoff, and how a non healthy soil is susceptible to erosion and reduced infiltration.

CHESAPEAKE BAY WATERSHED IMPLEMENTATION PLAN (CAP)

This plan outlines how Clearfield County's share of the state's 2025 pollution reduction goals for the Chesapeake Bay will be met. Each Pennsylvania county has its own goal to reduce its share of pollution. Some counties have more work to do than others.

Clearfield County's Plan is available at the Department of Environmental Protection's website @

[Countywide Action Plans \(pa.gov\)](https://www.pa.gov/government/countywide-action-plans)

In 2022 the Pennsylvania Department of Environmental Protection (DEP) awarded \$12.2 million in 2023 Countywide Action Plan (CAP) Implementation Grants to county teams across Pennsylvania's share of the Chesapeake Bay Watershed to support their progress in reducing nutrient and sediment pollution to restore the health of local streams, rivers, and lakes.

For Clearfield County the Conservation District was awarded \$117,404. According to Kelly Williams's watershed specialist they're going to put 6 more projects on the ground across the county to reduce sediment and nutrient pollution to Clearfield Co watersheds. It will also allow us to help offset seed costs for farmers planting cover crops.

CRYPTO MINING

As the popularity and demand for digital currency grew more mining data centers have popped up across the country, including one in Beccaria Township of Clearfield County. A private corporation called Big Dog Energy LLC set up shop on a natural gas well pad, and set up large data centers next to generators," according to Akhil Kumar, a Penn State University professor researching blockchain technology. These computer programs consume a lot of power. Local news station WTAJ reported that on January 7, the Department of Environmental Protection (DEP) filed a notice of violations against the LLC, stating that it had installed and been operating those generators without DEP authorization. With the fall of digital currency later in 2022 we learned that the site was inactive.